

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF
TARRANT REGIONAL WATER DISTRICT
HELD ON THE 17TH DAY OF JULY 2012 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, Darrell Beason, Kathy Berek, Shanna Cate, Steve Christian, Linda Christie, J. D. Granger, Nancy King, David Marshall, Sandy Newby, David Owen, Wayne Owen and Kirk Thomas.

Also in attendance were George Christie, General Counsel for Tarrant Regional Water District (Water District); Lee Christie and Ethel Steele of Pope, Hardwicke, Christie, Schell, Kelly, & Ray LLP; Brian Adams of AECOM; Gary Savanyu of Beta; Patrick Prevost of Burns & McDonnell; Donald Funderlich of CDM-Smith; Cristina Criado of CRIADO; Rachel Ickert of Freese and Nichols, Inc.; Heath Barber and Doug Hartman of JP Morgan; Ramon Salazar of KBR; Mike O'Brien of Korman O'Brien, LLC; Dick Fish of Lake Country Property Owners Association; Matt Garcia of MWH; Ron Morrison of RBC Capital Markets; Andy Bynam of Mesirow Financial; Christine Jacoby of Shaw; Bill Paxton of TEC; Ed Markey 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 Leonard and seconded by Director Sparks, the Directors unanimously voted to approve the minutes from the meeting held June 19, 2012. It was accordingly ordered that these minutes be placed in the permanent files of Tarrant Regional Water District.

3.

There were no persons of the general public requesting the opportunity to address the Board of Directors.

4.

With the recommendation of management, Director Lane moved to appoint Sal Espino as the new Director for the Trinity River Vision Authority as the representative of the City of Fort Worth. Director Leonard seconded the motion and the vote in favor was unanimous.

5.

STAFF UPDATES

- Update on System Status
- Update on Fort Worth Fourth

6.

The presiding officer next called an executive session at 10:07 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 and 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.

7.

Upon completion of the executive session at 10:45 a.m., the President reopened the meeting.

8.

With the recommendation of management and the Construction and Operations Committee, Director Lane moved to approve a contract with Retzlaff Construction for concrete trail placement at Marine Creek Lake in the amount of \$299,740, the Board having determined that the proposed award would be most advantageous to the District and result in the best and most economical completion of the project. Funding for this contract is included in the FY 2012 General Fund Budget. 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 authorize District staff to spend up to \$357,500 to review alternative water supply concepts to provide additional water to meet demands until a regional supply is developed. Funding for this contract is included in the Bond Fund. Director Lane seconded the motion and the vote in favor was unanimous.

10.

With the recommendation of management and the Real Property Committee, Director Lane moved to grant authority to sell the following described surplus land necessary for the construction of a rail spur for the appraised value of \$9,238.

The surface estate only of approximately 0.1247 acres or 5,434 square feet out of the J. T. Hobbs Survey, Abstract No. 806, said tract being a portion of a larger tract conveyed to the Water District by deed recorded in Volume 2866, Page 190 as Instrument No.

**D155034267 in the Official Public Records of Tarrant County, Texas,
and as shown on the attached Exhibit A.**

EXHIBIT "A"

Being a tract of land situated in the J. T. Hobbs Survey, Abstract No. 806, Tarrant County, Texas and being a portion of that certain tract of land as described in deed to **TARRANT COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT No. 1** as recorded in Volume 2866, page 190 of the Deed Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at the most northerly northwest corner of said Tarrant County Water Control tract and also being the most northerly northeast corner of that certain tract of land as described in deed to Keystone Equity Partners, L.L.C. as recorded in Volume 15441, Page 37 of the Deed Records of Tarrant County, Texas and also being on the southeasterly right-of-way line of Northwest Loop 820 (a variable width right-of-way);

THENCE South 18 degrees 12 minutes 09 seconds West, departing the southeasterly right-of-way line of said Northwest Loop 820 and along the common line of said Tarrant County Water Control tract and said Keystone Equity Partners tract, a distance of 720.93 feet to a 5/8 inch iron pipe found;

THENCE South 37 degrees 07 minutes 55 seconds East, continuing along the common line of said Tarrant County Water Control tract and said Keystone Equity Partners tract, a distance of 116.37 feet to the **POINT OF BEGINNING**;

THENCE North 46 degrees 42 minutes 35 seconds East, a distance of 11.04 feet to the beginning of a curve to the left, having a central angle of 16 degrees 43 minutes 45 seconds, a radius of 578.80 feet and being subtended by a 168.40 foot chord which bears North 38 degrees 20 minutes 43 seconds East;

THENCE, along said curve to the left in a northeasterly direction, an arc distance of 169.00 feet to a point for corner;

THENCE South 17 degrees 36 minutes 04 seconds West, a distance of 88.55 feet to a point for corner and being the beginning of a curve to the left, having a central angle of 03 degrees 04 minutes 27 seconds, a radius of 1074.31 feet and being subtended by a 57.63 foot chord which bears South 15 degrees 10 minutes 43 seconds West;


THENCE, along said curve to the left in a southwesterly direction, an arc distance of 57.64 feet to a point for corner at the end of said curve and being the beginning of a non-tangent curve to the right, having a central angle of 03 degrees 39 minutes 29 seconds, a radius of 628.80 feet and being subtended by a 40.14 foot chord which bears South 44 degrees 52 minutes 51 seconds West;

THENCE, along said curve to the right in a southwesterly direction, an arc distance of 40.15 feet to the end of said curve;

THENCE South 46 degrees 42 minutes 35 seconds West, a distance of 16.44 feet to a point on the aforementioned common line of said Tarrant County Water Control tract and said Keystone Equity Partners tract, from which an 18 inch dead Hackberry tree for a corner bears South 37 degrees 07 minutes 55 seconds East, 1336.64 feet;

THENCE North 37 degrees 07 minutes 55 seconds West, a distance of 50.29 feet to the **POINT OF BEGINNING** and containing 5,434 square feet or 0.1247 of an acre of land, more or less.

BASIS OF BEARINGS: All bearings shown hereon are based on the Texas State Plane Coordinate System, North Central Zone, as derived from GPS observations.


Mark A. Nace
Registered Professional Land Surveyor
Texas Registration No. 5539



Date: July 9, 2012

BASIS OF BEARINGS: TEXAS STATE
PLAIN COORDINATE SYSTEM, NORTH
CENTRAL ZONE, AS DERIVED BY GPS
OBSERVATIONS.

POINT OF COMMENCING

NORTHWEST LOOP 820
(VARIABLE WIDTH RIGHT-OF-WAY)

KEYSTONE EQUITY
PARTNERS, L.L.C.
TRACT B2
VOL. 15441, PG. 37
D.R.T.C.T.

5/8" IRON PIPE FD.

POINT OF BEGINNING

J.T. HOBBS SURVEY
ABSTRACT No. 806

EXISTING RAILROAD LINE

DEAD 18" HACKBERRY TREE

S 18°12'09" W 720.93'

0.1247 ACRES
5,434 SQ. FT.

25' PIPELINE ESM'T.
DOC. No. D205045099
D.R.T.C.T.

APPROXIMATE LOCATION OF
LONE STAR GAS PIPELINE
VOL. 3056, PG. 166
D.R.T.C.T.

BY QUITCLAIM DEED TO
KEYSTONE GATHERING, L.L.C.
DOC. No. 204051244
D.R.T.C.T.

TO
BARNETT GATHERING, LP
DOC. No. D206339793
D.R.T.C.T.

APPROXIMATE LOCATION
100' RAILROAD EASEMENT
CITY OF FORT WORTH TO
ATCHISON, TOPEKA & SANTA FE RAILWAY Co.
VOL. 4959, PG. 419
D.R.T.C.T.

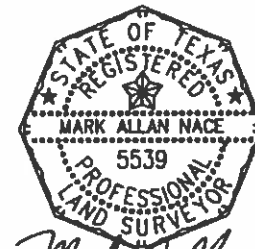
DEED WITHOUT WARRANTY TO
CEMEX USA CEMENT OF TEXAS, LP.
DOC. No. D201001320
D.R.T.C.T.
APPROXIMATE LOCATION
30' SANITARY SEWER EASEMENT
UNRECORDED

TARRANT COUNTY WATER CONTROL
AND IMPROVEMENT DISTRICT NO. 1
VOL. 2866, PG. 190
D.R.T.C.T.

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	18°43'45"	578.80'	169.00'	N 38°20'43" E	168.40'
C2	3°04'27"	1074.31'	57.64'	S 15°10'43" W	57.63'
C3	3°39'29"	628.80'	40.15'	S 44°52'51" W	40.14'

LINE	BEARING	DISTANCE
L1	S 37°07'55" E	118.37'
L2	N 46°42'35" E	11.04'
L3	S 17°36'04" W	88.55'
L4	S 46°42'35" W	18.44'
L5	N 37°07'55" W	50.29'

T.J. THOMPSON SURVEY
ABSTRACT No. 1803



Mark A. Nace
7/9/12

Nace Land Surveying

10000 Public Notice Statement • No. 001 • Expires: 06/01/2012 • Issue 7/9/12 • 001-001-2012 • 0-0000 • 0-0000

EXHIBIT "A"
0.1247 OF AN ACRE OF LAND
SITUATED IN THE J. T. HOBBS SURVEY,
ABSTRACT No. 806
CITY OF FORT WORTH
TARRANT COUNTY, TX.

ISSUE DATE: 07/09/2012	SCALE: 1" = 200'
SHEET 2 OF 2	PROJECT NO.: 0012-24



APPROX. LOCATION
SURVEY LINE

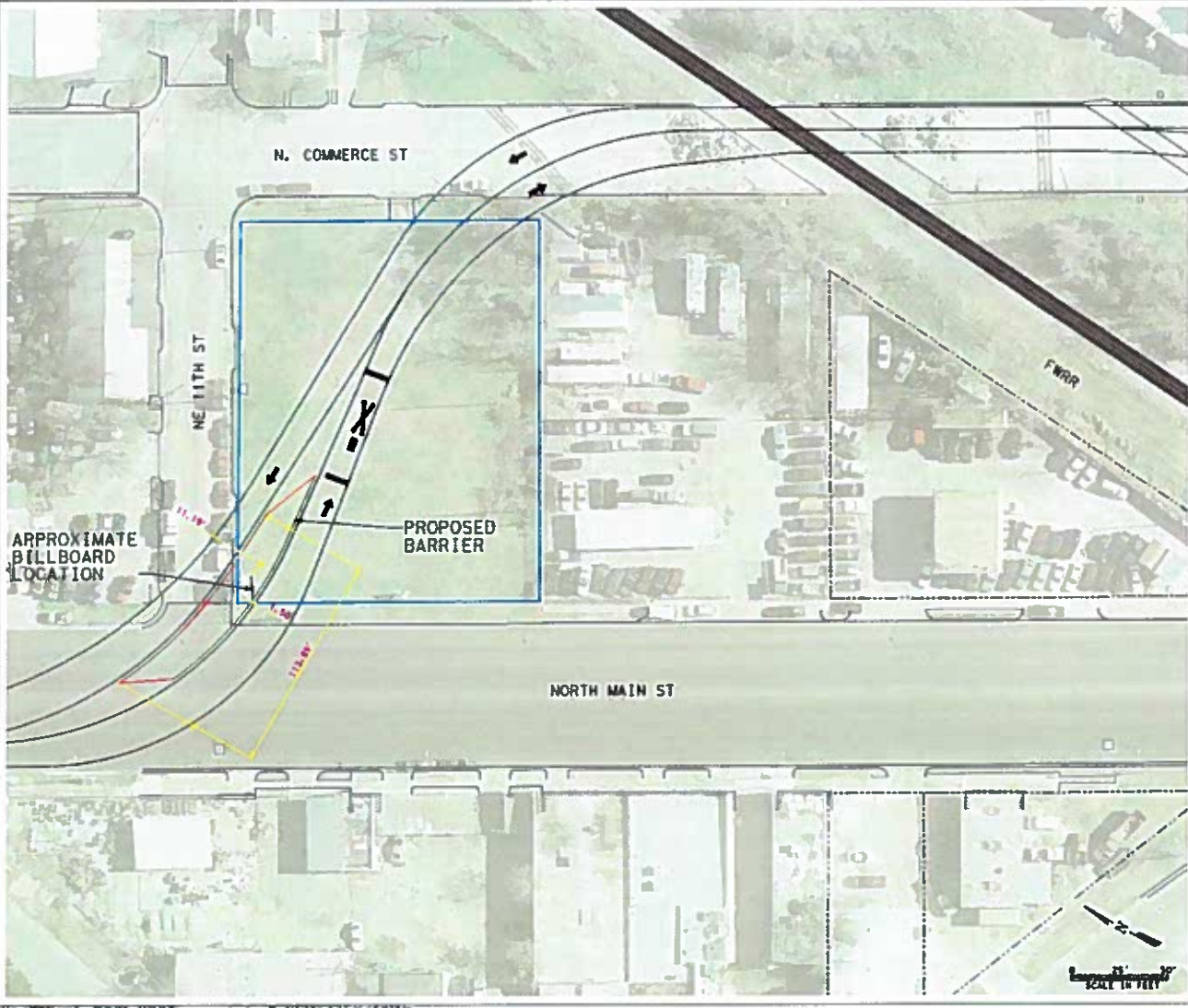
1336.64'

In addition, R. Steve Christian is granted authority to execute all documents necessary to complete this transaction. 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 authorize the Real Property Director to complete the purchase of the interests of Greg L. Wilemon and Johnny H. Vinson in the property described below for the negotiated purchase price of \$292,700 and that he be further authorized to pay all reasonable and necessary closing costs to complete this transaction. Director Sparks also moved that, if staff is unable to acquire clear title by negotiated purchase, the Tarrant Regional Water District authorize the use of the power of eminent domain to acquire the approximately 0.654 acres of land, being Lots 10 through 15, inclusive, Block 45, North Fort Worth Addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 63, Page 149, Deed Records of Tarrant County, for the public use and purpose of the construction and operation of the Integrated Pipeline Project. The motion to authorize the use of eminent domain was made in the form required by Section 2206.053, Texas Government Code.

98.0000 - 17.00



07/30/2012 04:53:40 PM
 A:\Projects\10003\10003.dwg

NOT FOR CONSTRUCTION
 THIS DRAWING IS THE PROPERTY OF THE TEXAS DEPARTMENT OF TRANSPORTATION AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE TEXAS DEPARTMENT OF TRANSPORTATION.

Signature of Designer: A. S.
 Title: Senior Engineer
 Texas Registered Engineering Firm: 9-2004



Texas Department of Transportation
 © 2012

**NORTH MAIN STREET (U.S. 8207)
 EXHIBIT A
 DETOUR PLAN
 PARCEL 1003**

SECTION	FED. H.W. DIST. NO.	FEDERAL AID PROJECT NO.	STATE
0000	6	IP 2008 (344)	TX
FUND	STATE	DISTRICT	COUNTY
0000	TEXAS	FTW	TARRANT
CONTRACT	SECTION	JOB	
0014	01	022	
DATE			
07/30/12			

Funding for this purchase is included in the FY 2012 General Fund Budget.
Director Lane seconded the motion and the vote in favor was unanimous.

12.

With the recommendation of management and the Real Property Committee, Director Sparks moved to grant authority to purchase the following described real property for construction and operation of the IPL Project, from Gale E. Ward for the negotiated purchase price of \$57,000.

Fee simple title to the surface estate only, including improvements located thereon, of an approximately 4.629 acre tract of land out of the J. Ferguson Survey, Abstract Number 22, Anderson County, Texas, and being the remainder of a called 200 acre tract of land conveyed by deed to Gale E. Ward, as recorded in Volume 1360, Page 574, Official Public Records of Anderson County, Texas, (O.P.R.R.P.A.C.T.) and being further in the survey plat for Parcel 848 attached hereto.

EXHIBIT "A"

Being a 4.629 acre (201,644 square foot) tract of land out of the J. Ferguson Survey, Abstract Number 22, Anderson County, Texas, and being the remainder of a called 200 acre tract of land conveyed by deed to Gale E. Ward in Volume 1360, Page 574, Official Public Records of Real Property of Anderson County, Texas (O.P.R.R.P.A.C.T.) and being further described as follows:

BEGINNING at a T-iron with a stainless steel cap stamped UNRMWA (Upper Neches River Municipal Water Authority) found along the South boundary line of the J. Ferguson Survey, Abstract Number 22, the North boundary line of the J. Ferguson Survey, Abstract Number 23, and the North boundary line of Lot 1 of The Meadows Section 1 as recorded in Envelope Number 183 of said Official Public Records of Real Property of Anderson County, Texas, said point of beginning also being the Southeast corner of the herein described 4.629 acre tract of land and the Southwest corner of a called 8.8257 acre tract of land conveyed by deed to the City of Dallas in Volume 1346, Page 653 of said Official Public Records of Real Property of Anderson County, Texas Grid Coordinate (N 6,720,542.1040, E 2,915,190.8400);

- (1) **THENCE** South 88 degrees 39 minutes 06 seconds West, along the South boundary line of the herein described 4.629 acre tract of land and said J. Ferguson Survey, Abstract Number 22 and the North boundary line of aforesaid Lot 1 and said J. Ferguson Survey, Abstract Number 23, a distance of 200.58 feet to a 1/2" iron rod with plastic cap stamped RPLS 2504 found for the Southwest corner of said herein described 4.629 acre tract of land, same being the Southeast corner of a called 30.42 acre tract of land and a called 1.51 acre tract of land (50-foot wide easement) to Michael N. Coke et ux in Volume 1617, Page 242 of the Official Public Records of Real Property of Anderson County, Texas;
- (2) **THENCE** North 01 degree 26 minutes 03 seconds West, along the West boundary line of the herein described 4.629 acre tract and the East boundary line of the aforesaid called 1.51 acre tract of land (50-foot wide easement) and aforesaid called 30.42 acre tract of land, a distance of 689.68 feet to a 5/8" iron rod found for the Northwest corner of said herein described 4.629 acre tract of land and an interior ell corner in the East boundary line of said called 30.42 acre tract of land;
- (3) **THENCE** North 88 degrees 33 minutes 46 seconds East, along the North boundary line of the herein described 4.629 acre tract of land and the most Northerly South boundary line of aforesaid 30.42 acre tract of land, a distance of 284.82 feet to a 5/8" iron rod found in the East boundary line of said 30.42 acre tract of land for the Northeast corner of said herein described 4.629 acre tract of land and the Northwest corner of aforesaid called 8.8257 acre City of Dallas tract of land;
- (4) **THENCE** South 13 degrees 05 minutes 22 seconds East, along the East boundary line of the herein described 4.629 acre tract of land and the West boundary line of aforesaid called

8.8257 acre City of Dallas tract of land, a distance of 140.59 feet to a T-iron with a stainless steel cap stamped UNRMWA (Upper Neches River Municipal Water Authority) found for corner in same;

- (5) THENCE South 00 degrees 53 minutes 10 seconds West, continuing along the East boundary line of said herein described 4.629 acre tract of land and the West boundary line of said called 8.8257 acre City of Dallas tract of land, a distance of 412.86 feet to a T-iron with a stainless steel cap stamped UNRMWA (Upper Neches River Municipal Water Authority) found for corner in same;
- (6) THENCE South 33 degrees 01 minute 28 seconds West, continuing along the East boundary line of said herein described 4.629 acre tract of land and the West boundary line of said called 8.8257 acre City of Dallas tract of land, a distance of 169.53 feet to the POINT OF BEGINNING containing 4.629 acres (201,644 square feet) of land, more or less.

NOTE: Basis of bearing is the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum 1983 (NAD 83)(2007) with all distances adjusted to surface by project combined grid factor of 0.99998040200.

NOTE: Plat to accompany this legal description.

That I, Kevin L. Kilgore, Registered Professional Land Surveyor No. 4687, a Registered Professional Land Surveyor, in the State of Texas, hereby states that this survey was made from an actual on the ground survey made in July 2011 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.

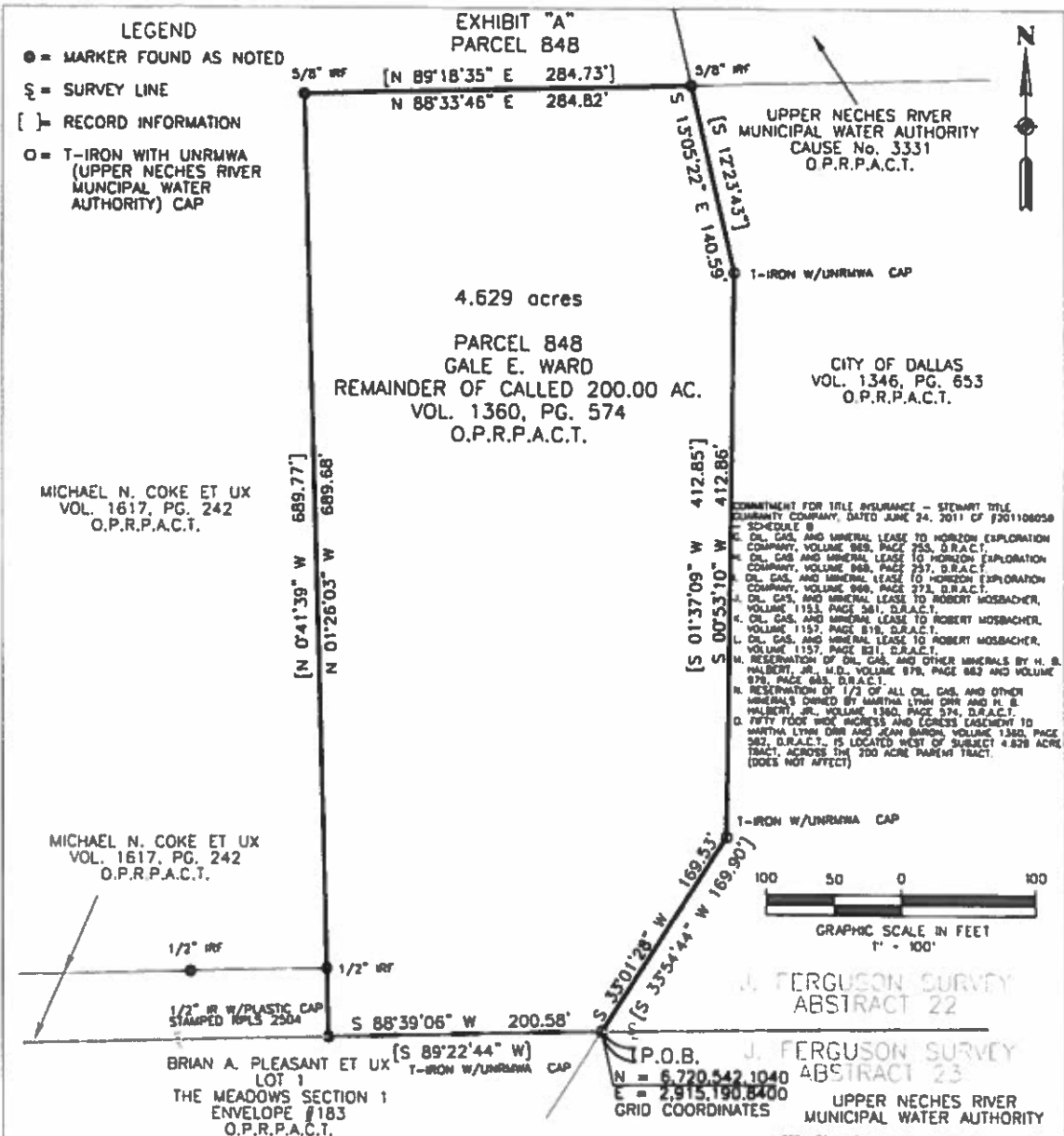
The size, location, and type of buildings and other visible improvements are as shown and shows the location of the easements, rights-of-way and other matters of record as listed in Schedule B of the Commitment for Title Insurance issued by Stewart Title Guaranty Company, dated June 24, 2011, GF# 201106059 affecting the subject property.

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 2 Survey.



Kevin L. Kilgore, R.P.L.S. 4687





KL Klgore & Company, Inc.
www.klgore.com
6712 PALUXY DRIVE
TYLER, TX 75705
(903) 581-7800 (TEL.)
(903) 581-3756 (FAX)

FILE NAME: V-048-007-1101
PROJ. NO.: 201021848
SCALE: 1" = 100'
DATE: 08-19-2011
DRAWN BY: KLE
CHECKED BY: RN
REVISED DATE: ...

PRINTED ON:
8/19/2011
7:50 AM

STATE OF TEXAS
REGISTERED
KEVIN L. KLGORE
4687
PROFESSIONAL
SURVEYOR

SHEET TITLE
SEGMENT 19, PARCEL 848
GALE E. WARD
VOL. 1368, PG 574, O.P.R.A.C.T.
4.529 ACRES (201,644 SQUARE FEET)

PROJECT
INTEGRATED PIPELINE PROJECT

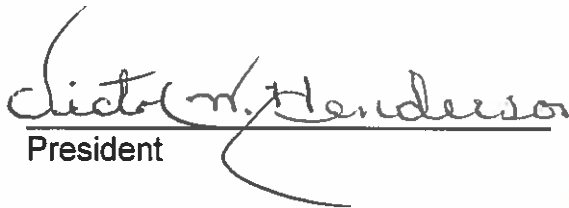
BASIS OF BEARING IS TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83/2011) WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED GRID FACTOR 0.99998040268.

PG. 3 OF 3

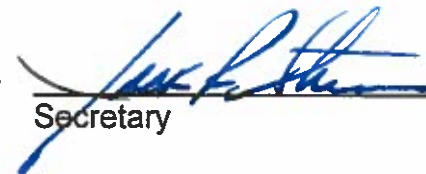
In addition, R. Steve Christian is granted authority to execute all documents necessary to complete this transaction and to pay all reasonable and necessary closing and related costs incurred with this acquisition. Funding for this contract is included in the Bond Fund. Director Stevens seconded the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

13.

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



President



Secretary