

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF
TARRANT REGIONAL WATER DISTRICT
HELD ON THE 21ST DAY OF JUNE 2011 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
Marty V. Leonard
Jim Lane

Also present were Jim Oliver, Alan Thomas, Darrel Andrews, Stacy Beeson, Kathy Berek, Ken Brummett, Steve Christian, Linda Christie, J. D. Granger, Tom Jacobs, Nancy King, Brice Komatsu, David Marshall, Jennifer Mitchell, Sandy Newby, Wayne Owen, Tina Ptak, Carol Tackel, and Kirk Thomas.

Also in attendance were George Christie, General Counsel for Tarrant Regional Water District (Water District); Lee Christie, Ethel Steele and Mike Atchley of Pope, Hardwicke, Christie, Schell, Kelly, & Ray LLP; Dick Fish of Save Eagle Mountain Lake; Michael Dempsey of Burns & McDonnell; Cristina Criado of CRIADO; Robbie Thompson of Foster CM Group; Alan Hutson of Freese and Nichols, Inc.; Gary Savanyu of Gunter/Beta; Brian Adams of Jacobs; Matt Garcia of MWH; Tom Krampitz of Northwest Pipe; Charley Mock and Christine Jacoby of Shaw; Kevin Fuller of TEI PCM; John Stover of Zeleskey; Elizabeth Sehon of Fort Worth Business Press; Judd Pritchard of TRC-JV; Beverly Branham; Diane Criswell; 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.

All present were given the opportunity to join in reciting the Pledge of Allegiance.

2.

On a motion made by Director Sparks and seconded by Director Leonard, the Directors unanimously voted to approve the minutes from the meeting held May 17, 2011. It was accordingly ordered that these minutes be placed in the permanent files of Tarrant Regional Water District.

3.

Dick Fish of Save Eagle Mountain Lake, Inc. announced that an Eagle Mountain Lake Watershed Stakeholders meeting will be held at 10:00 a.m. on Friday, June 24, 2011, at the Azle Memorial Library. Tarrant Regional Water District in cooperation with Texas AgriLife Research and the Texas AgriLife Extension Service will update stakeholders on the progress of watershed planning efforts including economic evaluation of proposed watershed-based management solutions for water quality improvement in Eagle Mountain Lake.

Beverly Branham reported that she received information through State Representative Mark Shelton that money was being moved around in the state budget from school funding for North Central Texas Counsel of Government regional activities. It is Ms. Branham's request that the Water District be gentle with the monies, if given to them, and to understand that this money has been taken from the schools. Director Henderson indicated that the Water District will do some research and get back to Ms. Branham.

4.

With the recommendation of management and the committee as noted, Director Leonard moved to approve the operations and maintenance expenditures as noted below.

Project	Vendor	Approved Amount	Funding Source	Committee Recommending Approval
Log Jam Removal- West Fork Trinity River in Boyd, Texas	Mann Robinson and Sons Inc.	\$159,500	Bond Fund	Construction and Operations
Pre-Packaged Anodes and Bentonite	Branche Krachy	\$90,886	Revenue	Construction and Operations
Refurbishing of Cedar Creek Reservoir Bascule Gates	Cherokee Painting and Sandblasting	\$35,000	Revenue	Construction and Operations

Director Sparks seconded the motion and the vote in favor was unanimous.

5.

With the recommendation of management and the committee as noted, Director Leonard moved to approve the capital expenditure as noted below:

Equipment	Vendor	Amount	Funding Source/s	Committee
Twin Points Phase 1A- Shoreline Protection, Concrete Boat Ramp and Turnaround, Storm Drains and Bulkhead	Fain Group	\$560,500	General	Construction and Operations

Director Stevens seconded the motion and the vote in favor was unanimous.

6.

With the recommendation of management and the Finance Committee, Director Stevens moved to approve a resolution regarding the Investment Policy and Strategies

dated June 21, 2011. Director Leonard seconded the motion and the vote in favor was unanimous.

7.

With the recommendation of management and the Environmental Committee, Director Leonard moved to approve a Memorandum of Understanding between the Water District and Texas Parks and Wildlife Department (TPWD) to develop a framework of cooperation in regard to TPWD's 2011 Zebra Mussel Campaign. The Water District's commitment to fund \$25,000 in support of the campaign efforts was approved for 2011. Director Sparks seconded the motion and the vote in favor was unanimous.

8.

With the recommendation of management and the Construction and Operations Committee, Director Stevens moved to approve a resolution authorizing the General Manager to act on behalf of the Board of Directors to apply to Texas Commission on Environmental Quality for a water rights permit in order to deliver water from Cedar Creek and Richland-Chambers Reservoirs via the bed and banks of Village Creek, for storage in and subsequent diversion from Lake Arlington. Director Sparks seconded the motion and the vote in favor was unanimous.

9.

With the recommendation of management and the Construction and Operations Committee, Director Sparks moved to join in a Memorandum of Understanding with Oncor to participate in a voluntary no cost program known as Take A Load Off Texas

Government Facilities Program. Director Leonard seconded the motion and the vote in favor was unanimous.

10.

With the recommendation of management and the Construction and Operations Committee, Director Leonard moved to enter into an agreement with Valve and Equipment Consultants, the lowest conforming bidder, for butterfly valves for Cedar Creek Waxahachie Booster Pump Station and Benbrook Pump Station in the amount of \$163,111. Funding for this contract is included in the Bond Fund. Director Stevens seconded the motion and the vote in favor was unanimous.

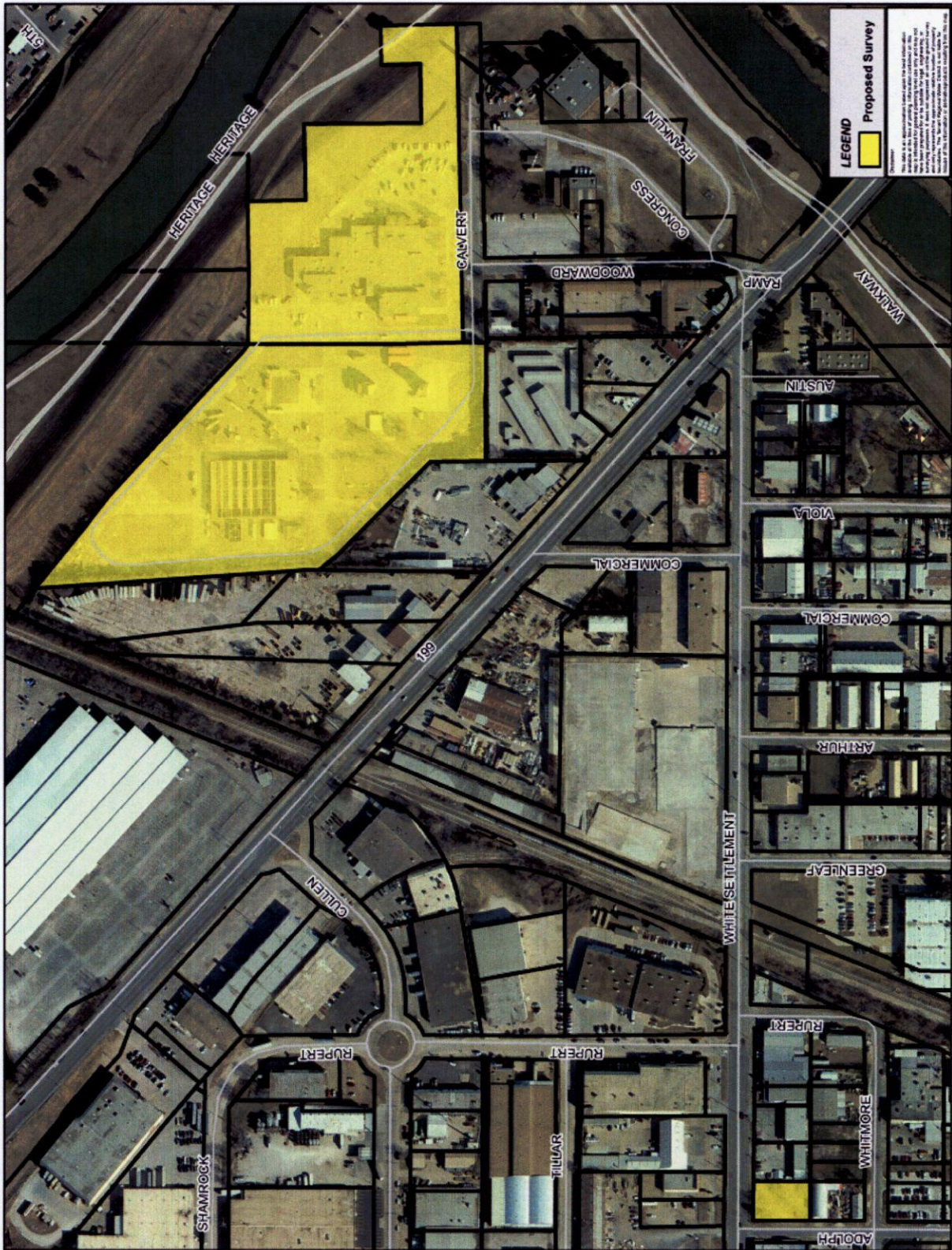
11.

With the recommendation of management and the Real Property Committee, Director Sparks moved to enter into an agreement with Lemley Consulting, Inc. detailing a total work effort not to exceed the contract amount of \$272,250. Tasks to be performed include: obtaining rights-of-entry for surveying, environmental permitting, geotechnical investigation and other field investigations on portions of the Integrated Pipeline Project consisting of approximately two hundred twenty five (225) parcels in Tarrant, Johnson and Ellis Counties. Funding for this agreement is included in the Bond Fund. Director Stevens seconded the motion and the vote in favor was unanimous.

12.

With the recommendation of management and the Real Property Committee, Director Stevens moved to modify the existing Trinity River Vision Central City Project survey contract with TranSystems by adding 3 parcels, highlighted on the map below, to be surveyed for an additional amount of \$16,775. The current contracted amount is

\$703,714 and the contract modification increases the existing contract to a total of \$720,489. The contract currently includes a goal of 25% for the utilization of Fair Contracting Opportunities Businesses. Funding for this contract modification is included in the FY 2011 General Fund. Director Sparks seconded the motion and the vote in favor was unanimous.



13.

The Board of Directors recessed for a break from 10:13 a.m. to 10:34 a.m.

14.

The presiding officer next called an executive session at 10:34 a.m. under V.T.C.A., Government Code, Section 551.071 to consult with legal counsel on a matter in which the duty of counsel under the Texas Disciplinary Rules of Professional Conduct clearly conflicts with Chapter 551, Texas Government Code; to conduct a private consultation with attorneys regarding pending or contemplated litigation; and under Section 551.072 to deliberate the purchase, exchange, lease or value of real property.

15.

Upon completion of the executive session at 11:43 a.m., the President reopened the meeting.

16.

With the recommendation of management and Finance Committee, Director Sparks moved to approve a contract with Martindale Consultants for an amount not to exceed \$50,000 to perform an audit of Chesapeake Energy covering royalties paid to the Water District from oil and gas operations. Funding for this contract is included in the FY 2011 General Fund.

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

17.

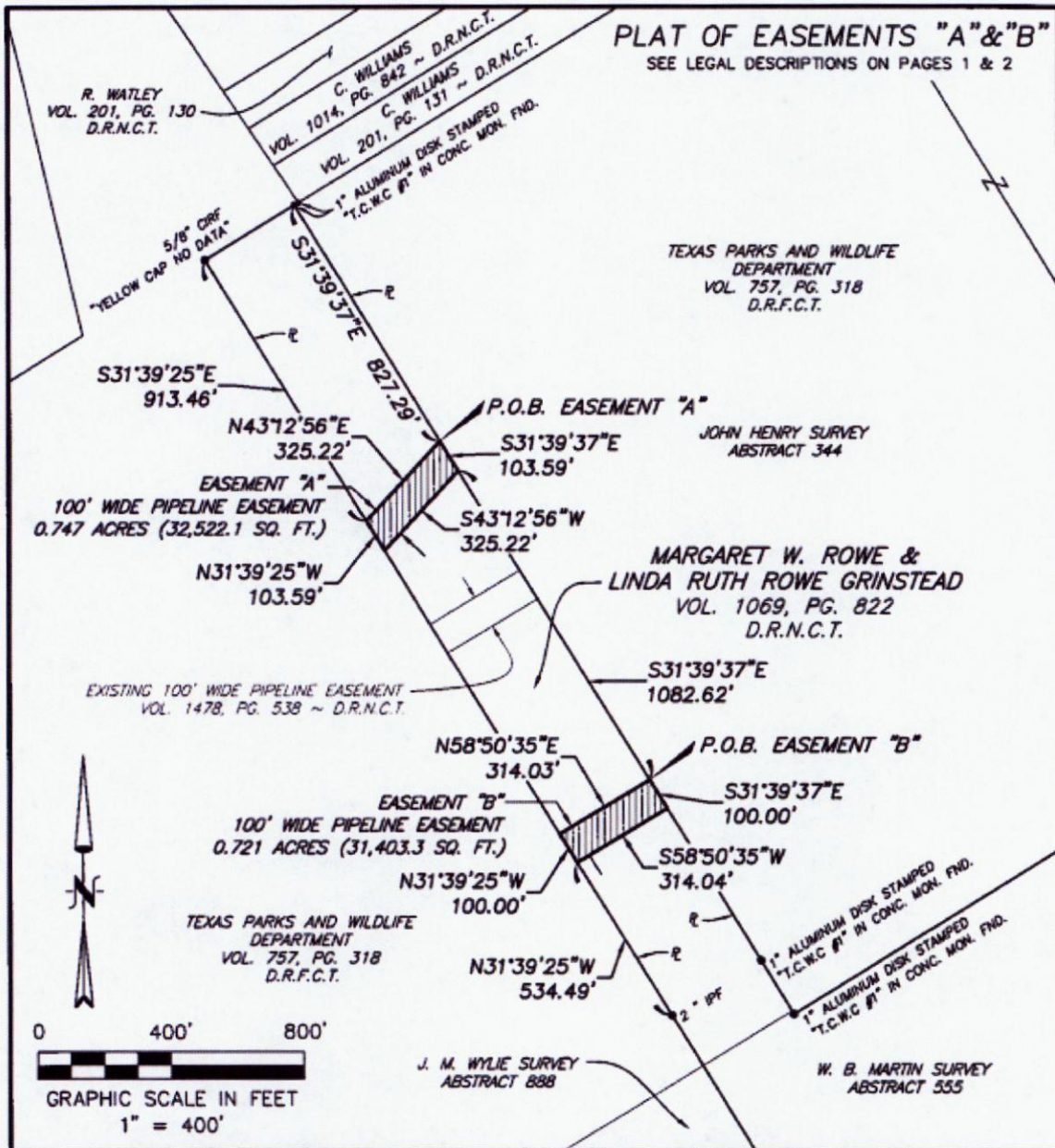
With the recommendation of management, Director Lane moved to authorize staff and legal counsel to enforce the Water District's rights under Section 49.221, Texas Water Code, to obtain access to real property for the Integrated Pipeline Project (IPL) by taking all steps reasonably necessary to acquire access to each tract of real property along the projected route of the IPL in order to evaluate the route of the IPL. Authority is granted to seek injunctive relief, if necessary, to enforce Water District's rights to obtain such access and that R. Steve Christian, Real Property Director, and the staff and legal counsel of the Water District are authorized to take all steps reasonably necessary to implement the foregoing. Director Stevens seconded the motion and the vote in favor was unanimous.

18.

With the recommendation of management and the Real Property Committee, Director Leonard moved to grant authority to acquire the following described pipeline easements for the negotiated purchase price of \$17,000 from Linda Ruth Rowe Grinstead; Suzanne Rowe Roane; and the heirs of the estate of Harold Ray, deceased; being all of the heirs and successors in title to the estate of R. W. Rowe, deceased for the expansion of the George Shannon Wetlands Water Reuse Project at Richland-Chambers Reservoir. Funding for this acquisition is included in the FY 2011 Revenue Fund.

- **Easement "A" - 0.747 of an acre, more or less, Situated in the John Henry Survey, Abstract No. 344, Navarro County, Texas.**
- **Easement "B" - 0.721 of an acre, more or less, situated in the John Henry Survey, Abstract No. 344, Navarro County, Texas.**

SURVEY



THE BASIS OF BEARINGS FOR THIS SURVEY IS NAD83 TEXAS NORTH CENTRAL ZONE (4202).
ALL DISTANCES SHOWN ARE SURFACE.

RICHLAND CHAMBERS WETLAND ~ PIPELINE EASEMENT

SURVEY: JOHN HENRY SURVEY, ABSTRACT 344
LOCATION: NAVARRO COUNTY, TEXAS

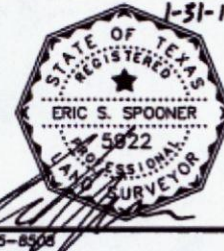
EXHIBIT "A" ~ PG. 3 OF 3

S&A JOB NO.: 1647
DATE: 1-28-11

DRAWN BY: J.W.C.
CHECKED BY: E.S.S.

ACAD FILE: 1647-TRWD-EASEMENT

SPooner & Assoc., Inc. 309 BYERS STREET, SUITE 100, EULESS, TX 76039, PH 817-281-2355 FAX 817-685-8508



EASEMENT "A"

**RICHLAND CHAMBERS WETLAND
EASEMENT "A"
100' WIDE PIPELINE EASEMENT
JOHN HENRY SURVEY, ABSTRACT No. 344
NAVARRO COUNTY, TEXAS**

Being a 100 feet wide strip of land situated in the John Henry Survey, Abstract No. 344, Navarro County, Texas, and being a portion of that certain tract of land conveyed to **MARGARET W. ROWE** and **LINDA RUTH ROWE GRINSTEAD** by deed as recorded in Volume 1069, Page 822, Deed Records, Navarro County, Texas, said strip of land being herein more particularly described by metes and bounds as follows:

BEGINNING at a point on an east property line of the said Rowe tract, same being a west property line of that certain tract of land conveyed to Texas Parks and Wildlife Department (T.P.W.D.) by deed as recorded in Volume 757, Page 318, Deed Records, Freestone County, Texas, said beginning point also being located South 31°39'37" East a distance of 827.29 feet from a 1" aluminum disk stamped "T.C.W.C. #1" in a concrete monument found at the most northerly northeast property corner of the said Rowe tract;

THENCE South 31°39'37" East, along the said property lines, a distance of 103.59 feet to a point;

THENCE South 43°12'56" West a distance of 325.22 feet to the west property line of the said Rowe tract, same being an east property line of the said T.P.W.D. tract;

THENCE North 31°39'25" West, along the said property lines, a distance of 103.59 feet to a point located South 31°39'25" East, a distance of 913.46 feet from a 5/8" iron rod with cap found at the northwest property corner of the said Rowe tract;


THENCE North 43°12'56" East a distance of 325.22 feet to the **Point of Beginning** containing 0.747 acres (32,522.1 Sq. Ft.) of land more or less.

NOTE: The basis of bearings for this survey is NAD83 Texas North Central Zone (4202). All distances shown are surface.

SURVEYORS CERTIFICATE

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY 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: Spooner and Associates, Inc.

By: 
Surveyors Name: Eric S. Spooner
Registered Professional Land Surveyor,
Texas No. 5922
Date of Survey: 1-28-11



EASEMENT "B"

**RICHLAND CHAMBERS WETLAND
EASEMENT "B"
100' WIDE PIPELINE EASEMENT
JOHN HENRY SURVEY, ABSTRACT No. 344
NAVARRO COUNTY, TEXAS**

Being a 100 feet wide strip of land situated in the John Henry Survey, Abstract No. 344, Navarro County, Texas, and being a portion of that certain tract of land conveyed to **MARGARET W. ROWE** and **LINDA RUTH ROWE GRINSTEAD** by deed as recorded in Volume 1069, Page 822, Deed Records, Navarro County, Texas, said strip of land being herein more particularly described by metes and bounds as follows:

BEGINNING at a point on an east property line of the said Rowe tract, same being a west property line of that certain tract of land conveyed to Texas Parks and Wildlife Department (T.P.W.D.) by deed as recorded in Volume 757, Page 318, Deed Records, Freestone County, Texas, said beginning point being located South 31°39'37" East a distance of 2,013.50 feet from a 1" aluminum disk stamped "T.C.W.C. #1" in a concrete monument found at the most northerly northeast property corner of the said Rowe tract;

THENCE South 31°39'37" East, along the said property lines, a distance of 100.00 feet to a point;

THENCE South 58°50'35" West a distance of 314.04 feet to a point on the west property line of the said Rowe tract, same being an east property line of the said T.P.W.D. tract, said point being located North 31°39'25" West, a distance of 534.49 feet from a 2" iron pipe found at a west property corner of the said Rowe tract;

THENCE North 31°39'25" West, along the said property lines, a distance of 100.00 feet to a point;

THENCE North 58°50'35" East a distance of 314.03 feet to the **Point of Beginning** containing **0.721 acres (31,403.3 Sq. Ft.)** of land more or less.

NOTE: The basis of bearings for this survey is NAD83 Texas North Central Zone (4202). All distances shown are surface.

SURVEYORS CERTIFICATE

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY 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: Spooner and Associates, Inc.

By: 

Surveyors Name: Eric S. Spooner
Registered Professional Land Surveyor,
Texas No. 5922

Date of Survey: 1-28-11



In addition, R. Steve Christian is granted authority to execute the easements 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 Sparks moved to approve the purchase of the following described land necessary for the public purpose and use of construction of the Trinity River Vision – Central City Project, including for use as a staging area during construction, from Kenneth L. Snipes and Serena A. West-Snipes, Trustees of Taos Holdings for the negotiated purchase price of \$695,000. Funding for this purchase is included in the FY 2011 General Fund.

Fee simple title to the surface estate only, including improvements located thereon, located at 900 North Main Street, Fort Worth, Tarrant County, Texas, said tract being further described in the accompanying resolution and on the survey plat attached thereto as Exhibit "A"

**LEGAL DESCRIPTION
PARCEL 94**

BEING a tract of land situated in the Felix G. Mulliken Survey, Abstract No. 1045, City of Fort Worth, Tarrant County, Texas and being that certain tract of land conveyed to **Kenneth L. Snipes** and **Serena A. West-Snipes, Trustees of Taos Holdings**, by special warranty deed as recorded in Tarrant County Clerks Instrument Number (T.C.C.I.No.) D203306942, Deed Records, Tarrant County, Texas (D.R.T.C.T.), said tract being the south 125 feet of Block D, North Fort Worth, being an addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Volume 654, Page 461, Plat Records, Tarrant County, Texas (P.R.T.C.T.), said tract being herein more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found at the west property corner of the said Taos Holdings tract, said beginning point being the south property corner of that certain tract of land conveyed to 904 R-T, LLC, by warranty deed as recorded in T.C.C.I.No. D199088788, D.R.T.C.T., said beginning point also being on northeast right-of-way line of North Main Street, being a 100 feet wide right-of-way at this point,

THENCE North 59°54'39" East, along the northwest property line of the said Taos Holdings tract and along the southeast property line of the said 904 R-T, LLC tract, 200.00 feet to a 1/2" iron rod with an unreadable cap found at the north property corner of the said Taos Holdings tract, said corner being the east property corner of the said 904 R-T, LLC tract, said corner also being on the southwest right-of-way line of North Commerce Street, being a 70 feet wide right-of-way at this point;

THENCE South 30°05'21" East, along the northeast property line of the said Taos Holdings tract and along the said southwest right-of-way line of North Commerce Street, 125.00 feet to a 1/2" iron rod found at the east property corner of the said Taos Holdings tract, said corner being the intersection of the said southwest right-of-way line of North Commerce Street with the northwest right-of-way line of Northeast 8th Street, being a 60 feet wide right-of-way at this point;

THENCE South 59°54'39" West, along the southeast property line of the said Taos Holdings tract and along the said northwest right-of-way line of Northeast 8th Street, 200.00 feet to a point inside the building, being the south property corner of the Taos Holdings tract, said corner being the intersection of the said northwest right-of-way line of Northeast 8th Street with the said northeast right-of-way line of North Main Street;

THENCE North 30°05'21" West, along the southwest property line of the said Taos Holdings tract and along the said northeast right-of-way line of North Main Street, 125.00 feet to the **POINT OF BEGINNING**;

The tract being herein described contains **0.574 acres (25,000 square feet)** of land.

Note: Survey sketch to accompany this legal description.

Note: Basis of Bearing = NAD 83 Texas North Central Zone (4202)

Note: Coordinates shown are surface coordinates based on NAD 83 Texas North Central Zone (4202) with an adjustment factor of 1.0001375289116.

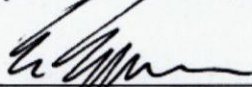
I do hereby certify to Rattikin Title Company, Alliant National Title Insurance Company, and Tarrant Regional Water District, on this 15TH day of April 2011, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements located within five (5) feet of said boundaries, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements and other matters of record as listed in Schedule B of the Commitment for Title issued by Alliant National Title Insurance Company, Dated March 22, 2011, issued 4/5/11 and GF#11-00730 affecting the subject property.

Except as shown on the survey: (i) there are no visible encroachments upon the subject property by visible improvements on adjacent property, (ii) there are no visible encroachments on adjacent property, streets or alleys by any visible improvements on the subject property, and (iii) there are no visible conflicts or discrepancies.

The property adjoins North Commerce Street, a 70 feet wide right-of-way, Northeast 8th Street, a 60 feet wide right-of-way and North Main Street, a 100 feet wide right-of-way which all provide apparent access to and from the subject property.

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

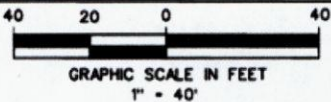
By: Spooner and Associates, Inc.,



Surveyors Name: Eric S. Spooner
Registered Professional Land Surveyor,
Texas No. 5922
Date of Survey: 4/18/2011



NOTE: UNDERGROUND UTILITIES SHOWN ARE COMPILED FROM FIELD EVIDENCE AND SCALED FROM UTILITY MAPS PROVIDED BY OTHERS. UTILITIES MAY EXIST THAT ARE NOT SHOWN. NO EXCAVATIONS WERE DONE TO DETERMINE THE LOCATION OF UNDER GROUND UTILITIES.



CONTROL POINT CC7
N 6,962,085.1180
E 2,302,268.0790

FELIX G. MULLIKEN SURVEY
ABSTRACT No. 1045

NORTH 90' OF BLOCK D
NORTH FORT WORTH
VOL. 624, PG. 523
P.R.T.C.T.

904 R-T, LLC
T.C.C.I.No. D199088788
D.R.T.C.T.

S79°43'16"W
22,933.85'

S18°39'22"W
11,260.53'

CONTROL POINT CC5
N 6,955,519.2667
E 2,321,229.7297

N. MAIN STREET
(100' R.O.W.)
ASPHALT PAVING

UNABLE TO SET PROP. CORNER
(LOCATED WITHIN BUILDING)
N 6,966,068.1602
E 2,324,890.5183

POINT OF BEGINNING ~ 1/2" IRF
N 6,966,176.3160
E 2,324,827.8500

ASPHALT PAVING

1/2" CIRF (CAP UNREADABLE)
N 6,966,276.5853
E 2,325,000.8993

N59°54'39"E ~ 200.00'

SOUTH 125' OF BLOCK D
NORTH FORT WORTH
VOL. 654, PG. 461
P.R.T.C.T.

0.574 ACRES (25,000 SQ. FT.)
KENNETH L. SNIPES &
SERENA A. WEST-SNIPES,
TRUSTEES OF TAOS HOLDINGS
T.C.C.I.No. D203306942
D.R.T.C.T.

125.00' ~ N30°05'21"W
ASPHALT PAVING

64.81'
A/C UNIT

BLD. 10.12' SOUTH OF P.L.

BLD. 31.03' WEST OF P.L.

79.92'
CONC. SIDEWALK

S30°05'21"E ~ 125.00'

35.05'
BRICK PLANTER

144.92'

200.00' ~ S59°54'39"W

CONC. PAVING

LOADING DOCK

GRATE INLET

SIGN

CURB INLET

NE 8TH STREET
(60' R.O.W.)
CONCRETE PAVING

1/2" IRF
N 6,966,168.4295
E 2,325,063.5676

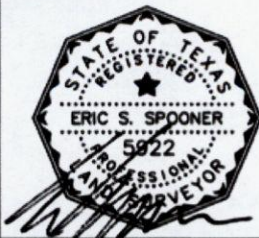
BLOCK 35
NORTH FORT WORTH
VOL. 63, PG. 149
P.R.T.C.T.



SPOONER & ASSOCIATES, INC.
309 BYERS STREET, SUITE 100
EULESS, TEXAS 78039
(817) 281-2355 (TEL)

FILE NAME: 10-088-PARCEL 94
PROJ. NO.: 10-088
SCALE: 1" = 40'
DATE: 04-12-2011
DRAWN BY: JWC
CHECKED BY: ESS
REVISED DATE:

PRINTED ON:
DATE: 4/18/2011 TIME: 3:48 PM



SHEET TITLE

LAND TITLE SURVEY
PARCEL # 94
KENNETH L. SNIPES &
SERENA A. WEST-SNIPES
TRUSTEES OF TAOS HOLDINGS

PROJECT

TRINITY RIVER VISION

NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES
BASED ON NAD 83 TEXAS NORTH CENTRAL (4202) WITH AN
ADJUSTMENT FACTOR OF 1.0001375289116

PG. 3 OF 3

In addition, R. Steve Christian is granted authority to execute all documents necessary to complete this transaction and to pay all reasonable and necessary closing and related costs incurred with this acquisition. Director Leonard seconded the motion and the vote in favor was unanimous.

20.

With the recommendation of management and the Real Property Committee, Director Leonard moved to approve the acquisition of the following described property for the Trinity River Vision – Central City Project from the City of Fort Worth, Texas for the negotiated purchase price of \$4,196,925. Funding for this acquisition is included in the FY 2011 General Fund.

Tract 1 (Parcel 20) Fee simple title to the surface estate only of approximately 9.93 acres of land, including improvements, being a tract of land situated at Block A, Lot 1, Valley View Addition, in the City of Fort Worth, Tarrant County, Texas, and being more particularly described by metes and bounds on the survey plat attached hereto as Exhibit "A-1"; and

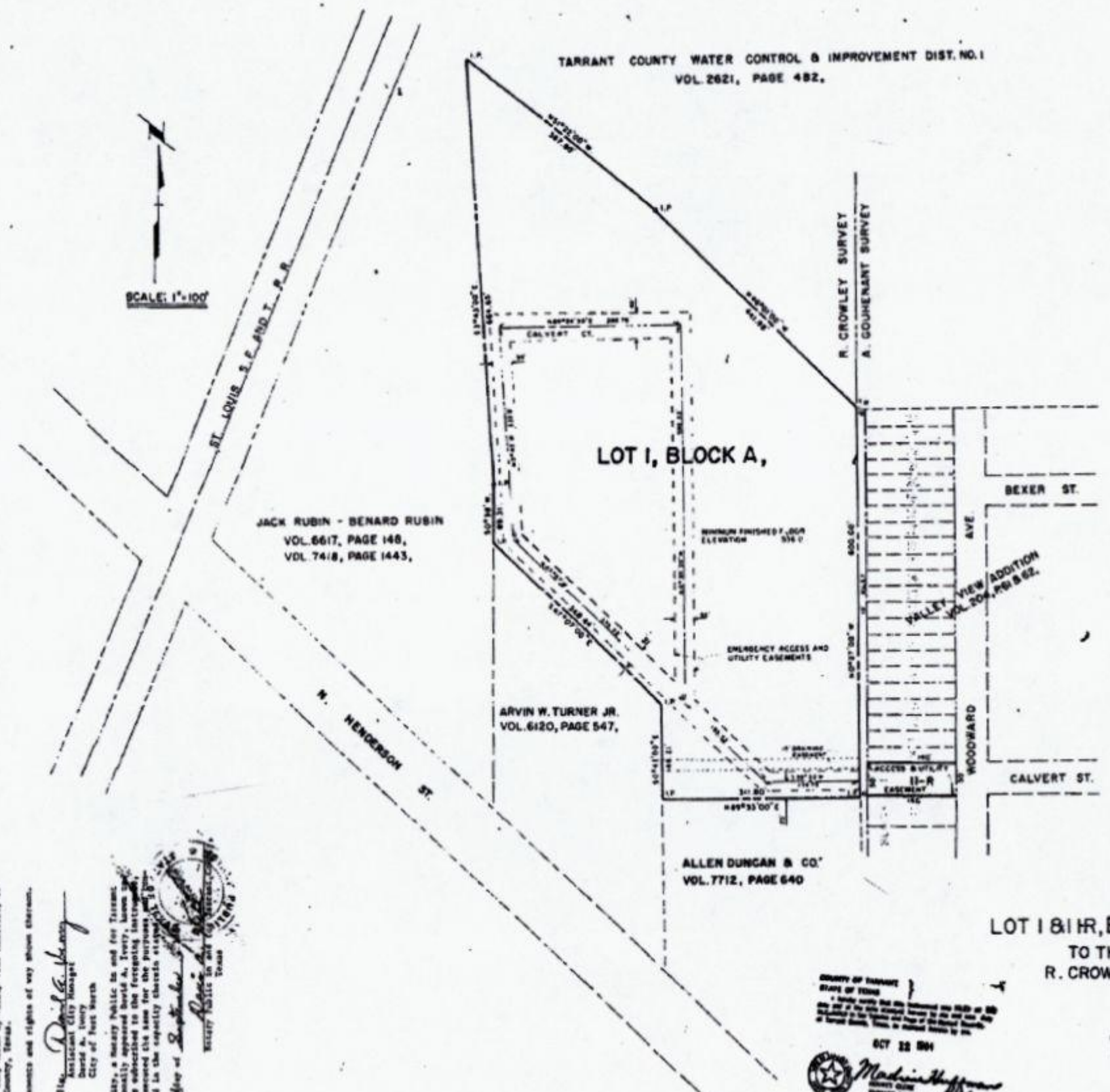
Tract 2 (Parcel 22) Fee simple title to the surface estate only of approximately 6.903 acres of land, including improvements, being a tract of land situated at Block 3, Lot 1, Valley View Addition, in the City of Fort Worth, Tarrant County, Texas, and being more particularly described by metes and bounds on the survey plat attached hereto as Exhibit "A-2"

Albin Little

N 388-178/64

1900 2000 3000 4000 5000

1" = 100'



NOV 12 1964

STATE OF TEXAS
COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS
That the City of Fort Worth, Texas, being the owner of Lot 11, Block 1, Valley View Addition, Tarrant County, Texas, and being more particularly described as follows:

And a portion of the R. Crowley Survey in the City of Fort Worth, as recorded in Volume 178, Page 64, and being more particularly described as follows:

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **Albin Little**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Witness my hand and seal this 27th day of September, 1964.

Notary Public in and for the State of Texas

Albin Little
City of Fort Worth



TARRANT COUNTY WATER CONTROL & IMPROVEMENT DIST. NO. 1
VOL. 2621, PAGE 482.

JACK RUBIN - BENARD RUBIN
VOL. 6617, PAGE 148,
VOL. 7418, PAGE 1443,

ARVIN W. TURNER JR.
VOL. 6420, PAGE 547,

ALLEN DUNCAN & CO.
VOL. 7712, PAGE 640

NOTE:
This plat is valid only if recorded within six (6) months after date of approval.

RECORDED

CITY OF FORT WORTH TEXAS
CITY PLAN COMMISSION

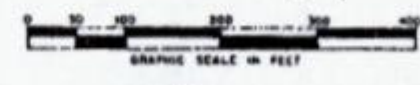
NOTE:
THIS PLAT IS VALID ONLY IF RECORDED WITHIN SIX (6) MONTHS AFTER DATE OF APPROVAL.

APPROVED
Walter D. Wood
CITY COMMISSIONER

APPROVED
Joe Estess
CITY CLERK

PLAT OF
LOT I & 1/2 BLOCK A, VALLEY VIEW ADDITION
TO THE CITY OF FORT WORTH, OUT OF THE
R. CROWLEY SURVEY, TARRANT COUNTY, TEXAS

NOTARY PUBLIC
STATE OF TEXAS
OCT 25 1964
Albin Little
NOTARY PUBLIC



SURVEYED SEPTEMBER 27, 1963

Albin Little
J.B. McFadden
Benny Blair
Ray D. Frankfort
Walter Wood
OWNER: CITY OF FORT WORTH, TEXAS

In addition, R. Steve Christian is granted authority to execute all documents necessary to complete this transaction and to pay all reasonable and necessary closing and related costs incurred with this acquisition. Director Lane seconded the motion and the vote in favor was unanimous.

21.

With the recommendation of management and the Board of Directors of Trinity River Vision Authority at its meeting on June 1, 2011, Director Sparks moved to approve the acquisition of the following described real property for the public purpose and use of construction of the Trinity River Vision – Central City Project, including portions needed for use as a staging area during construction, whether by eminent domain or by purchase. Funding for this acquisition is included in the FY 2011 General Fund.

Fee simple title to the surface estate only, including improvements located thereon, of 6.875 acres of land located in the J. Baugh Survey, Abstract No. 115, the R. Crowley Survey, Abstract No. 313, the A. Gouhenant Survey, Abstract No. 582, and the F.G. Mulliken Survey, Abstract No. 1045, Tarrant County, Texas, and being all of the tract of land designated as Second Parcel in the deed to MMM Group, LLC, recorded in Volume 14389, Page 63 of the Deed Records of Tarrant County, Texas, and a portion of the tract of land designated as First Parcel in such deed, said tract being more particularly described in the accompanying resolution and in the survey plat attached thereto as Exhibit "A."

PARCELS #111,165,166 & 170
LEGAL DESCRIPTION

BEING 6.875 acres of land located in the J. BAUGH SURVEY, Abstract No. 115, the R. CROWLEY SURVEY, Abstract No. 313, the A. GOUHENANT SURVEY, Abstract No. 582, the F.G. MULLIKEN SURVEY, Abstract No. 1045 of Tarrant County, Texas, and being all of the tract of land designated as Second Parcel in the deed to MMM Group, LLC, recorded in Volume 14389, Page 63 of the Deed Records of Tarrant County, Texas (D.R.T.C.T.), and a portion of the tract of land designated as First Parcel in the aforesaid deed to MMM Group, LLC. Said 6.875 acres of land being more particularly described by metes and bounds, as follows:

BEGINNING at a 2" iron pipe found, in the common line between the aforesaid J. BAUGH SURVEY, and the R. CROWLEY SURVEY, and lying 182.2 feet, Westerly from the Southeast corner of the aforesaid J. BAUGH SURVEY;

THENCE N 45° 18' 57" W 195.78 feet, along the Northeast boundary line of the Tarrant County Water Control and Improvement District No. 1 Tract, recorded in Volume 2313, Page 509 of the D.R.T.C.T., to a 1/2" iron rod stamped "Brittain & Crawford" set in the Southeast right-of-way line of the Fort Worth & Western Railroad right-of-way;

THENCE along the Southeast right-of-way line of said Fort Worth & Western Railroad right-of-way, as follows:

1. N 22° 17' 38" E 225.99 feet, to a 1/2" iron rod stamped "Brittain & Crawford" set, at the beginning of a curve to the left;
2. NORTHEASTERLY 471.23 feet, along said curve to the left having a radius of 1482.39 feet, a central angle of 18° 12' 49", and a chord bearing N 13° 11' 13" E 469.25 feet, to a 1/2" iron rod stamped "Brittain & Crawford" set at the end of said curve;
3. N 04° 04' 48" E 272.77 feet, to a 5/8" iron rod stamped "TranSystems" found, at the intersection of said Southeast right-of-way line of said Fort Worth & Western Railroad right-of-way, and the Northwest right-of-way line of the St. Louis, Arkansas & Texas Railway Company right-of-way recorded in Volume 56, Page 533, D.R.T.C.T.;

THENCE along the Northwest right-of-way line of said St. Louis, Arkansas & Texas Railway Company right-of-way, as follows:

1. SOUTHEASTERLY 1699.57 feet, along a curve to the left having a radius of 1960.08 feet, a central angle of 49° 40' 51", and a chord bearing S 20° 45' 37" E 1646.83 feet, to a 5/8" iron rod stamped "TranSystems" found, at the end of said curve;
2. S 45° 36' 03" E 254.62 feet, to a found railroad rail for a corner. Said point lying in the North line of a Tract conveyed to St. Louis, Arkansas & Texas Railway Company by the deed recorded in Volume 48, Page 127 of the D.R.T.C.T.;

THENCE S 44° 35' 47" W 105.90 feet, along the North line of said St. Louis, Arkansas & Texas Railway Company Tract, to a "PK" nail found, in the East boundary line of the Tract of land conveyed to Tarrant County Water and Improvement District No. 1 by the deed recorded in Volume 2313, Page 509 of the D.R.T.C.T.;

THENCE N 58° 45' 57" W 116.70 feet, along the Northeast boundary line of said Tarrant County Water and Improvement District No. 1 Tract, to a 1/2" iron rod stamped "Brittain & Crawford" set;

THENCE N 45° 18' 57" W continuing along the Northeast line of said Tarrant County Water Control and Improvement District No. 1 Tract, at 676.30 feet, passing a 1/2" iron rod marked "Brittain & Crawford" set, in all 934.60 feet, to THE PLACE OF BEGINNING, containing 6.875 acres or (299,490 square feet) of land.

Note: Survey sketch to accompany this legal description.

Note: Basis of bearing = NAD 83 Texas North Central Zone (4202).

Note: Coordinates shown are surface coordinates based on NAD 83 Texas North Central Zone (4202) with an adjustment factor of 1.0001375289116

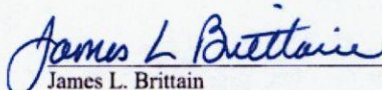
I do hereby certify on this 11th day of September, 2009, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements located within five (5) feet of said boundaries, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements, and other matters of record as listed in Schedule B of the Commitment for Title issued by Lawyers Title Insurance Company, Dated July 30, 2009, GF# 0610016-TPWB affecting the subject property, and the location of all curb cuts and driveways, if any.

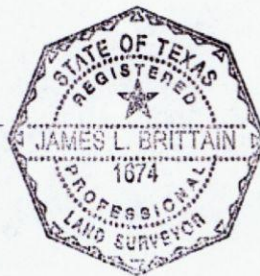
Except as shown on the survey: (i) there are no visible encroachments upon the subject property by visible improvements on adjacent property, (ii) there are no visible encroachments on adjacent property, streets or alleys by any visible improvements on the subject property, and (iii) there are no visible conflicts or discrepancies.

The subject property does not abut any public right-of-way, and has no apparent public access to or from the subject property.

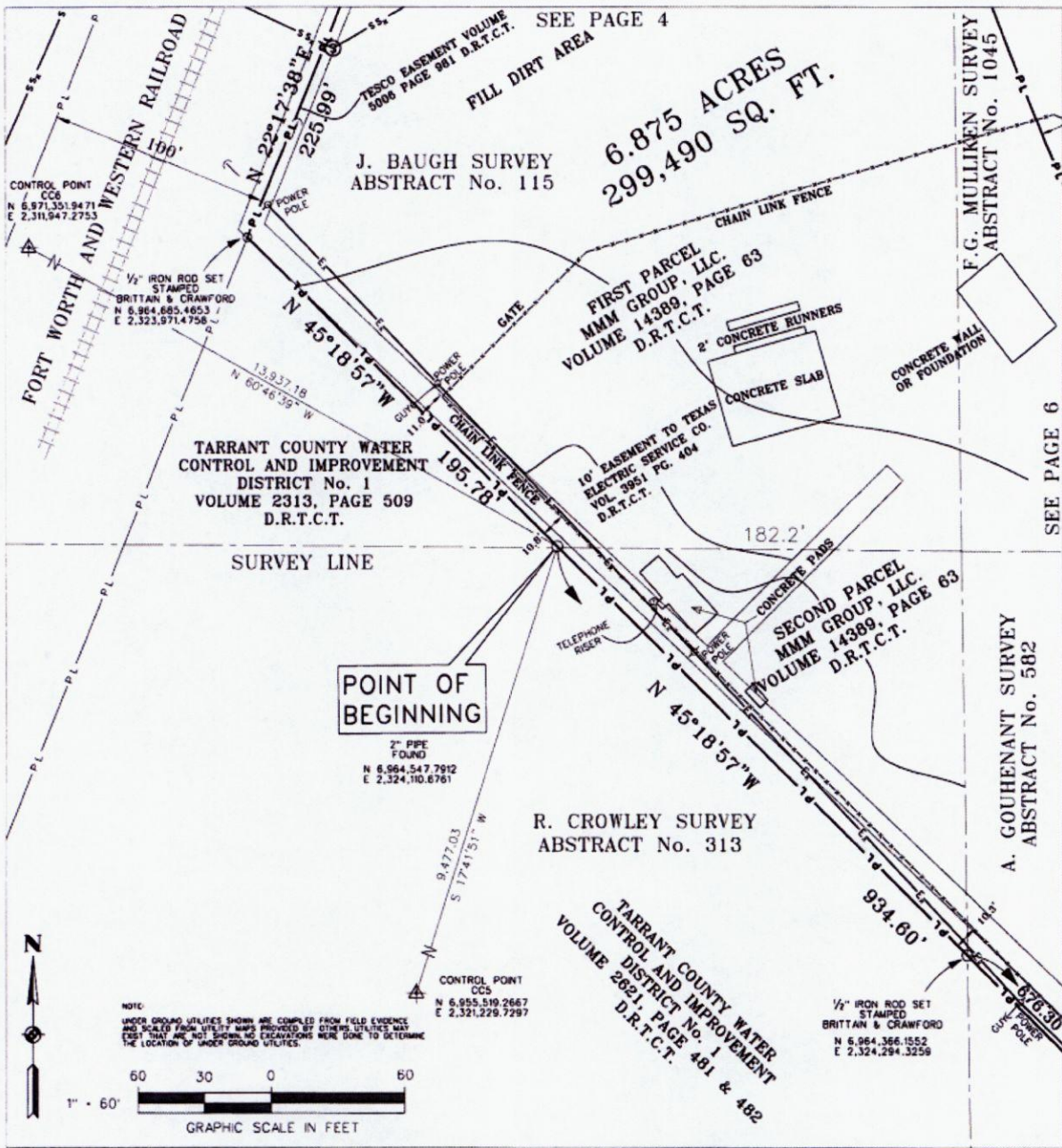
This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

By: Brittain & Crawford
Land Surveying & Topographic Mapping


James L. Brittain
Registered Professional Land Surveyor
No. 1674



Dated: 9-11-09



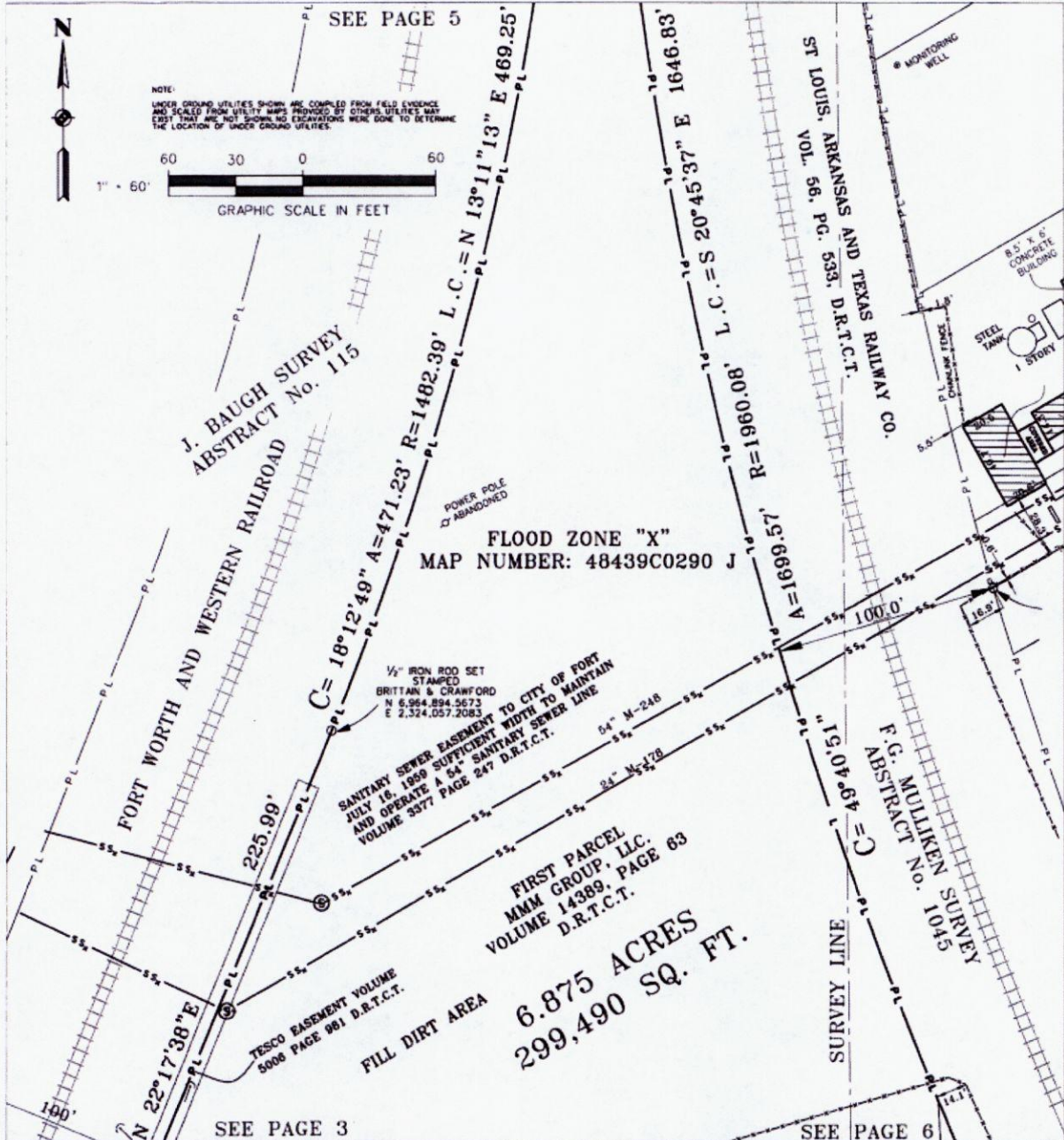
BRITTAIN & CRAWFORD
 LAND SURVEYING &
 TOPOGRAPHIC MAPPING

(817) 826-0911 - MISO (817) 429-9112
 FAX NO. (817) 826-9347
 P.O. BOX 11374 - 2008 SOUTH FREEMAN
 FORT WORTH, TEXAS 76110
 EMAIL: sams@brittain-crawford.com

PROJ. NO: P202 D6 0524
 SCALE: 60
 DATE: APRIL 28, 2008
 DESIGNED BY:
 DRAWN BY: K.D.E.
 CHECKED BY: K.D.E.
 FILE NAME: P111-V-PB0001-01
 REVISED: SEPTEMBER 4, 2009

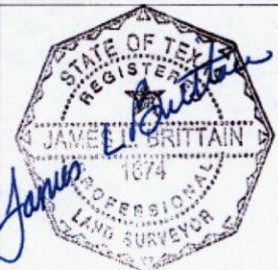


SHEET TITLE	LAND TITLE SURVEY MMI GROUP PARCELS #111, 165, 166 & 170
PROJECT	TRINITY RIVER VISION
NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE (4202) WITH AN ADJUSTMENT FACTOR OF 1.0001375289116	PG. 3 of 8



BRITTAIN & CRAWFORD
 LAND SURVEYING &
 TOPOGRAPHIC MAPPING
 (817) 928-0211 - METRO (817) 429-9112
 FAX NO. (817) 928-8547
 P.O. BOX 11274 - 3608 SOUTH FREEDWAY
 FORT WORTH, TEXAS 76110
 EMAIL: bcc@brittain-crawford.com

PROJ NO: P202 06 0524
 SCALE: 60
 DATE: APRIL 28, 2008
 DESIGNED BY:
 DRAWN BY: K.D.E.
 CHECKED BY: K.D.E.
 FILE NAME: P111-V-PB0001-02
 REVISED: SEPTEMBER 4, 2009

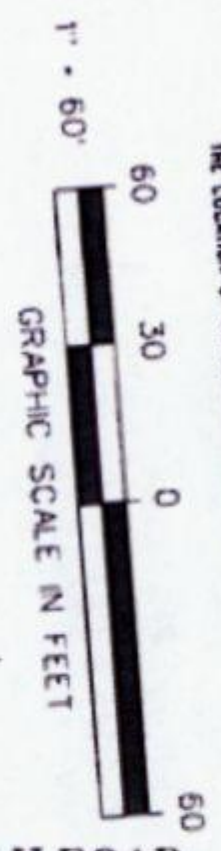
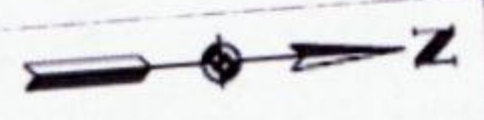


SHEET TITLE
 LAND TITLE SURVEY
 MMM GROUP
 PARCELS #111, 165, 166 & 170

PROJECT
 TRINITY RIVER VISION

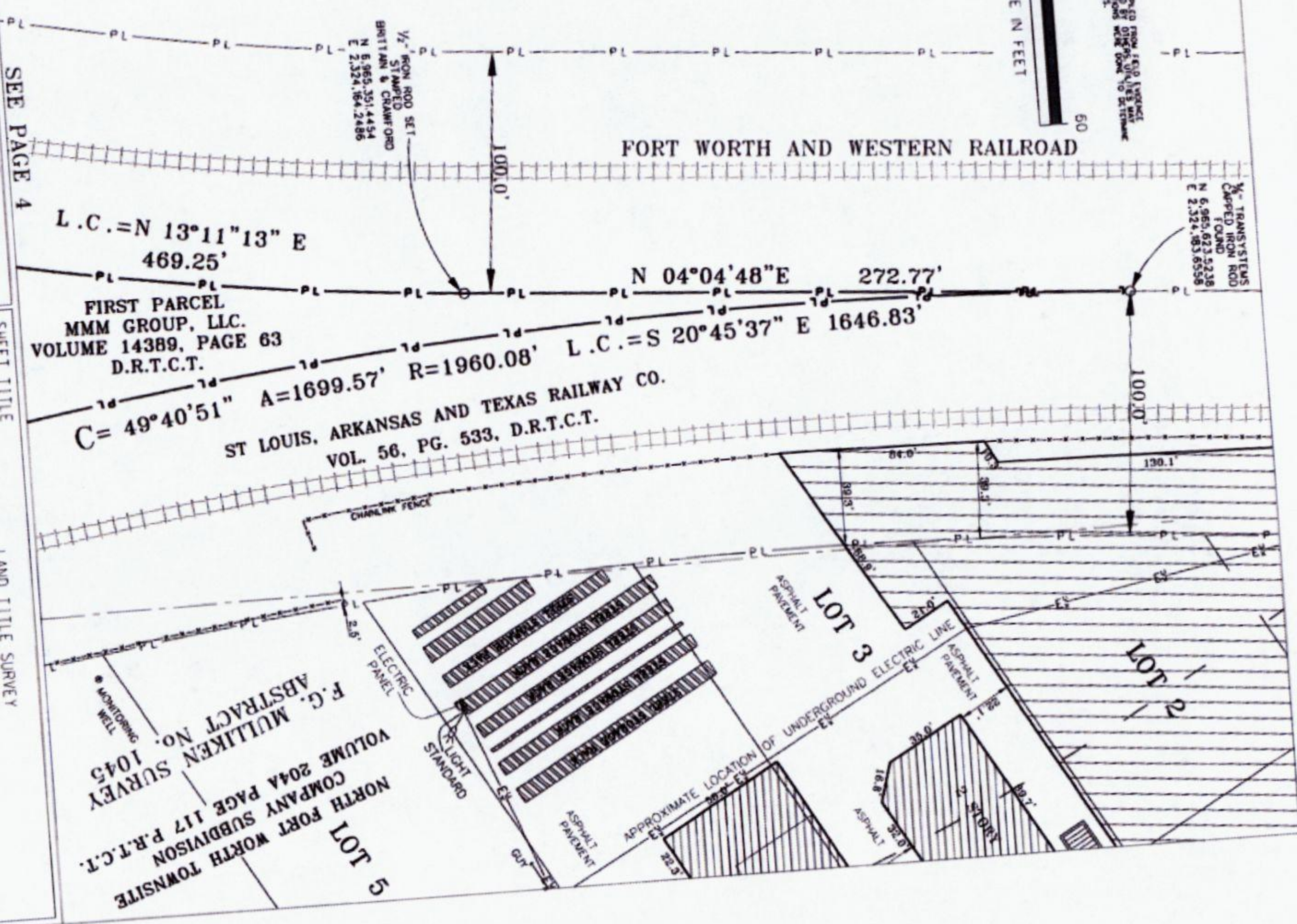
NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES
 BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE (4202) WITH
 AN ADJUSTMENT FACTOR OF 1.0001375289116

PG. 4 of 8



NOTE:
UNDERGROUND UTILITIES SHOWN ARE CORRECTED FROM FIELD LOCATIONS AND SHOULD BE USED AS APPROXIMATE ONLY. THE LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED.

J. BAUGH SURVEY ABSTRACT No. 115



BRITAIN & CRAWFORD
LAND SURVEYING &
TOPOGRAPHIC MAPPING
9475 84th Street - Austin, TX 78751
P.O. Box 11374 - Dallas, TX 75211
Tel: 817.441.1111 Fax: 817.441.1112
www.britain-crawford.com

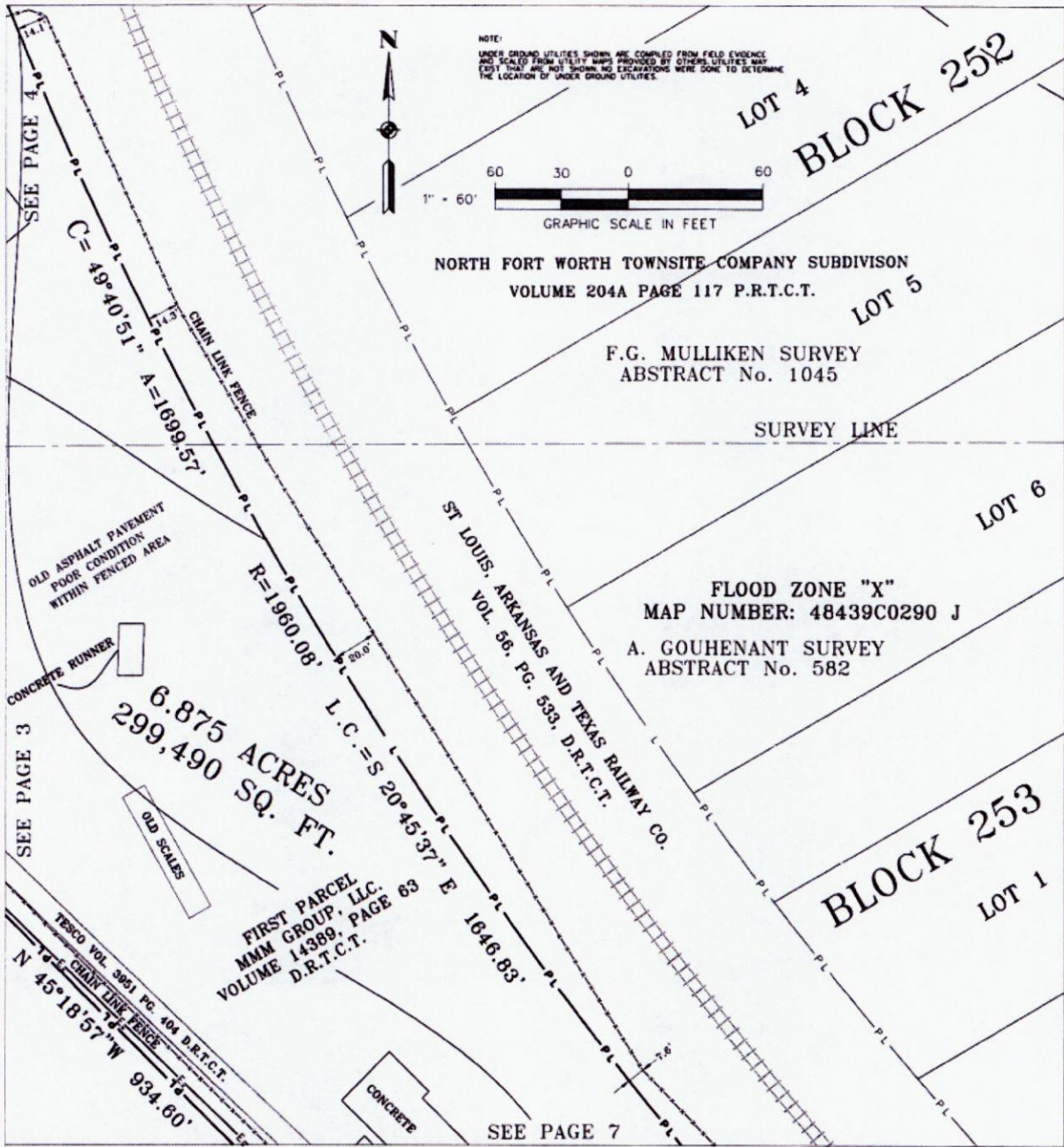
PROJ. NO.: 9202 06 0524
SCALE: 60
DATE: APRIL 28, 2008
DESIGNED BY:
DRAWN BY: K.D.E.
CHECKED BY: K.D.E.
FILE NAME: P111.V-P80001-03
REVISION: SEPTEMBER 4, 2009



PROJECT: TRINITY RIVER VISION
SHEET TITLE: LAND TITLE SURVEY
PARCELS #111, 165, 166 & 170
MMM GROUP

NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE (4202) WITH AN ADJUSTMENT FACTOR OF 1.0001375289116

PG. 5 OF 8



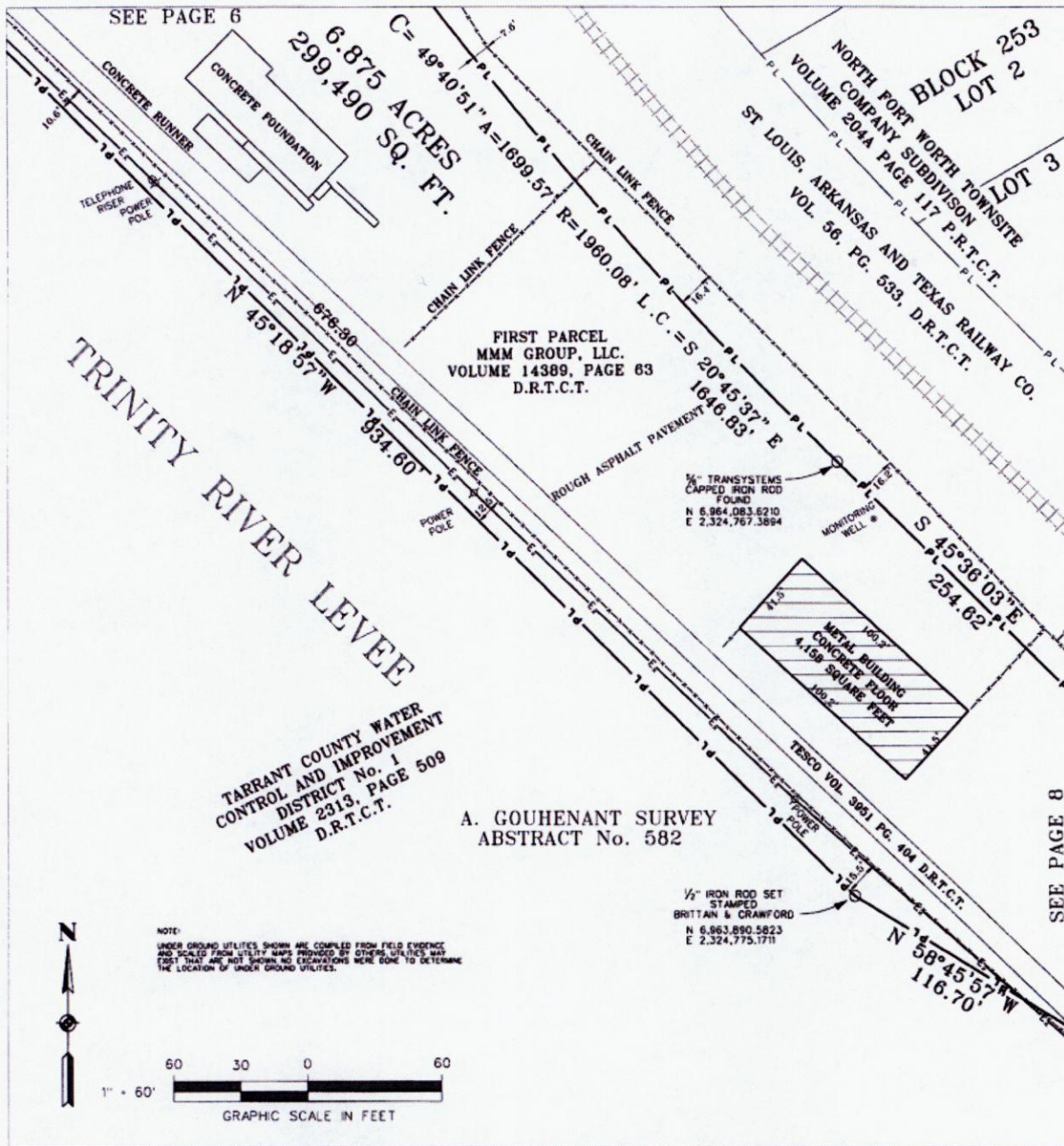
BRITTAIN & CRAWFORD
LAND SURVEYING &
TOPOGRAPHIC MAPPING

(817) 908-0211 • METRO (817) 429-5112
FAX NO. (817) 928-3347
P.O. BOX 11324 • 3008 SOUTH FREEMAN
FORT WORTH, TEXAS 76110
EMAIL: sarah@brittain-crawford.com

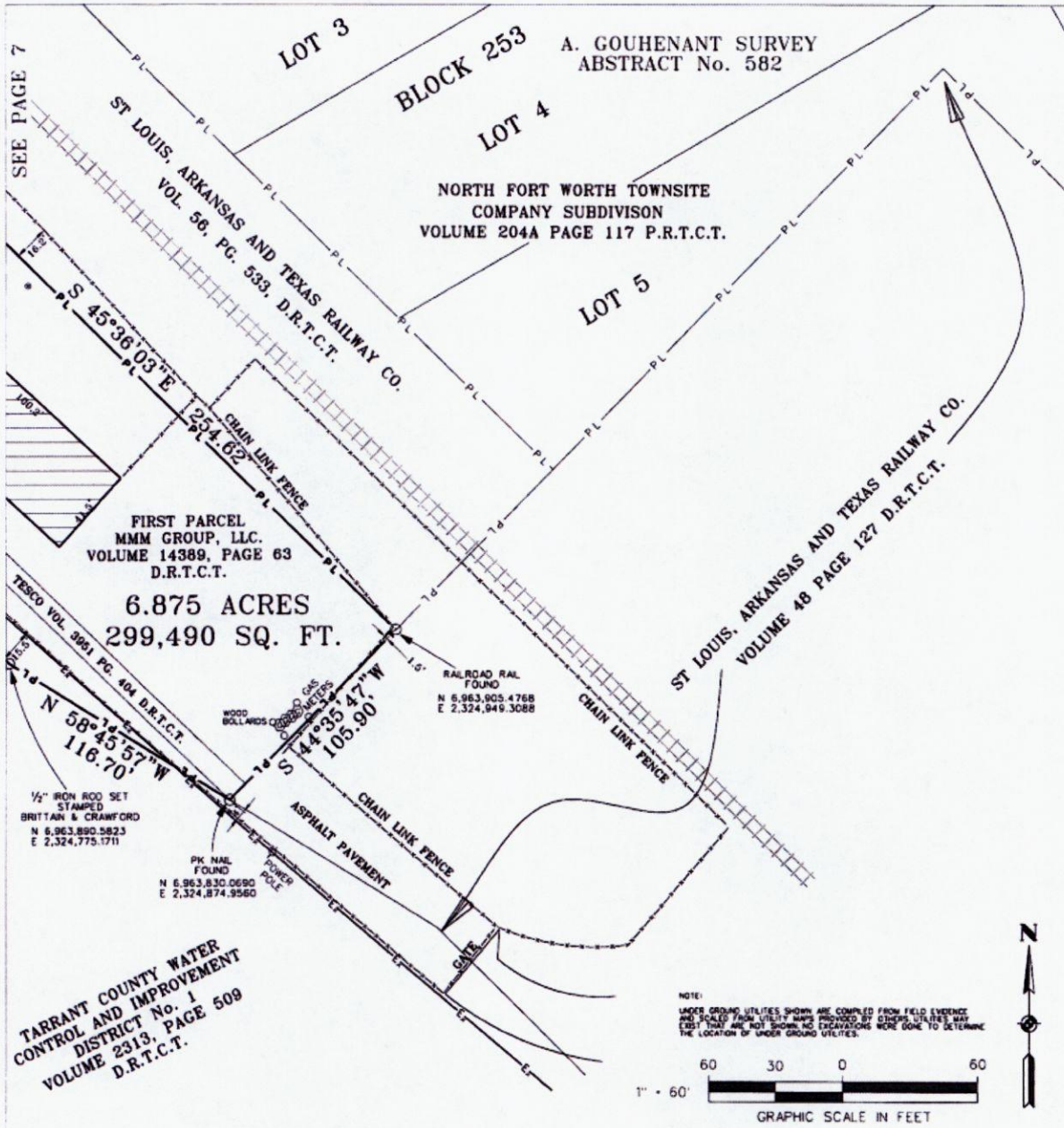
PROJ NO: P202 06 0524
SCALE: 60
DATE: APRIL 28, 2008
DESIGNED BY:
DRAWN BY: K.D.E.
CHECKED BY: K.D.E.
FILE NAME: P111_V-PB0001_04
REVISED: SEPTEMBER 4, 2009



SHEET TITLE		LAND TITLE SURVEY
		MMM GROUP PARCELS #111, 165, 166 & 170
PROJECT		TRINITY RIVER VISION
NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE (4202) WITH AN ADJUSTMENT FACTOR OF 1.0001375289116		PG. 6 of 8



BRITAIN & CRAWFORD LAND SURVEYING & TOPOGRAPHIC MAPPING (817) 408-0211 - METRO (817) 429-5112 FAX NO. (817) 526-9347 P.O. BOX 11374 • 3909 SOUTH FREEMAN FORT WORTH, TEXAS 76110 EMAIL: cbcc@britain-crawford.com		SHEET TITLE	LAND TITLE SURVEY
		PROJECT	MMM GROUP PARCELS #111, 165, 166 & 170 TRINITY RIVER VISION
PROJ NO: P202 D6 0524 SCALE: 60 DATE: APRIL 28, 2008 DESIGNED BY: DRAWN BY: K.D.E. CHECKED BY: K.D.E. FILE NAME: P111_V-PB0001_05 REVISED: SEPTEMBER 4, 2009		NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE (42021) WITH AN ADJUSTMENT FACTOR OF 1.0001375289116	PG. 7 of 8



TARRANT COUNTY WATER
CONTROL AND IMPROVEMENT
DISTRICT No. 1
VOLUME 2313, PAGE 509
D.R.T.C.T.

BRITAIN & CRAWFORD
LAND SURVEYING &
TOPOGRAPHIC MAPPING

(817) 826-0211 • METRO (817) 429-5112
FAX No. (817) 589-9347
P.O. BOX 11324 • 3008 SOUTH FREEDWAY
FORT WORTH, TEXAS 76110
EMAIL: info@britain-crawford.com

PROJ NO: P202 06 0524
SCALE: 60
DATE: APRIL 28, 2008
DESIGNED BY:
DRAWN BY: K.D.E.
CHECKED BY: K.D.E.
FILE NAME: P111_V-PB0001_06
REVISED: SEPTEMBER 4, 2009



SHEET TITLE	LAND TITLE SURVEY MMM GROUP PARCELS #111, 165, 166 & 170
PROJECT	TRINITY RIVER VISION
NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE 142021 WITH AN ADJUSTMENT FACTOR OF 1.0001375289116	PG. 8 of 8

In addition, R. Steve Christian, Real Property Director, and the staff of the Water District are hereby authorized to commence eminent domain proceedings to acquire the property; and authorized to take all steps which are reasonably necessary to facilitate the acquisition of the above-described property, whether by eminent domain or by purchase, and in connection therewith to pay all reasonable and necessary costs incurred with such acquisition. Director Stevens seconded the motion and the vote in favor was unanimous.

22.

With the recommendation of management and the Board of Directors of Trinity River Vision Authority at its meeting on June 1, 2011, Director Sparks moved to approve the acquisition of the following described real property for the public purpose and use of construction of the Trinity River Vision – Central City Project, including portions needed for use as a staging area during construction, whether by eminent domain or by purchase. Funding for this acquisition is included in the FY 2011 General Fund.

Fee simple title to the surface estate only, including improvements located thereon, of the following tracts: Lots 10 and 11, Block 40, North Fort Worth Addition, an addition to the City of Fort Worth, Tarrant County, Texas; Lots 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 36, and 37, Block 37, North Fort Worth Townsite Companys Subdivision, an addition to the City of Fort Worth, Tarrant County, Texas; and 5.005 acres of land comprised of all Lots 1, 2, 3, 4, 5, 6, and 7, and the North 30 feet of the tract of land adjoining the Southeast boundary line of said Lot 7, Block 251, and all of Lots 29, 30, 31, 32, 33, and 34, Block 37, North Fort Worth Townsite Companys Subdivision, an addition to the City of Fort Worth, Tarrant County, Texas; and the portion of North Throckmorton Street, closed by City Ordinance No. 2036 of the City of Fort Worth, lying between said Blocks 37 and said Block 251, and said 5.005 acres of land, said tract being more particularly described in the accompanying resolution and in the survey plat attached thereto as Exhibit "A."

PARCELS #106, 109 & 110
LEGAL DESCRIPTION

BEING 5.005 acres of land comprised of all Lots 1, 2, 3, 4, 5, 6, and 7, and the North 30 feet of the tract of land adjoining the Southeast boundary line of said Lot 7, formerly reserved for a street Block 251, and all of Lots 29, 30, 31, 32, 33, and 34, Block 37, North Fort Worth Townsite Companys Subdivision, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 204A, Page 117 of the Plat Records of Tarrant County, Texas, and the portion of North Throckmorton Street, closed by the City Ordinance No. 2036 of the City of Fort Worth, lying between said Blocks 37 and said Block 251, and said 5.005 acres of land also being the portion of the tract of land conveyed to Louise McKinley, Trustee, by the deed recorded in Volume 11430, Page 1240 of the Deed Records of Tarrant County, Texas (D.R.T.C.T.). Said 5.005 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod marked "Brittain & Crawford" set at the most Southerly East corner of said McKinley Tract, and said POINT OF BEGINNING, being located S 30° 10' 05" E 30.00 feet, from the East corner of aforesaid Lot 7, Block 251, and said POINT OF BEGINNING, also lying in the Southwest right-of-way line of North Throckmorton Street (a 70 foot wide right-of-way);

THENCE S 59° 49' 55" W 379.71 feet, along the most Southerly Southeast boundary line of said McKinley Tract, and along a line 30 feet Southeast of and parallel to the Southeast boundary line of said Lot 7, Block 251, to a 1/2" iron rod marked "Brittain & Crawford" set at the most Southerly corner of said McKinley Tract, lying in the Southeast right-of-way line of the St. Louis, Arkansas & Texas Railway Company recorded in Volume 56, Page 533, D.R.T.C.T.;

THENCE along the Northwest boundary line of said Block 251, and the Southeast right-of-way line of said St. Louis, Arkansas & Texas Railway Company, as follows:

1. NORTHERLY 665.51 feet, along a curve to the right, having a radius of 1860.08 feet, a central angle of 20° 29' 58", and a chord bearing N 06° 10' 11" W 661.96 feet, to a point at the end of said curve;
2. N 04° 04' 48" E 244.13 feet, to a 1/2" iron rod marked "Brittain & Crawford" set at the most Northerly corner of said McKinley Tract, lying in the West boundary line of Lot 1, Block 1, Texas Refinery Addition, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-93, Page 92 of the Plat Records of Tarrant County, Texas;

THENCE S 30° 03' 40" E 36.27 feet, along the West boundary line of said Lot 1, to a 1/2" iron rod marked "Spooner & Associates" found at the most Westerly Southwest corner of said Lot 1;

THENCE N 63° 17' 51" E 138.41 feet, along the most Southerly Southeast boundary line of said Lot 1, generally following a fence to a 1/2" iron rod marked "Brittain & Crawford" set at the Northeast corner of aforesaid Lot 29, Block 37, North Fort Worth Townsite Companys Subdivision;

THENCE S 30° 10' 05" E 281.67 feet, along the Northeast boundary line of said Lot 29 through 34, Block 37, North Fort Worth Townsite Companys Subdivision and the Southwest boundary line of a 10 foot wide public alley, to a "V" cut in concrete set at the East corner of said Lot 34, lying in the Northwest right-of-way line of Northwest Eight Street (a 50 foot wide right-of-way);

THENCE S 59° 49' 55" W 165.00 feet, along the Northwest right-of-way line of said Northwest Eight Street, and the Southeast boundary line of said Lot 34, and crossing former Throckmorton Street, to a point in the Northeast boundary line of Lot 3 of aforesaid Block 251, North Fort Worth Townsite Company's Subdivision, also lying at the intersection of the Southwest right-of-way line of aforesaid North Throckmorton Street;

THENCE S 30° 10' 05" E 480.23 feet, along the Northeast boundary line of said Lot 3 through 7, Block 251, and the Southwest right-of-way line of said North Throckmorton Street, to the POINT OF BEGINNING, containing 5.005 acres or (218,025 square feet) of land.

Note: Survey sketch to accompany this legal description.

Note: Basis of bearing = NAD 83 Texas North Central Zone (4202).

Note: Coordinates shown are surface coordinates based on NAD 83 Texas North Central Zone (4202) with an adjustment factor of 1.0001375289116

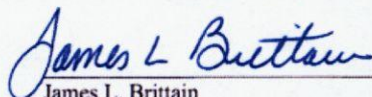
I do hereby certify on this 11th day of September, 2009, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements located within five (5) feet of said boundaries, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements, and other matters of record as listed in Schedule B of the Commitment for Title issued by Old Republic National Title Insurance Company, Dated June 27, 2006, GF# 062470-TPWB affecting the subject property, and the location of all curb cuts and driveways, if any.

Except as shown on the survey: (i) there are no visible encroachments upon the subject property by visible improvements on adjacent property, (ii) there are no visible encroachments on adjacent property, streets or alleys by any visible improvements on the subject property, and (iii) there are no visible conflicts or discrepancies.

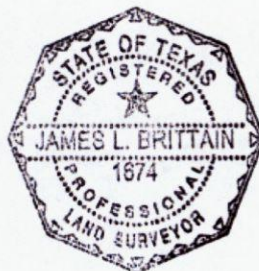
The subject property abuts Northwest Eighth Street a 50 foot right-of-way and Northwest Throckmorton Street a 70 foot right-of-way, which provides apparent access to and from the subject property.

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

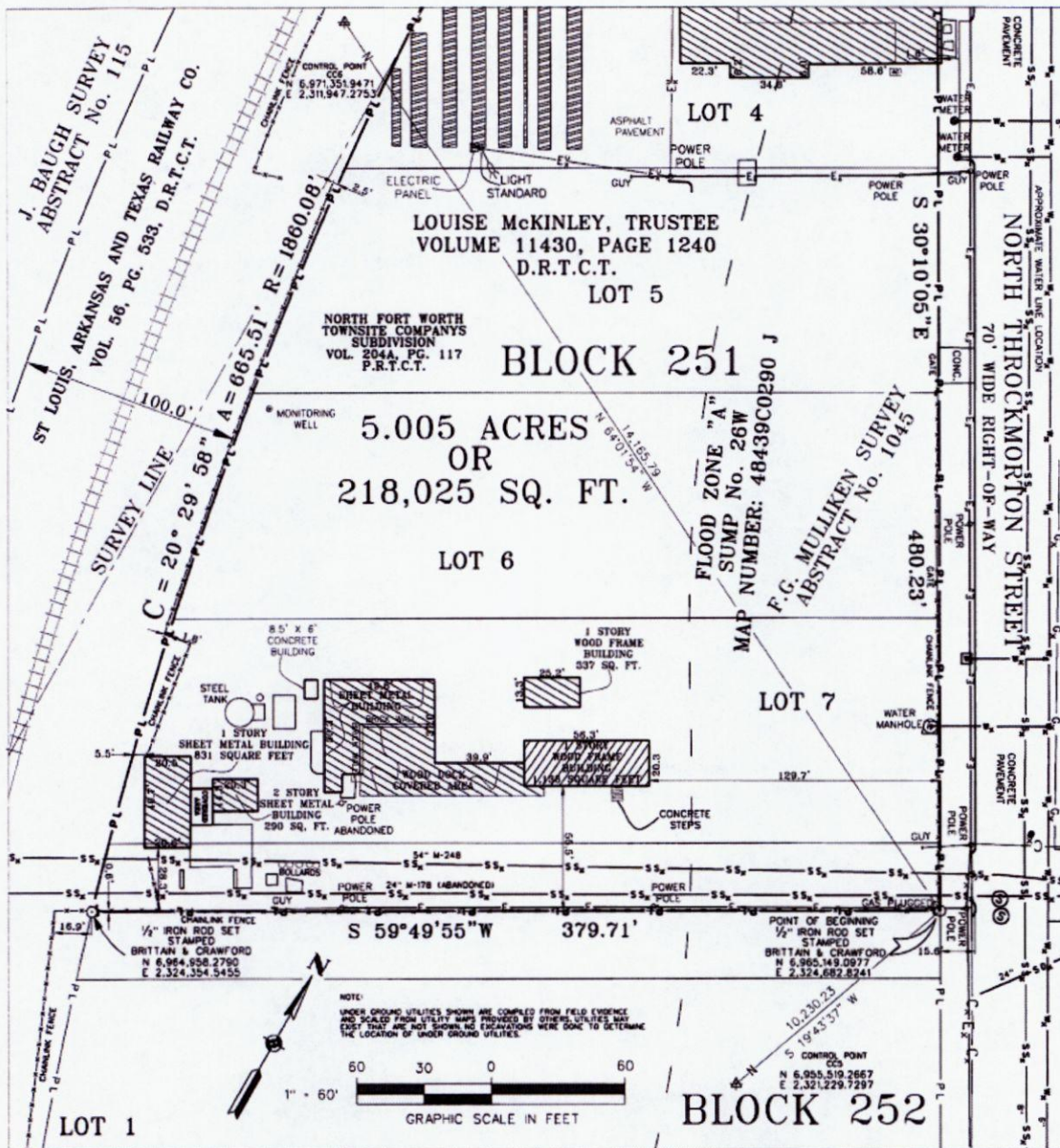
By: Brittain & Crawford
Land Surveying & Topographic Mapping



James L. Brittain
Registered Professional Land Surveyor
No. 1674



Dated: 9-11-09



BRITTAIN & CRAWFORD
LAND SURVEYING &
TOPOGRAPHIC MAPPING

817 928-0211 - 4290 917 429-9112
FAX NO. (817) 928-0247
P.O. BOX 11214 • 2008 SOUTH FREEMAN
FORT WORTH, TEXAS 76119
EMAIL: surver@brc21-crawford.com

PROJ. NO: P202 06 0524
SCALE: 60
DATE: APRIL 28, 2008
DESIGNED BY:
DRAWN BY: K.D.E.
CHECKED BY: K.D.E.
FILE NAME: P106_V-PR0001-01
REVISED: SEPTEMBER 11, 2009

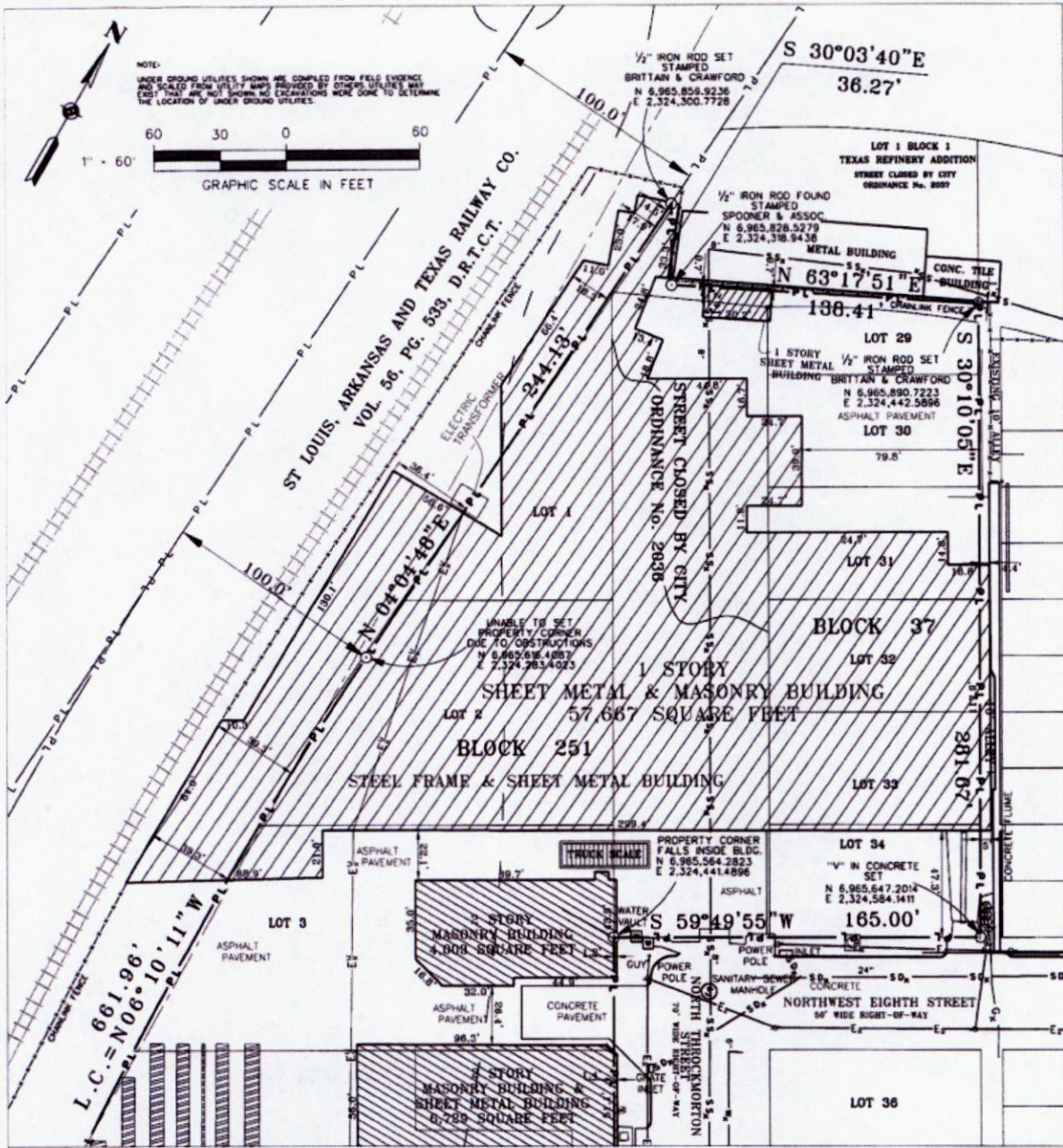


SHEET TITLE
LAND TITLE SURVEY
LOUISE MCKINLEY, TRUSTEE
PARCELS #106, 109 & 110

PROJECT
TRINITY RIVER VISION

NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE (4202) WITH AN ADJUSTMENT FACTOR OF 1.0001375289116

PG. 3 of 4



NOTE:
 UNDERGROUND UTILITIES SHOWN ARE COMPILED FROM FIELD EVIDENCE AND SCALES FROM UTILITY MAPS PROVIDED BY OTHERS. UTILITIES MAY EXIST THAT ARE NOT SHOWN. NO EXCAVATIONS WERE DONE TO DETERMINE THE LOCATION OF UNDERGROUND UTILITIES.

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

BRITTAIN & CRAWFORD
 LAND SURVEYING &
 TOPOGRAPHIC MAPPING

(817) 928-0211 - METRO (817) 429-9112
 FAX NO. (817) 928-8247
 P.O. BOX 11234 • 3608 SOUTH FREEMAN
 FORT WORTH, TEXAS 76110
 EMAIL: sbro@brittain-crawford.com

PROJ NO: P202 06 0524
 SCALE: 60
 DATE: APRIL 28, 2008
 DESIGNED BY:
 DRAWING BY: K.D.E.
 CHECKED BY: K.D.E.
 FILE NAME: P106_V-PB0001-02
 REVISED: SEPTEMBER 11, 2009



SHEET TITLE
 LAND TITLE SURVEY
 LOUISE MCKINLEY, TRUSTEE
 PARCELS #106, 109 & 110

PROJECT
 TRINITY RIVER VISION

NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE (4202) WITH AN ADJUSTMENT FACTOR OF 1.0001375289116

PG. 4 of 4

PARCEL #48
LEGAL DESCRIPTION

BEING Lot 11, Block 40, North Fort Worth Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 63, Page 149 of the Plat Records of Tarrant County, Texas; Said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at an axel found at the northwesterly corner of said Lot 11, being at the intersection of the southerly right-of-way line of North Ninth Street (a 60 foot wide right-of-way) and the easterly right-of-way line of a called 10 foot alley;

THENCE N 59° 48' 33" E 94.65 feet, along the southerly right-of-way line of said North Ninth Street to a 1" pipe found at the northeasterly corner of said Lot 11, on the westerly right-of-way line of North Calhoun Street (a 70 foot wide right-of-way);

THENCE S 30° 49' 07" E 50.26 feet, along the westerly right-of-way line of said North Calhoun Street and the easterly line of said Lot 11, to a 1/2" iron rod stamped "Brittain & Crawford" set at the southeasterly corner of said Lot 11 and the northeasterly corner of Lot 12, of said Block 40;

THENCE S 59° 57' 19" W 95.00 feet, along the southerly boundary line of said Lot 11 and the northerly boundary line of said Lot 12, to a 1/2" iron rod stamped "Brittain & Crawford" set at the southwesterly corner of said Lot 11 and the northwesterly corner of said Lot 12 on the easterly right-of-way line of a called 10 foot alley;

THENCE N 30° 25' 04" W 50.01 feet, along the westerly boundary line of said Lot 11 and the easterly right-of-way line of said alley to the POINT OF BEGINNING, containing 0.109 acre or (4,754 square feet) of land.

Note: Survey sketch to accompany this legal description.

Note: Basis of bearing = NAD 83 Texas North Central Zone (4202).

Note: Coordinates shown are surface coordinates based on NAD 83 Texas North Central Zone (4202) with an adjustment factor of 1.0001375289116

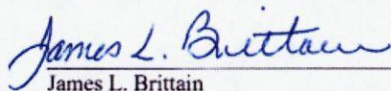
I do hereby certify on this 11th day of September, 2009, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements located within five (5) feet of said boundaries, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements, and other matters of record as listed in Schedule B of the Commitment for Title issued by Old Republic National Title Insurance Company, Dated June 27, 2006, GF# 062470-TPWB affecting the subject property, and the location of all curb cuts and driveways, if any.

Except as shown on the survey: (i) there are no visible encroachments upon the subject property by visible improvements on adjacent property, (ii) there are no visible encroachments on adjacent property, streets or alleys by any visible improvements on the subject property, and (iii) there are no visible conflicts or discrepancies.

The subject property abuts North Ninth Street a 60 foot right-of-way and North Calhoun Street a 70 foot right-of-way, which provides apparent access to and from the subject property.

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

By: Brittain & Crawford
Land Surveying & Topographic Mapping



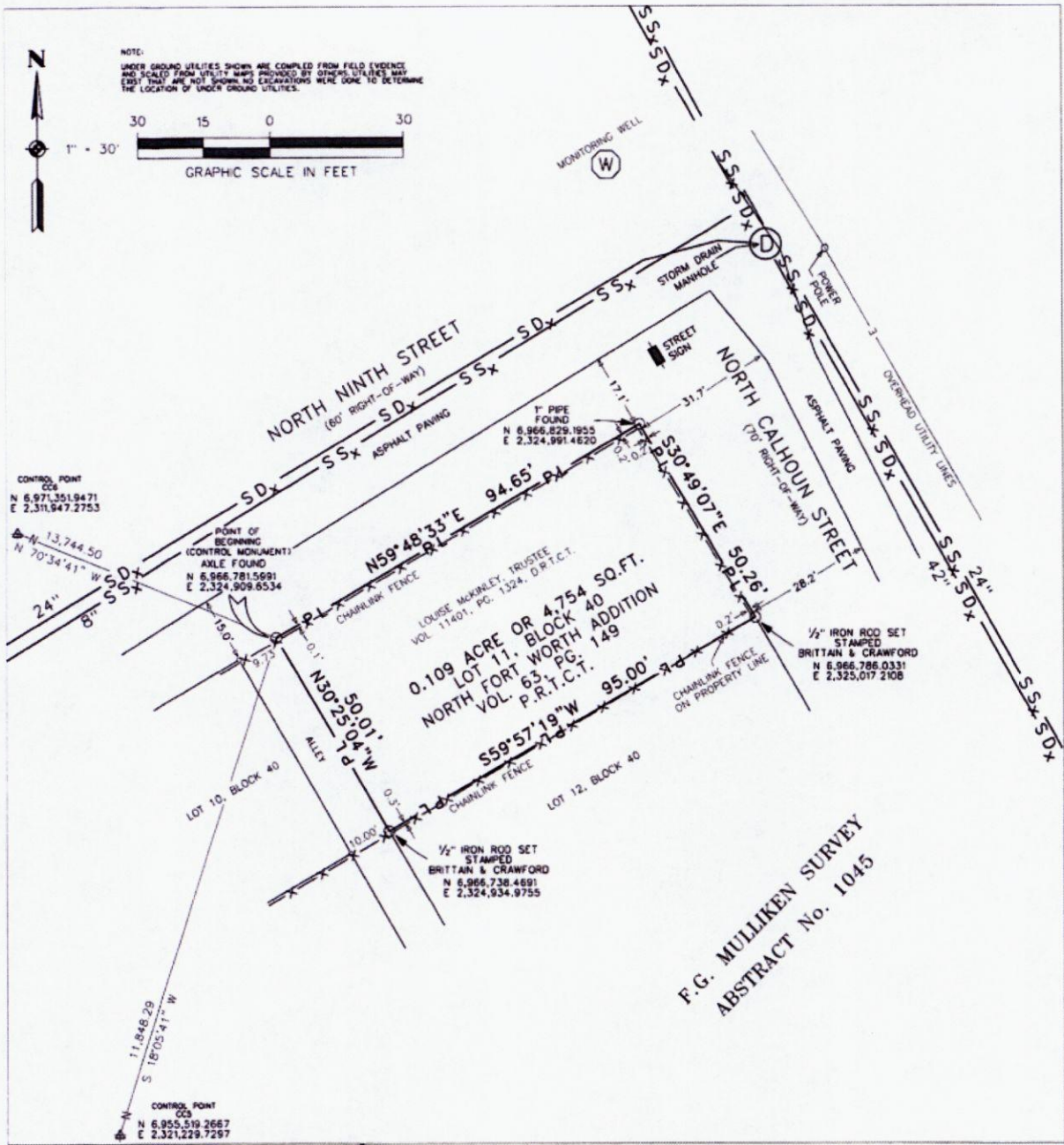
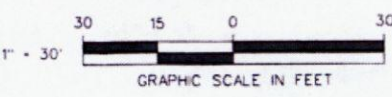
James L. Brittain
Registered Professional Land Surveyor
No. 1674

Dated: 9-11-09





NOTE:
 UNDER GROUND UTILITIES SHOWN ARE COMPILED FROM FIELD EVIDENCE
 AND SCALED FROM UTILITY MAPS PROVIDED BY OTHERS UTILITIES MAY
 EXIST THAT ARE NOT SHOWN. NO EXCAVATIONS WERE DONE TO DETERMINE
 THE LOCATION OF UNDER GROUND UTILITIES.



BRITTAIN & CRAWFORD
 LAND SURVEYING &
 TOPOGRAPHIC MAPPING
 (817) 928-0211 - METRO (817) 429-3112
 FAX NO. (817) 928-9347
 P.O. BOX 11274 • 3008 SOUTH FREEDWAY
 FORT WORTH, TEXAS 76110
 EMAIL: admin@brittain-crawford.com

PRJ NO: P202 06 0524
 SCALE: 30
 DATE: APRIL 28, 2008
 DESIGNED BY:
 DRAWN BY: K.D.E.
 CHECKED BY: K.D.E.
 FILE NAME: P48_V-PB0001-01
 REVISED: SEPTEMBER 11, 2009



SHEET TITLE	LAND TITLE SURVEY LOUISE MCKINLEY, TRUSTEE PARCEL #48
PROJECT	TRINITY RIVER VISION
NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE (4202) WITH AN ADJUSTMENT FACTOR OF 1.0001375289116	PG. 3 of 3

PARCEL #53
LEGAL DESCRIPTION

BEING Lot 10, Block 40, North Fort Worth Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 63, Page 149 of the Plat Records of Tarrant County, Texas; Said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at an "X" in concrete set at the northwesterly corner of said Lot 10, being at the intersection of the southerly right-of-way line of North Ninth Street (a 60 foot wide right-of-way) and the easterly right-of-way line of North Commerce Street (a 70 foot wide right-of-way);

THENCE N 59° 57' 19" E 95.00 feet, along the southerly right-of-way line of said North Ninth Street and the northerly boundary line of said Lot 10 to a 1/2" iron rod stamped "Brittain & Crawford" set at the northeasterly corner of said Lot 10 on the westerly right-of-way line of a called 10 foot alley;

THENCE S 30° 02' 41" E 50.00 feet, along the westerly right-of-way line of said alley and the easterly boundary line of said Lot 10, to a 1/2" iron rod stamped "Brittain & Crawford" set at the southeasterly corner of said Lot 10 and the northeasterly corner of Lot 9, of said Block 40;

THENCE S 59° 57' 19" W 95.00 feet, along the southerly boundary line of said Lot 10 and the northerly boundary line of said Lot 9, to a 1/2" iron rod stamped "Brittain & Crawford" set at the southwesterly corner of said Lot 10 and the northwesterly corner of said Lot 9 on the easterly right-of-way line of said North Commerce Street;

THENCE N 30° 02' 41" W 50.00 feet, along the westerly boundary line of said Lot 10 and the easterly right-of-way line of said North Commerce Street to the POINT OF BEGINNING, containing 0.109 acre or (4,750 square feet) of land.

Note: Survey sketch to accompany this legal description.

Note: Basis of bearing = NAD 83 Texas North Central Zone (4202).

Note: Coordinates shown are surface coordinates based on NAD 83 Texas North Central Zone (4202) with an adjustment factor of 1.0001375289116

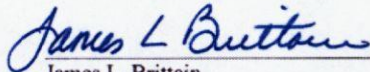
I do hereby certify on this 11th day of September, 2009, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements located within five (5) feet of said boundaries, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements, and other matters of record as listed in Schedule B of the Commitment for Title issued by Old Republic National Title Insurance Company, Dated June 27, 2006, GF# 062470-TPWB affecting the subject property, and the location of all curb cuts and driveways, if any.

Except as shown on the survey: (i) there are no visible encroachments upon the subject property by visible improvements on adjacent property, (ii) there are no visible encroachments on adjacent property, streets or alleys by any visible improvements on the subject property, and (iii) there are no visible conflicts or discrepancies.

The subject property abuts North Ninth Street a 60 foot right-of-way and North Commerce Street a 70 foot right-of-way, which provides apparent access to and from the subject property.

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

By: Brittain & Crawford
Land Surveying & Topographic Mapping



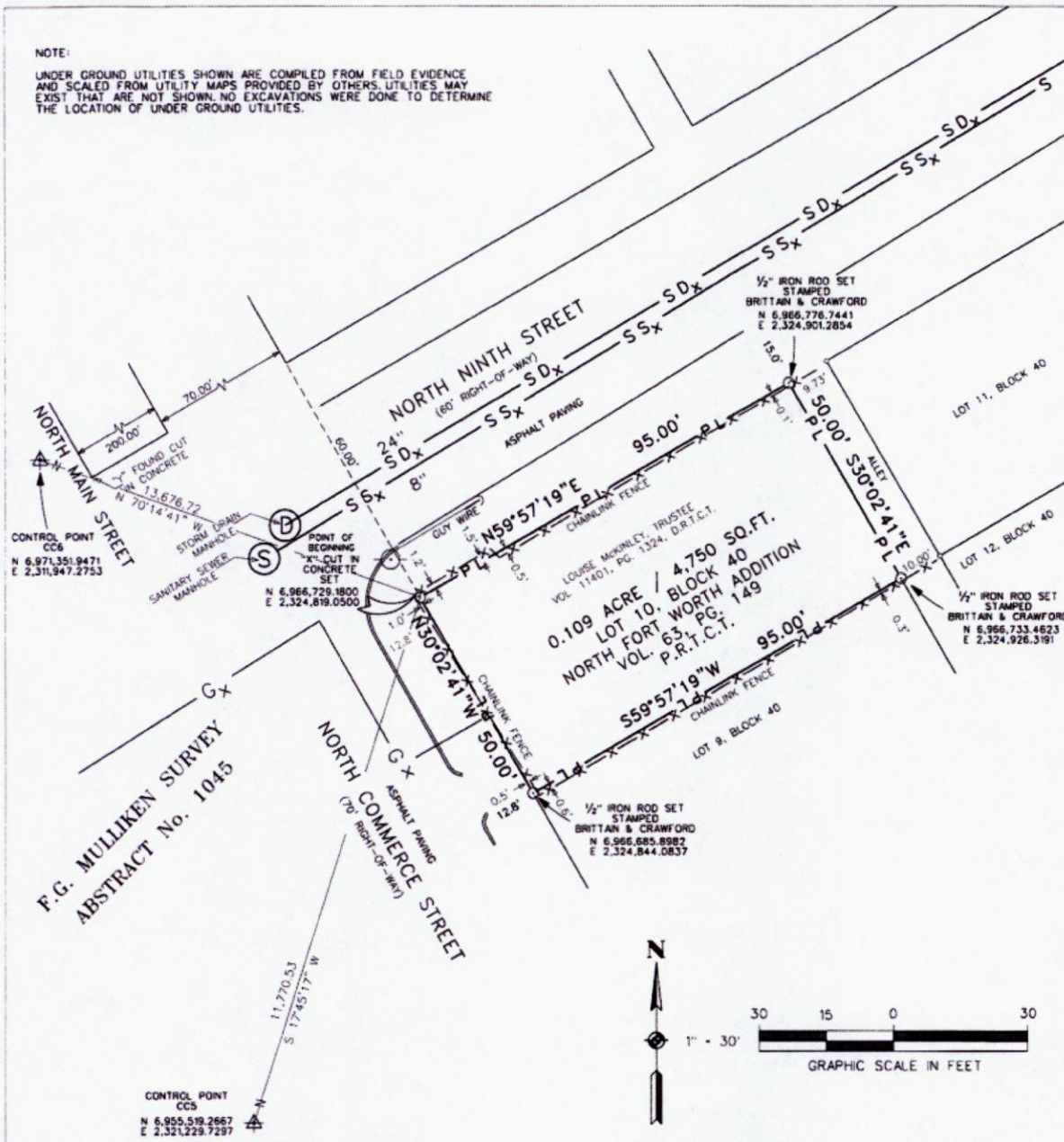
James L. Brittain
Registered Professional Land Surveyor
No. 1674

Dated: 9-11-09



NOTE:

UNDER GROUND UTILITIES SHOWN ARE COMPILED FROM FIELD EVIDENCE AND SCALED FROM UTILITY MAPS PROVIDED BY OTHERS. UTILITIES MAY EXIST THAT ARE NOT SHOWN. NO EXCAVATIONS WERE DONE TO DETERMINE THE LOCATION OF UNDER GROUND UTILITIES.



BRITTAIN & CRAWFORD
 LAND SURVEYING &
 TOPOGRAPHIC MAPPING
 (817) 808-0011 - METRO (817) 429-5112
 FAX NO. (817) 808-1041
 P.O. BOX 11374 • 3008 SOUTH FREEMAN
 FORT WORTH, TEXAS 76110
 WWW.BRITTAIN-CRAWFORD.COM

PROJ. NO: P202 06 0524
 SCALE: 30
 DATE: APRIL 28, 2008
 DESIGNED BY:
 DRAWN BY: K.D.E.
 CHECKED BY: K.D.E.
 FILE NAME: P53.V-PB0001-01
 REVISED: SEPTEMBER 11, 2009



SHEET TITLE	LAND TITLE SURVEY LOUISE MCKINLEY, TRUSTEE PARCEL #53
PROJECT	TRINITY RIVER VISION
NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE 142021 WITH AN ADJUSTMENT FACTOR OF 1.0001375289116	PG. 3 of 3

PARCELS #77 & 78
LEGAL DESCRIPTION

BEING Lots 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16, Block 37, North Fort Worth Townsite Companys Subdivision, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 204A, Page 117 of the Plat Records of Tarrant County, Texas; Said tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1" iron rod found at the northwesterly corner of Lot 36, of said Block 37, being at the intersection of the easterly right-of-way line of North Throckmorton Street (a 70 foot wide right-of-way) and the southerly right-of-way line of Northwest Eighth Street (a 50 foot wide right-of-way); THENCE N 59° 49' 55" E 105.00 feet, along the southerly right-of-way line of said Northwest Eighth Street, to a "X" in concrete set being the northwesterly corner of said Lot 16 and the **POINT OF BEGINNING** of the herein described tract;

THENCE N 59° 49' 55" E 95.00 feet, along the southerly right-of-way line of said Northwest Eighth Street and the northerly line of said Lot 16, to a 1/2" iron rod stamped "Brittain & Crawford" set at the northeasterly corner of said Lot 16, on the westerly right-of-way line of Houston Street (a 70 foot wide right-of-way);

THENCE S 30° 10' 05" E 250.00 feet, along the easterly boundary line of said Block 37 and the westerly right-of-way line of said Houston Street to a 1/2" iron rod stamped "Brittain & Crawford" set at the southeast corner of said Lot 7 and the northeasterly corner of Lot 6;

THENCE S 59° 49' 55" W 95.00 feet, along the southerly boundary line of said Lot 7 and the northerly boundary line of said Lot 6 to a P/K nail set in tree stump at the southwesterly corner of said Lot 7 and the northwesterly corner of said Lot 6, lying on the easterly right-of-way line of a 10 foot wide alley;

THENCE N 30° 10' 05" W 250.00 feet, along the easterly right-of-way line of said alley, and the westerly boundary line of said Lots 7 thru 16, to the **POINT OF BEGINNING**, containing 0.545 acre or (23,750 square feet) of land.

Note: Survey sketch to accompany this legal description.

Note: Basis of bearing = NAD 83 Texas North Central Zone (4202).

Note: Coordinates shown are surface coordinates based on NAD 83 Texas North Central Zone (4202) with an adjustment factor of 1.0001375289116

I do hereby certify on this 11th day of September, 2009, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements located within five (5) feet of said boundaries, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements, and other matters of record as listed in Schedule B of the Commitment for Title issued by Old Republic National Title Insurance Company, Dated June 27, 2006, GF# 062470-TPWB affecting the subject property, and the location of all curb cuts and driveways, if any.

Except as shown on the survey: (i) there are no visible encroachments upon the subject property by visible improvements on adjacent property, (ii) there are no visible encroachments on adjacent property, streets or alleys by any visible improvements on the subject property, and (iii) there are no visible conflicts or discrepancies.

The subject property abuts Northwest Eighth Street a 50 foot right-of-way and Houston Street a 70 foot right-of-way, which provides apparent access to and from the subject property.

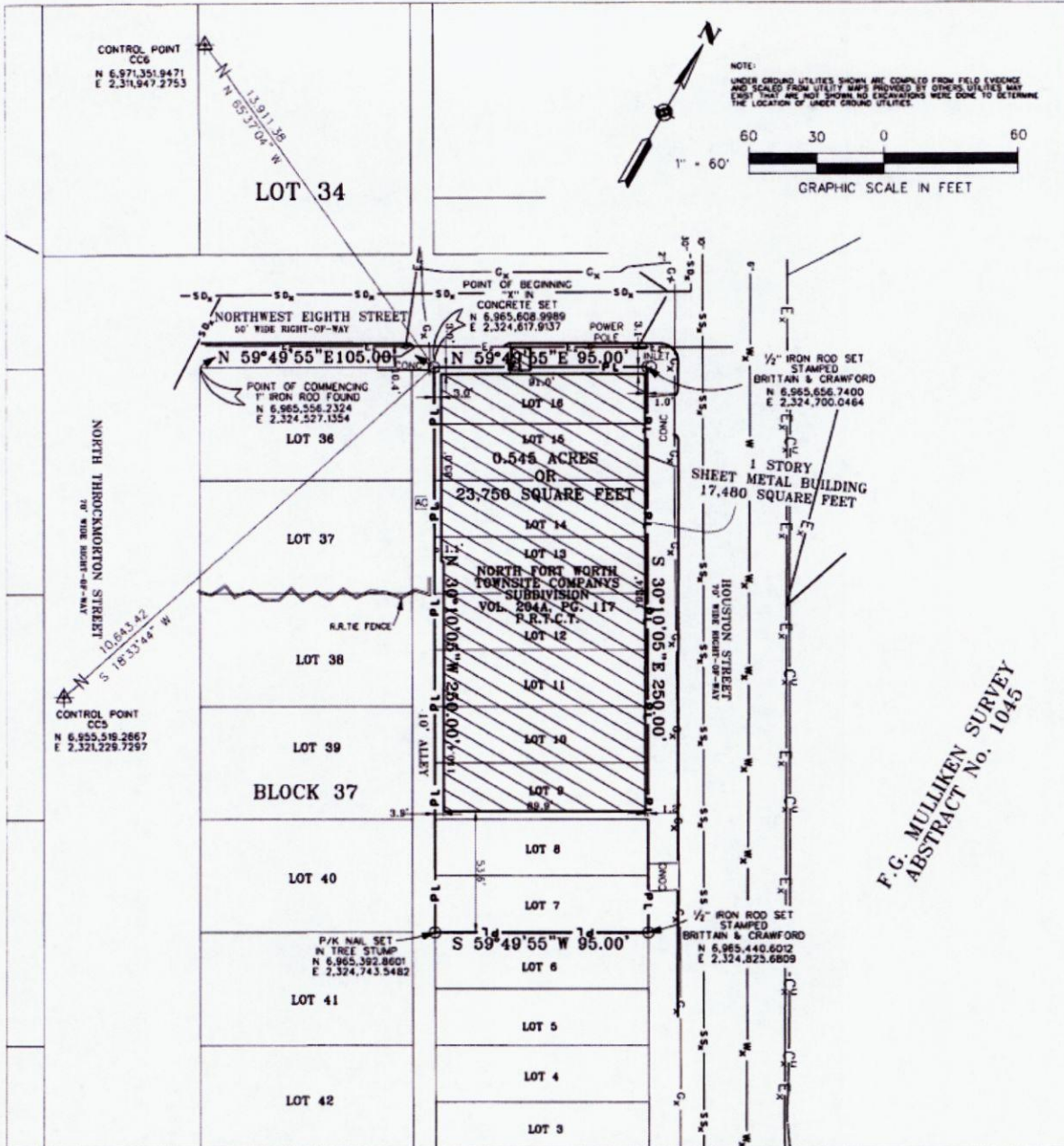
This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

By: Brittain & Crawford
Land Surveying & Topographic Mapping


James L. Brittain
Registered Professional Land Surveyor
No. 1674

Dated: 9-11-09



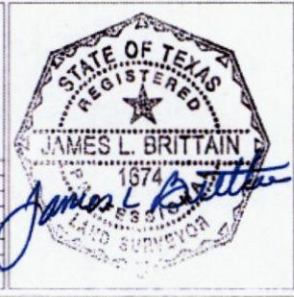


F.G. MULLIKEN SURVEY
ABSTRACT No. 1045

BRITTAIN & CRAWFORD
LAND SURVEYING &
TOPOGRAPHIC MAPPING

(817) 894-0211 - METRO (817) 429-5112
1500 No. 0015 500-1347
P.O. BOX 113274 • 3808 SOUTH FREEMAN
FORT WORTH, TEXAS 76110
EMAIL: info@brittain-crawford.com

PROJ NO: P202 06 0524
SCALE: 60
DATE: APRIL 28, 2008
DESIGNED BY:
DRAWN BY: K.D.E.
CHECKED BY: K.D.E.
FILE NAME: P77_V-PR0001-01
REVISID: SEPTEMBER 11, 2009



SHEET TITLE	LAND TITLE SURVEY LOUISE MCKINLEY, TRUSTEE PARCELS #77 & 78
PROJECT	TRINITY RIVER VISION
NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE (4202) WITH AN ADJUSTMENT FACTOR OF 1.0001375289116	PG. 3 of 3

PARCEL #119
LEGAL DESCRIPTION

BEING Lots 36 and 37, Block 37, North Fort Worth Townsite Companys Subdivision, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 204A, Page 117 of the Plat Records of Tarrant County, Texas; Said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1" iron rod found at the northwesterly corner of said Lot 36 being at the intersection of the easterly right-of-way line of North Throckmorton Street (a 70 foot wide right-of-way) and the southerly right-of-way line of Northwest Eighth Street (a 50 foot wide right-of-way);

THENCE N 59° 49' 55" E 95.00 feet, along the southerly right-of-way line of said Northwest Eighth Street and the northerly line of said Lot 36, to a "X" in concrete set;

THENCE S30° 10' 05" E 100.00 feet, along the easterly boundary line of said Lot 36 and 37, to a 1/2" iron rod stamped "Brittain & Crawford" set at the southeasterly corner of said Lot 37 and the northeasterly corner of Lot 38;

THENCE S 59° 49' 55" W 95.00 feet, along the southerly boundary line of said Lot 37 and the northerly boundary line of said Lot 38 to a 1" iron rod found on the easterly right-of-way line of said North Throckmorton Street;

THENCE N 30° 10' 05" W 100.00 feet, along the westerly boundary line of said Lots 37 and 36, and the easterly right-of-way line of said North Throckmorton Street, to the POINT OF BEGINNING, containing 0.218 acre or (9,500 square feet) of land.

Note: Survey sketch to accompany this legal description.

Note: Basis of bearing = NAD 83 Texas North Central Zone (4202).

Note: Coordinates shown are surface coordinates based on NAD 83 Texas North Central Zone (4202) with an adjustment factor of 1.0001375289116

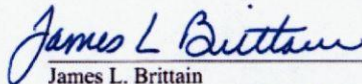
I do hereby certify on this 11th day of September, 2009, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements located within five (5) feet of said boundaries, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements, and other matters of record as listed in Schedule B of the Commitment for Title issued by Old Republic National Title Insurance Company, Dated June 27, 2006, GF# 062470-TPWB affecting the subject property, and the location of all curb cuts and driveways, if any.

Except as shown on the survey: (i) there are no visible encroachments upon the subject property by visible improvements on adjacent property, (ii) there are no visible encroachments on adjacent property, streets or alleys by any visible improvements on the subject property, and (iii) there are no visible conflicts or discrepancies.

The subject property abuts Northwest Eighth Street a 50 foot right-of-way and Northwest Throckmorton Street a 70 foot right-of-way, which provides apparent access to and from the subject property.

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

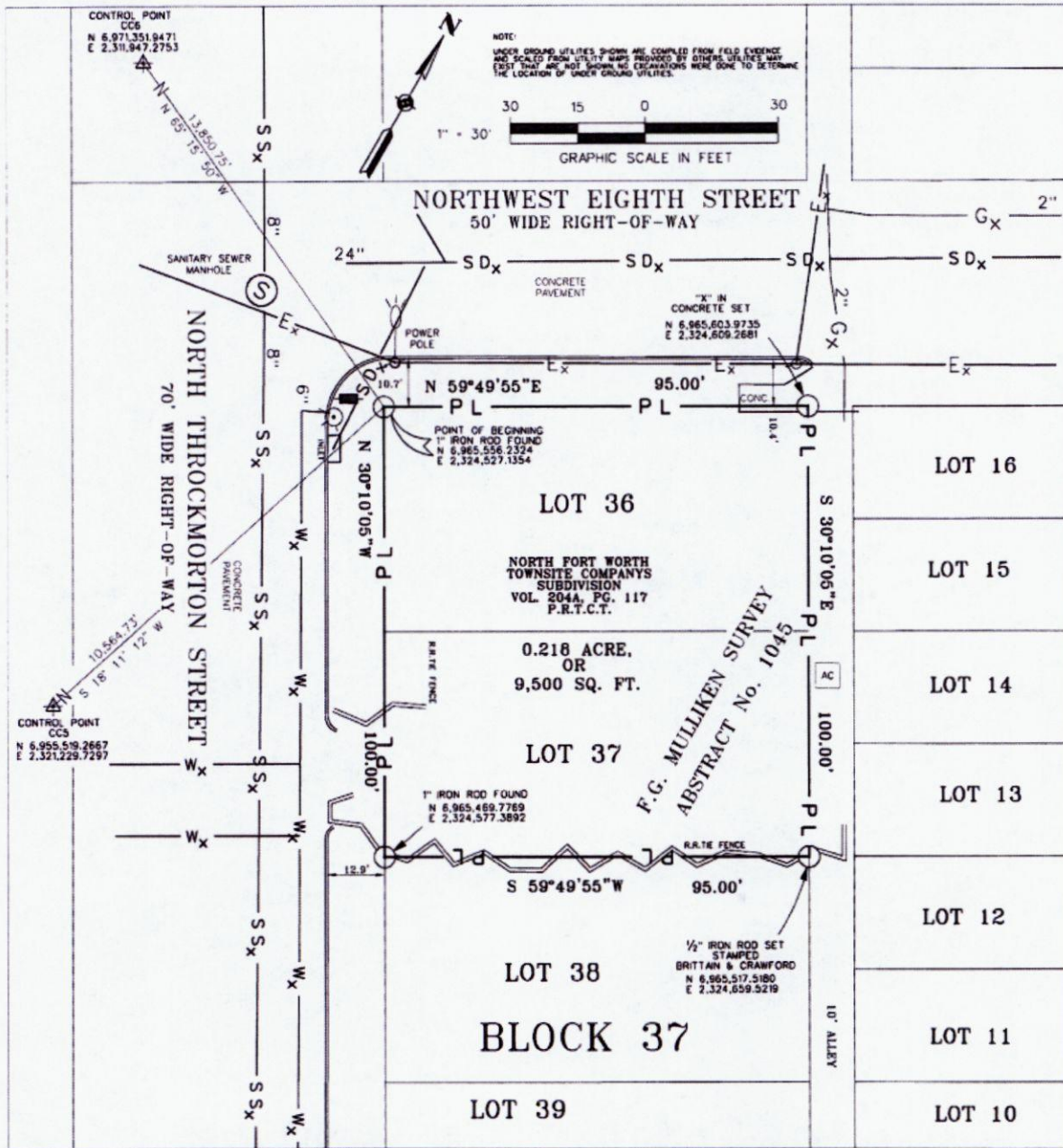
By: Brittain & Crawford
Land Surveying & Topographic Mapping



James L. Brittain
Registered Professional Land Surveyor
No. 1674

Dated: 9-11-09





BRITTAIN & CRAWFORD
LAND SURVEYING & TOPOGRAPHIC MAPPING
9817 926-0211 - METRO (972) 429-3112
FAX NO. (972) 425-5347
P.O. BOX 13274 • 3008 SOUTH FIVEWAY
FORT WORTH, TEXAS 76110
EMAIL: jbr@brittain-crawford.com

PROJ. NO: P202 06 0524
SCALE: 30
DATE: APRIL 28, 2008
DESIGNED BY:
DRAWN BY: K.D.E.
CHECKED BY: K.D.E.
FILE NAME: F119-V-PB0001-01
REVISED: SEPTEMBER 11, 2009



SHEET TITLE
LAND TITLE SURVEY
LOUISE MCKINLEY, TRUSTEE
PARCEL #119

PROJECT
TRINITY RIVER VISION

NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE (4202) WITH AN ADJUSTMENT FACTOR OF 1.0001375289116

PG. 3 of 3

In addition, R. Steve Christian, Real Property Director, and the staff of the Water District are hereby authorized to commence eminent domain proceedings to acquire the property; and authorized to take all steps which are reasonably necessary to facilitate the acquisition of the above-described property, whether by eminent domain or by purchase, and in connection therewith to pay all reasonable and necessary costs incurred with such acquisition. Director Stevens seconded the motion and the vote in favor was unanimous.

23.

With the recommendation of management and the Board of Directors of Trinity River Vision Authority at its meeting on June 1, 2011, Director Sparks moved to approve the acquisition of the following described real property for the public purpose and use of construction of the Trinity River Vision – Central City Project, whether by eminent domain or by purchase. Funding for this acquisition is included in the FY 2011 General Fund.

Fee simple title to the surface estate only, including improvements located thereon, at 921 North Main Street, Tarrant County, Texas, said tract being more particularly described in the accompanying resolution and in the survey plat attached thereto as Exhibit "A."

PARCEL #82
LEGAL DESCRIPTION

BEING a portion of Lot 2, Block 1, Texas Refinery Addition, an addition to the City of Fort Worth, Tarrant County, Texas, recorded in Volume 388-93, Page 90, Plat Records, Tarrant County, Texas (P.R.T.C.T.), and further being a tract of land in the F.G. Mulliken Survey, Abstract No. 1045, and described in a deed to Red Bird Highland Ltd., recorded in Instrument No. D207457273, Deed Records, Tarrant County, Texas (D.R.T.C.T.); said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 3/4 inch iron rod found (control monument) being the Northeasterly corner of said Lot 2 and the Southeasterly corner of a tract of land described in a deed to Tarrant Tierra Partners, LTD., Recorded in Volume 14616, Page 291, D.R.T.C.T., said rod being on the Southwesterly right-of-way line of North Main Street (a 100' R.O.W.), from which a 3/4 inch iron rod found (control monument) being the Northeasterly corner of said Tarrant Tierra Partners, LTD. tract bears North 30 degrees 03 minutes 40 seconds West, a distance of 220.00 feet;

THENCE South 30 degrees 03 minutes 40 seconds East along the Northeasterly line of said Lot 2 and said Southwesterly right-of-way line, a distance of 112.10 feet to a 5/8 inch capped iron rod stamped Transystems set, being the Southeasterly corner of said Lot 2 and the most Easterly Northeast corner of Lot 1, Block 1, of said Texas Refinery Addition;

THENCE South 59 degrees 56 minutes 20 seconds West along the Southerly line of said Lot 2 and a Northerly line of said Lot 1, passing a 1 inch iron pipe found at 0.76 feet, in all a distance of 200.05 feet to a P.K. nail in asphalt set on the Easterly side of a concrete retaining wall being the Southeasterly corner of a tract of land described in a deed to Texas Refinery Corporation, recorded in Volume 16115, Page 214, D.R.T.C.T.;

THENCE the following courses and distances along the Easterly side of said concrete retaining wall:

THENCE North 29 degrees 55 minutes 25 seconds West, a distance of 101.35 feet;

THENCE South 58 degrees 05 minutes 24 seconds West, a distance of 4.47 feet;

THENCE North 32 degrees 00 minutes 19 seconds West, a distance of 3.49 feet;

THENCE North 58 degrees 43 minutes 57 seconds East, a distance of 4.53 feet;

THENCE North 31 degrees 07 minutes 50 seconds West, a distance of 7.32 feet to a P.K. nail in asphalt set on the Northerly line of said Lot 2;

THENCE North 59 degrees 56 minutes 20 seconds East along said Northerly line of Lot 2 and the Southerly line of said Tarrant Tierra Partners, LTD. Tract, a distance of 200.00 feet to the POINT OF BEGINNING and containing 22,427 Square Feet or 0.515 Acre of Land.

Note: Survey sketch to accompany this legal description.

Note: Basis of bearing = NAD 83 Texas North Central Zone (4202).

Note: Coordinates shown are surface coordinates based on NAD 83 Texas North Central Zone (4202) with an adjustment factor of 1.0001375289116

I do hereby certify on this 1st day of March, 2011, that on the 2nd day of May, 2007, that a survey was made on the ground as per the field notes shown on this survey, and said survey was revised November 1, 2010 to reflect current ownership, and said survey was revised again on March 1, 2011 to include the inset detail on sheet 3, and said survey is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements located within five (5) feet of said boundaries, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements, and other matters of record as listed in Schedule B of the Commitment for Title issued by Fidelity National Title Insurance Company, Dated September 28, 2010, issued October 12, 2010, GF# 105104-MACB affecting the subject property, and the location of all curb cuts and driveways, if any.

Except as shown on the survey: (i) there are no visible encroachments upon the subject property by visible improvements on adjacent property, (ii) there are no visible encroachments on adjacent property, streets or alleys by any visible improvements on the subject property, and (iii) there are no visible conflicts or discrepancies.

The subject property abuts North Main Street, a 100 foot right-of-way, which provides apparent access to and from the subject property.

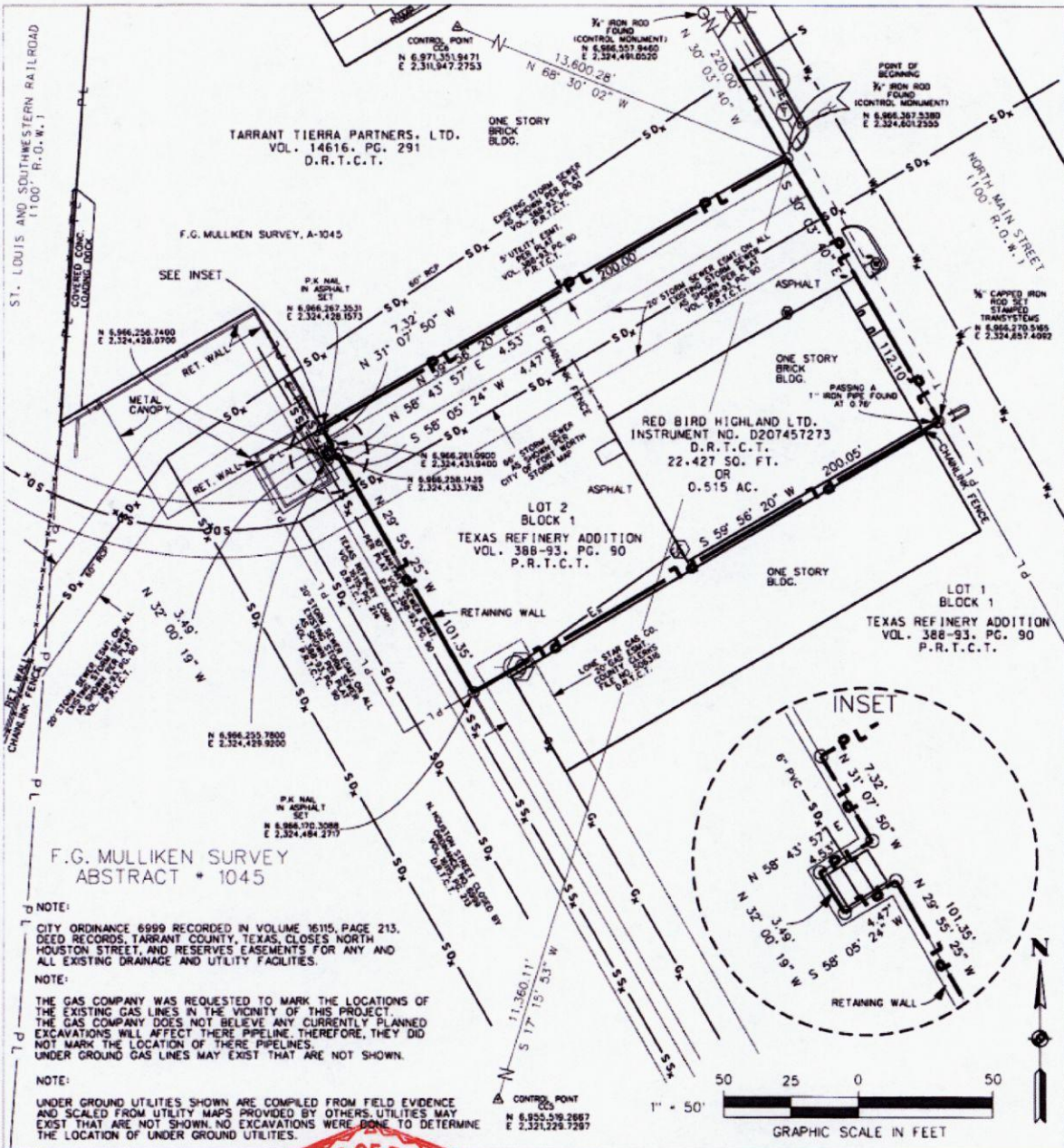
This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

By: TranSystems

Kenneth D. Erwin
Kenneth D. Erwin
Registered Professional Land Surveyor
No. 5554



Dated: 3-1-2011



F.G. MULLIKEN SURVEY
ABSTRACT * 1045

NOTE:
CITY ORDINANCE 6899 RECORDED IN VOLUME 16115, PAGE 213.
DEED RECORDS, TARRANT COUNTY, TEXAS, CLOSE NORTH
HOUSTON STREET, AND RESERVES EASEMENTS FOR ANY AND
ALL EXISTING DRAINAGE AND UTILITY FACILITIES.

NOTE:
THE GAS COMPANY WAS REQUESTED TO MARK THE LOCATIONS OF
THE EXISTING GAS LINES IN THE VICINITY OF THIS PROJECT.
THE GAS COMPANY DOES NOT BELIEVE ANY CURRENTLY PLANNED
EXCAVATIONS WILL AFFECT THEIR PIPELINE. THEREFORE, THEY DID
NOT MARK THE LOCATION OF THESE PIPELINES.
UNDER GROUND GAS LINES MAY EXIST THAT ARE NOT SHOWN.

NOTE:
UNDER GROUND UTILITIES SHOWN ARE COMPILED FROM FIELD EVIDENCE
AND SCALED FROM UTILITY MAPS PROVIDED BY OTHERS. UTILITIES MAY
EXIST THAT ARE NOT SHOWN. NO EXCAVATIONS WERE DONE TO DETERMINE
THE LOCATION OF UNDER GROUND UTILITIES.

TranSystems

500 W. 7TH ST., SUITE 1100
FORT WORTH, TEXAS 76102
817-339-8950
FAX 817-336-2247

PROJ NO: P202 06 0524
SCALE: 50
DATE: 5-2-07
DESIGNED BY:
DRAWN BY: K.D.E.
CHECKED BY: D.L.D.
FILE NAME: PBZ_V-PB0003.DGN
REVISED: 3-1-11

STATE OF TEXAS
REGISTERED
KENNETH D. ERWIN
5554
PROFESSIONAL
LAND SURVEYOR

Kenneth D. Erwin
3-1-2011

SHEET TITLE LAND TITLE SURVEY
RED BIRD HIGHLAND LTD.
PARCEL #82

PROJECT TRINITY RIVER VISION

NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES
BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE (4202) WITH
AN ADJUSTMENT FACTOR OF 1.0001375289116

PG. 3 of 3

In addition, R. Steve Christian, Real Property Director, and the staff of the Water District are hereby authorized to commence eminent domain proceedings to acquire the property; and authorized to take all steps which are reasonably necessary to facilitate the acquisition of the above-described property, whether by eminent domain or by purchase, and in connection therewith to pay all reasonable and necessary costs incurred with such acquisition. Director Stevens seconded the motion and the vote in favor was unanimous.

24.

With the recommendation of management and the Board of Directors of Trinity River Vision Authority at its meeting on June 1, 2011, Director Sparks moved to approve the acquisition of the following described real property for the public purpose and use of construction of the Trinity River Vision – Central City Project, including for use as a staging area during construction, whether by eminent domain or by purchase. Funding for this acquisition is included in the FY 2011 General Fund.

The surface estate only of approximately 0.688 acres of land, including improvements located thereon, located at 1000 North Main Street, Fort Worth, Tarrant County, Texas said tract being more particularly described by metes and bounds on the survey plat attached hereto as Exhibit "A"

LEGAL DESCRIPTION
PARCEL 80
J.W. PIERCE FAMILY, LIMITED PARTNERSHIP

BEING a tract of land situated in the City of Fort Worth, Tarrant County, Texas and being a portion of that same tract of land conveyed to **J.W. Pierce Family, Limited Partnership**, by deed recorded in Tarrant County Clerks Instrument Number (T.C.C.I.No.) D198252752, Deed Records, Tarrant County, Texas (D.R.T.C.T.), said tract being all of Lots 1-3 and Lots 22-24, Block 44, North Fort Worth Addition, being an addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Volume 63, Page 149, Plat Records, Tarrant County, Texas (P.R.T.C.T.), said tract also being all of that same 10 feet wide alley way abandoned by City of Fort Worth Ordinance No. 1056, dated 2-24-1925, and recorded by instrument in Volume 923, Page 184, D.R.T.C.T., said tract being herein more particularly described by metes and bounds as follows:

BEGINNING at a "Y" scribed in the concrete found at the south property corner of the said Pierce tract, same being the intersection of the northeast right-of-way line of North Main Street, being a 100 feet wide right-of-way at this point, with the northwest right-of-way line of Northeast 9th Street, being a 60 feet wide right-of-way at this point;

THENCE North 30°04'19" West, along the southwest property line of the said Pierce tract, and along the said northeast right-of-way line of North Main Street, 149.88 feet to a metal fence post found at the west property corner of the said Pierce tract, said metal fence post being the south property corner of that certain tract of land conveyed to Sugarplum Holdings, L.P., by deed as recorded in T.C.C.I.No. D204095298, D.R.T.C.T.;

THENCE North 59°54'03" East, along the northwest property line of the said Pierce tract and along the southeast property line of the said Sugarplum tract, 200.02 feet to a 5/8" iron rod found at the north property corner of the said Pierce Tract, same being the east property corner of the said Sugarplum tract, said 5/8" iron rod being on the southwest right-of-way line of North Commerce Street, being a 70 feet wide right-of-way;

THENCE South 30°06'19" East, along the northeast property line of the said Pierce tract and along the said southwest right-of-way line of North Commerce Street, 149.75 feet to a 5/8" iron rod found at the east property corner of the said Pierce tract, same being the intersection of the said southwest right-of-way line of North Commerce Street with the said northwest right-of-way line of Northeast 9th Street;

THENCE South 59°51'52" West, along the southeast property line of the said Pierce tract and along the said northwest right-of-way line of Northeast 9th Street, 200.11 feet to the POINT OF BEGINNING;

The tract being herein described contains **0.688 acres (29,972 square feet)** of land.

Note: Survey sketch to accompany this legal description.

Note: Basis of Bearing = NAD 83 Texas North Central Zone (4202)

Note: Coordinates shown are surface coordinates based on NAD 83 Texas North Central Zone (4202) with an adjustment factor of 1.0001375289116.

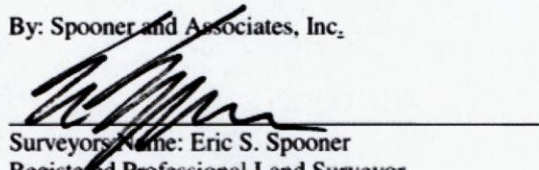
I do certify on this 2nd day of December, 2010, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements located within five (5) feet of said boundaries, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements and other matters of record as listed in Schedule B of the Commitment for Title issued by Alliant National Title Insurance Company, Dated September 23, 2010, GF# 10-03034 affecting the subject property.

Except as shown on the survey: (i) there are no visible encroachments upon the subject property by visible improvements on adjacent property, (ii) there are no visible encroachments on adjacent property, streets or alleys by any visible improvements on the subject property, and (iii) there are no visible conflicts or discrepancies.

The property adjoins North Commerce Street, a 70 feet wide right-of-way, Northeast 9th Street, a 60 feet wide right-of-way and North Main Street, a 100 feet wide right-of-way which all provide apparent access to and from the subject property.

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

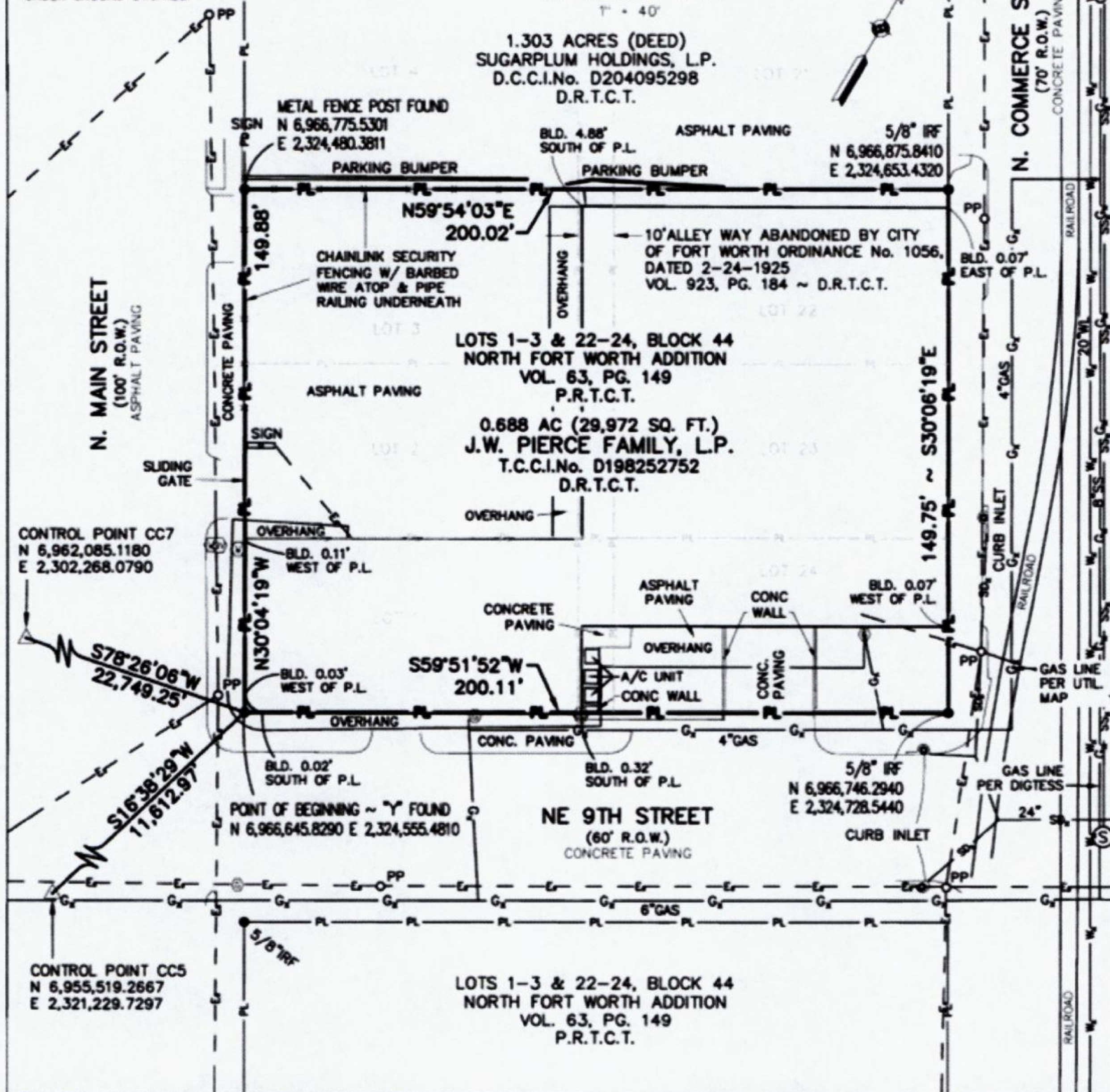
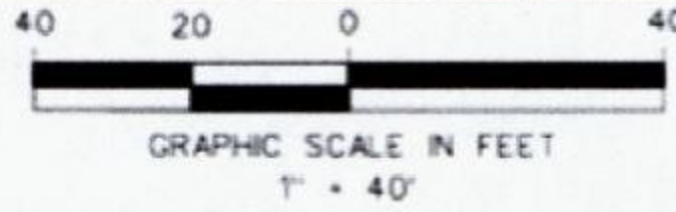
By: Spooner and Associates, Inc.



Surveyors Name: Eric S. Spooner
Registered Professional Land Surveyor,
Texas No. 5922
Date of Survey: 12/14/2010



NOTE: UNDERGROUND UTILITIES SHOWN ARE COMPILED FROM FIELD EVIDENCE AND SCALED FROM UTILITY MAPS PROVIDED BY OTHERS. UTILITIES MAY EXIST THAT ARE NOT SHOWN. NO EXCAVATIONS WERE DONE TO DETERMINE THE LOCATION OF UNDER GROUND UTILITIES.



SPOONER & ASSOCIATES
 REGISTERED PROFESSIONAL LAND SURVEYORS

SPOONER & ASSOCIATES, INC.
 309 BYERS STREET, SUITE 100
 ELAESS, TEXAS 76039
 (817) 281-2355 (TEL.)

FILE NAME: 10-086-parcel 80
 PROJ. NO.: 10-086
 SCALE: 1" = 40'
 DATE: 12-02-2010
 DRAWN BY: JWC
 CHECKED BY: ESS
 REVISED DATE:

PRINTED ON:
 DATE: 12/13/2010 TIME: 3:59 PM

SHEET TITLE
PARCEL # 80
J.W. PIERCE FAMILY
LAND TITLE SURVEY

PROJECT
TRINITY RIVER VISION PROJECT

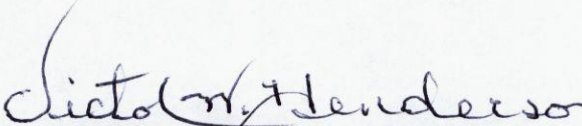
NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON NAD 83 TEXAS NORTH CENTRAL (4202) WITH AN ADJUSTMENT FACTOR OF 1.0001375289116

PG. 3 OF 3


In addition, R. Steve Christian, Real Property Director, and the staff of the Water District are hereby authorized to commence eminent domain proceedings to acquire the property; and authorized to take all steps which are reasonably necessary to facilitate the acquisition of the above-described property, whether by eminent domain or by purchase, and in connection therewith to pay all reasonable and necessary costs incurred with such acquisition. Director Leonard seconded the motion and the vote in favor was unanimous.

25.

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



President



Secretary