

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF  
TARRANT REGIONAL WATER DISTRICT  
HELD ON THE 18<sup>TH</sup> DAY OF DECEMBER 2012 AT 9:30 A.M.

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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, Steve Christian, Linda Christie, Woody Frossard, Nancy King, David Marshall, Rachel Navejar, Sandy Newby, Mark Olson, David Owen, Wayne Owen, Carol Tackel, Louie Verreault and Mike Witthaus.

Also in attendance were George Christie, General Counsel for Tarrant Regional Water District (Water District); Ethel Steele and Jeremy Harmon of Pope, Hardwicke, Christie, Schell, Kelly, & Ray LLP; Gary Savanyu of Beta; Dan Buhman, Donald Funderlic, and Robert Brashear of CDM-Smith; Brian Newby of Cantey and Hanger, Inc.; Marguerite Allen of the City of Fort Worth; C. Brad Lonberger of Gateway Planning; Andrew Ickert of Halff Associates; Dick Fish of Lake Country POA; Rhett Bredy and Ron Morrison of RBC Capital Markets; Ken Newell of Riverbend Investments, Ltd.; 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 November 20, 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.

On a motion made by Director Leonard and seconded by Director Lane, the Directors unanimously voted to adopt a resolution as an expression of affection and respect in recognition of Michael Witthaus's outstanding service, leadership and career with the Water District. A copy of this resolution was presented to Mike and is recorded below in the permanent minutes.

**RESOLUTION OF THE BOARD OF DIRECTORS  
OF  
TARRANT REGIONAL WATER DISTRICT  
HONORING  
MICHAEL WITTHAUS, PURCHASING MANAGER  
UPON HIS RETIREMENT**

**WHEREAS**, Michael Witthaus, has unselfishly given of himself and his time and service to the Tarrant Regional Water District between September of 1979 and December of 2012;

**WHEREAS**, Mike joined the District after having been raised on the east side of Eagle Mountain Lake, graduating from Boswell High School and returning from service in the United States Navy and has served the District for 33 years in various capacities, serving most prominently as Purchasing Manager since 1995;

**WHEREAS**, during Mike's tenure, as the scope of the District's water supply and flood control operations increased, the complexity of materials management and contracting correspondingly increased as annual expenditures rose from \$30 million to more than \$100 million annually;

**WHEREAS**, in support of the District's water supply and flood control operations, Mike pursued innovative strategies in cooperative purchasing with the State of Texas as well as in coordination with other governmental agencies in the north Texas region to enhance opportunities for diverse businesses to compete successfully in providing goods and services to the District: and

**WHEREAS**, professionalism, integrity and an intent focus on compliance with increasingly complex legal requirements governing the purchase and contracting for goods and services by Texas political subdivisions, Mike elevated the District's materials management and contracting activities always keeping pace with the innovative strategies being pursued by staff throughout the organization, deploying his dry wit and humor, always when and where appropriate to the task at hand which was often "find a way, to find a way..." to meet the many materials or contracting needs at hand.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the District that in recognition of the outstanding service, leadership and career of Michael Witthaus, we direct this resolution to be recorded in the District's permanent minutes and a copy presented to Mike as an expression of the affection and respect of the Tarrant Regional Water District, its Board of Directors and employees.

**ADOPTED AND APPROVED** this 18<sup>th</sup> day of December, 2012.

TARRANT REGIONAL WATER DISTRICT

By: \_\_\_\_\_  
President, Board of Directors

ATTEST:

\_\_\_\_\_  
Secretary, Board of Directors

5.

With the recommendation of management and the Construction and Operations Committee, Director Leonard moved to amend the Professional Services Agreement with SmithGroup for design of the office/parking expansion project in the amount of \$53,213 for a new contract total of \$418,213. Funding for this contract is included in the FY 2013 General Fund Budget. Director Stevens seconded the motion and the vote in favor was unanimous.

6.

With the recommendation of management, Director Stevens moved to approve entering into a participation agreement with the City of Fort Worth for Tax Increment Financing District Number 14 (Trinity Lake) and to approve the appointment of Linda Christie as the TRWD representative to TIF 14 (Trinity Lake). In addition, Linda Christie is authorized to negotiate a participation agreement that is in the best interest of the Water District for the Board President's signature. Director Sparks seconded the motion and the vote in favor was unanimous.

7.

With the recommendation of management, Director Sparks moved to approve the following individuals be appointed for each of the City of Fort Worth's Tax Increment Financing Districts. Such approval by the Board shall serve as a recommendation to the City Council of Fort Worth for final appointment by the City Council.

## TIF APPOINTMENTS

<b>TIF District</b>	<b>Current Appointee(s)</b>
3 (Downtown)	Victor Henderson
4 (Southside)	Linda Christie
6 (Riverfront)	Linda Christie
7 (North Tarrant Parkway)	Linda Christie
8 (Lancaster)	Linda Christie
9 (Trinity River Vision)	Jack Stevens, TRWD Victor Henderson, City appointee Hal Sparks III, City appointee
10 (Lone Star)	Linda Christie
12 (East Berry Renaissance)	Linda Christie
13 (Woodhaven)	Linda Christie

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

8.

With the recommendation of management and the Construction and Operations Committee, Director Leonard moved to approve Addendum No. 2 to the contract with Camp Dresser & McKee, Inc. (CDM Smith Inc.) for the Fort Worth Trinity Uptown, Hazardous Toxic and Radioactive Waste (HTRW) investigations, remediation and general program support in the amount of \$164,937. The addendum is for additional engineering services related to Cytec/Former American Cyanamid Cyanamid Response Action Plan Implementation, Technicoat, and Rail Joint Site investigation. Funding for this contract is included in the FY 2013 General Fund Budget. Director Stevens seconded the motion and the vote in favor was unanimous.

9.

With the recommendation of management and the Construction and Operations Committee, Director Stevens moved to approve an agreement with TMI Coatings, Inc. to refurbish the exterior coating and install water-tight seals on the upstream side of the

Richland-Chambers spillway gates 9, 11, 12 and 14 – 24 for an amount not to exceed \$818,200. Funding for this agreement is included in the Revenue Fund. Director Lane seconded the motion and the vote in favor was unanimous.

10.

With the recommendation of management and the Construction and Operations Committee, Director Lane moved to approve supplemental funding to the agreement with Parsons Brinckerhoff for Phase 5C of the Eagle Mountain Dam Geotechnical and Stability Analysis – Implementation of Remedial Measures for the Spillway Levee project in the amount of \$174,890.93. Funding for this agreement is included in the Bond Fund. Director Leonard seconded the motion and the vote in favor was unanimous.

11.

With the recommendation of management and the Construction and Operations Committee, Director Lane moved to approve changes in the contract with DCi Contracting, Inc for measurement increments for Phase 6B of Eagle Mountain Dam Geotechnical and Stability Analysis – Implementation of Remedial Measures for Main Dam project for the additional cost of \$69,302.78 for a new total contract price of \$736,498.53. Funding for this agreement is included in the Bond Fund. Director Sparks seconded the motion and the vote in favor was unanimous.

12.

With the recommendation of management and the Construction and Operations Committee, Director Leonard moved to approve a contract with Halff Associates to update the Probable Maximum Flood Analysis for Lake Bridgeport and Eagle Mountain Lake in the amount of \$83,755. Funding for this agreement is included in the FY 2013

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

13.

With the recommendation of management and the Construction and Operations Committee, Director Stevens moved to approve a guaranteed maximum price agreement with Garney Construction Company to install the pipe connections and fittings for the Section 1C Pipelines in the amount of \$2,198,993. Funding for this agreement is included in the Bond Fund. Director Lane seconded the motion and the vote in favor was unanimous.

14.

With the recommendation of management and the Construction and Operations Committee, Director Leonard moved to approve a contract with F.B. McIntire Equipment Company for crane operation services for pipeline repair for a not to exceed amount of \$62,400. Funding for this agreement is included in the FY 2013 Revenue Fund Budget. Director Lane seconded the motion and the vote in favor was unanimous.

15.

With the recommendation of management and the Construction and Operations Committee, Director Sparks moved to grant substantial completion and to approve a reduction in retainage of the Construction Manager-at-Risk contract with McCarthy Building Companies, Inc. for the George W. Shannon Wetlands Water Reuse GMP (Guaranteed Maximum Price) #1 Project from the amount of \$511,609.06 currently held to \$102,321.81 for a reduction of \$409,287.25. Funding for this agreement is included in the Bond Fund. Director Stevens seconded the motion and the vote in favor was unanimous.



16.

With the recommendation of management and the Construction and Operations Committee, Director Leonard moved to approve an annual contract with Edko, LLC for vegetation management services to control undesirable invasive weeds in the floodway, pipeline and reservoir systems for an amount of \$188,314. Funding for this contract is included in the Fiscal Year 2013 General and Revenue Fund Budgets. Director Sparks seconded the motion and the vote in favor was unanimous.

17.

#### STAFF UPDATES

- Update on System Status
- Video Update

The Board of Directors recessed for a break from 11:03 a.m. to 11:23 a.m.

18.

The presiding officer next called an executive session at 11:23 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.

Upon completion of the executive session at 11:37 a.m., the President reopened the meeting.

With the recommendation of management and the Real Property Committee, Director Sparks moved to approve the acquisition of property by purchase or, if negotiations to acquire the property by purchase are unsuccessful, by the use of the power of eminent domain to acquire in fee simple the surface estate only, including any improvements located thereon, of an approximately 0.025 acre tract of land located in the Shelby County School Land Survey, Abstract Number 1375, Tarrant County, Texas, together with a permanent pipeline easement and right-of-way over an approximately 0.543 acre tract of land in said Shelby County Land Survey, such fee and easement tracts being portions of a called 11.72 acre tract conveyed to Henry A. Adams and Carol Lee Davis, described in deed recorded in Volume 10862, Page 1522, Deed Records, Tarrant County, Texas, for the public use and purpose of construction and operation of the Arlington Outlet Expansion Project. Funding for this acquisition is included in the Bond Fund.

**Fee simple title to the surface estate only, including any improvements located thereon, of an approximately 1,079 square foot (0.025 acre) tract of land, in the Shelby County School Land Survey, Abstract Number 1375, Tarrant County, Texas, and being a portion of a called 11.72 acre tract conveyed to Henry A. Adams and Carol Lee Davis, described in deed recorded in Volume 10862, Page 1522, Deed Records, Tarrant County, Texas, as further described in the accompanying resolution and in the survey plat attached hereto as Exhibit A, together with a permanent pipeline easement and right-of-way to a 23,646 square foot (0.543 acre) tract of land, being a portion of the above-described 11.72 acre tract, as further described in the accompanying resolution and in the survey plat attached hereto as Exhibit B.**

## SURVEY PLAT Exhibit "A"

SHELBY COUNTY SCHOOL LAND SURVEY ABSTRACT No 1375

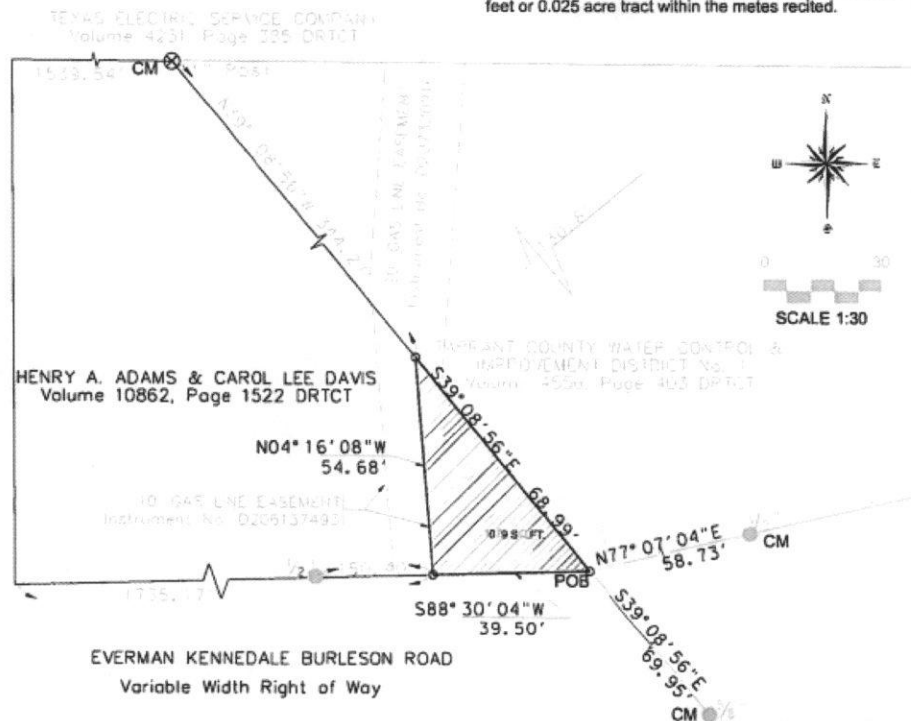
BEING a 1079 square foot (0.025 acre) tract of land, in the Shelby County School Land Survey, Abstract Number 1375, Tarrant County, Texas, and being a portion of a called 11.72 acre tract conveyed to Henry A. Adams and Carol Lee Davis, described in a deed recorded in Volume 10862, Page 1522, of the Deed Records, Tarrant County, Texas and being more particularly described as follows;

BEGINNING at a 5/8 inch iron rod set with BDS cap at the southeast corner of said Henry A. Adams et al 11.72 acre tract, from which a 5/8 inch iron rod found at the southwest corner of a tract conveyed to the Tarrant County Water Control and Improvement District Number One, recorded in Volume 4556, Page 403 of said deed records bears S 39° 08' 56" E, 69.95 feet and a 1/2 inch iron rod found along the northerly line of Everman Kennedale Burleson Road (a variable width right of way), bears N 77° 07' 04" W, 58.73 feet;

THENCE S 88° 30' 04" W, along the south line of said Henry A. Adams et al tract, same being the north line of said Everman Kennedale Burleson Road, a distance of 39.50 feet to a 5/8 inch iron rod set with BDS cap, at the east line of a 10 foot gas line easement according to Instrument Number D206137493 of said deed records, from which a 1/2 inch iron rod found bears S 88° 30' 04" W, 150.40';

THENCE N 04° 16' 08" W, departing the last mentioned common line, and continuing along the said east line of a 10 foot easement, a distance of 54.68 feet to a 5/8 inch iron rod set with BDS cap along said Henry A. Adams east line, same being the west line of said Tarrant County Water Control and Improvement District Number One tract ;

THENCE S 39° 08' 56" E with said Tarrant County Water Control and Improvement District Number One west line and Henry A Adams east line, a distance of 68.99 feet to the POINT OF BEGINNING and containing 1079 square feet or 0.025 acre tract within the metes recited.



### LEGEND

- CM CONTROLLING MONUMENT
- 5/8 inch Iron Rod Set
- ◐ W/ pink cap stamped "BDS"
- IRON ROD (Size As Noted)
- ⊗ "T" Post Fnd
- LOT LINE
- BOUNDARY LINE
- - - - RIGHT OF WAY LINE
- SUBDIVISION LINE
- ▨ To Be Acquired
- EXISTING EASEMENT
- POB POINT OF BEGINNING

**BASIS OF BEARING:** Bearings are based on the Texas State Plane Coordinates System, North Central Zone, North American Datum of 1983

### CERTIFICATION

I, S. Ephraim Osabutey, R.P.L.S. number 6063 do hereby certify that the plat hereon and the legal description represent an actual survey made on the ground under my supervision.

*S. Ephraim Osabutey* 9/24/2012

Seth Ephraim Osabutey  
BDS TECHNOLOGIES INC.  
11325 PEGASUS ST. SUITE E-200  
DALLAS, TEXAS, 75238



EXHIBIT "B"

**23,646 SQUARE FEET (0.543 AC.) OF LAND TO BE ACQUIRED FROM  
HENRY A. ADAMS & CAROL LEE DAVIS BY TRWD FOR PERMANENT  
EASEMENT**

All that certain lot, tract, or parcel of land lying and being located in Tarrant County, Texas:

Being a 23,646 square foot (0.543 acre) tract of land in the Shelby County School Land Survey, Abstract Number 1375, Tarrant County, Texas, and being a portion of a called 11.72 acre tract conveyed to Henry A. Adams and Carol Lee Davis described in a deed recorded in Volume 10862, Page 1522 of the Deed Records, Tarrant County, Texas and being more particularly described as follows;

**BEGINNING** at a "T" post found at the northeast corner of said Henry A. Adams et al tract, same being the northwest corner of a tract conveyed to the Tarrant County Water Control and Improvement District Number One (TCWCAID) and described in a deed recorded in Volume 4556, Page 403 of said deed records, same being along the south line of Texas Electric Service Company, described in a deed recorded in Volume 4231, Page 385 of said deed records;

**Thence** S 39° 08' 56" E, with the easterly line of said Henry A. Adams et al tract, same being the westerly line of said TCWCAID tract, a distance of 308.61 feet to a 5/8 inch iron rod set with BDS cap at the east terminal line of a 10 foot gas easement, described in a deed recorded in Instrument Number D206137493 of said deed records;

**Thence** S 04° 16' 08" E, departing the last mentioned common line and continuing along the east line of said 10 feet gas easement, a distance of 54.68 feet to a 5/8 inch iron rod set with BDS cap along the north line of Everman Kennedale Burleson Road, same being the south line of said Henry A. Adams et al tract;

**Thence** S 88° 30' 04" W along said north line of Everman Kennedale Burleson Road and the south line of Henry Adams et al tract a distance of 42.60 feet to a 5/8 inch iron rod set with BDS cap, from which a 1/2 inch iron rod found along said south line bears S 88° 30' 04" W, 107.78 feet;

**Thence** N 39° 08' 56" W, departing the last mentioned common line, over and across said Henry A. Adams and Carol Lee Davis tract a distance of 383.16 feet to a 5/8 inch iron rod set with pink cap stamped BDS, from which a 1/2 inch iron rod found along the north line of said Henry A. Adams et al tract same being the south line of said Texas Electric Service Company tract bears S 88° 32' 56" E, 17.28 feet;

**Thence** S 88° 32' 56" E, along the aforementioned south line of Texas Electric Service Company tract and the north line of Henry A. Adams tract, a distance of 85.61 feet to the **POINT OF BEGINNING** and containing 23,646 square feet (0.543 acre) of land within the metes recited.

**23,646 SQUARE FEET (0.543 AC.) OF LAND TO BE ACQUIRED FROM  
HENRY A. ADAMS & CAROL LEE DAVIS BY TRWD FOR PERMANENT  
EASEMENT**

Bearings are based on the Texas State Plane Coordinates System, North Central  
Zone, North American Datum of 1983.

CERTIFICATION

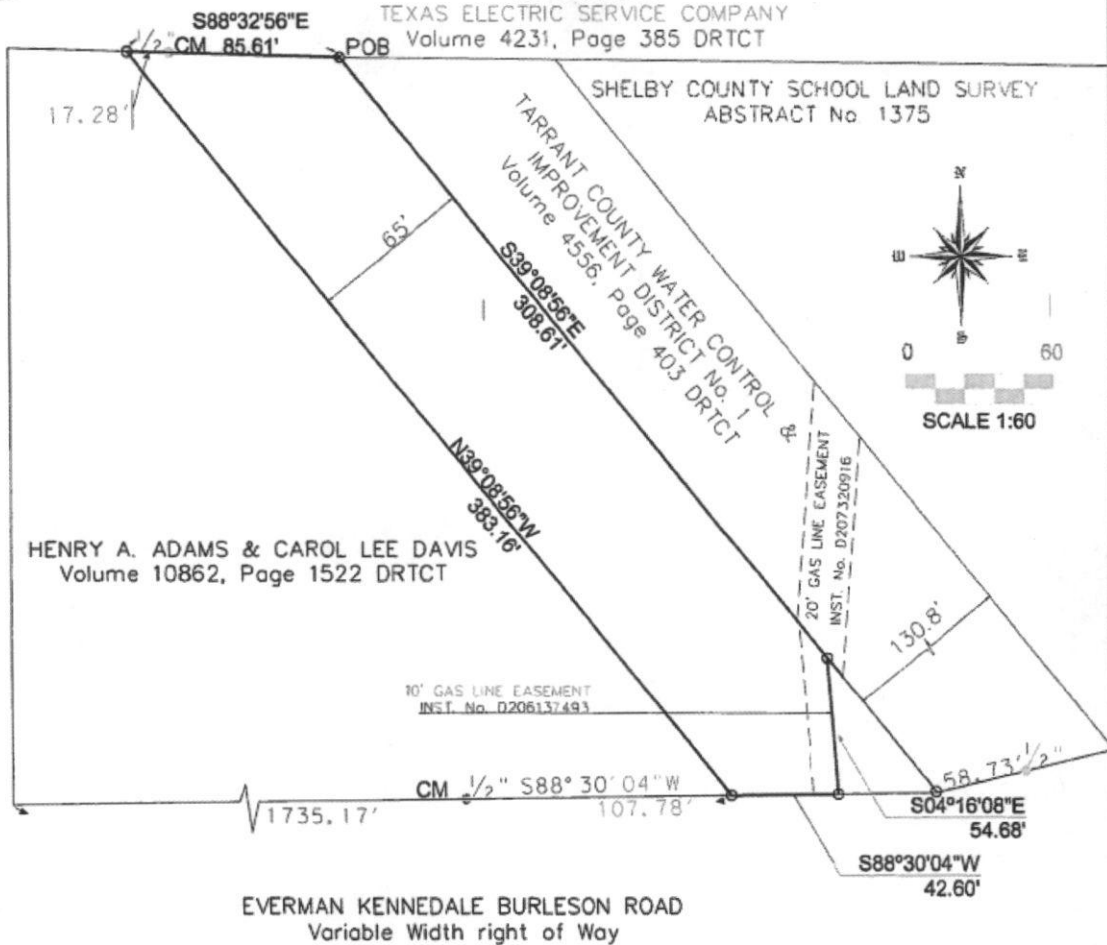
I, Seth Ephraim Osabutey, R.P.L.S. number 6063 do hereby certify that the legal  
description hereon and the accompanying survey drawing represent an actual  
survey made on the ground under my supervision.



Seth Ephraim Osabutey 10/31/12

3  
3

**23,646 SQUARE FEET (0.543 AC) OF LAND TO BE ACQUIRED FROM HENRY A. ADAMS & CAROL LEE DAVIS BY TRWD FOR PERMANENT EASEMENT**



**LEGEND**

CM	CONTROLLING MONUMENT
○	5 / 8 inch Iron Rod Set
●	W/ pink cap stamped "BDS"
⊗	IRON ROD (Size As Noted)
⊗	"T" Post Fnd
—	LOT LINE
—	BOUNDARY LINE
- - -	RIGHT OF WAY LINE
- · - · -	SUBDIVISION LINE
▨	To Be Acquired
- - -	EXISTING EASEMENT
POB	POINT OF BEGINNING

**BASIS OF BEARING:** Bearings are based on the Texas State Plane Coordinates System, North Central Zone, North American Datum of 1983

**CERTIFICATION**  
I, S. Ephraim Osabutey, R.P.L.S. number 6063 do hereby certify that the plat hereon and the accompanying legal description represent an actual survey made on the ground under my supervision.

*S. Osabutey* 10/31/2012  
Seth Ephraim Osabutey  
BDS TECHNOLOGIES INC,  
11325 PEGASUS ST. SUITE E-200  
DALLAS TEXAS 75238



In addition, R. Steve Christian and the staff of TRWD are authorized to take all steps which may be reasonably necessary to complete the acquisition of the above-described property, and to pay all customary, reasonable and necessary closing and related costs. Director Leonard seconded the motion and the vote in favor was unanimous.

20.

With the recommendation of management and the Real Property Committee, Director Stevens moved to approve the purchase of the following described real property for construction and operation of the Integrated Pipeline (IPL) Project, from Danny R. Fisher for the negotiated purchase price of \$22,000. Funding for this purchase is included in the Bond Fund.

**A permanent easement interest across 3.317 acres of land situated in the William Jeffers Survey, Abstract Number 440, Navarro County, Texas, and more particularly being a portion of that certain 12.005 acre tract and being Lot 17 of TLH Rolling Acres Subdivision, a subdivision of record according to the map or plat thereof recorded in Volume 6, Page 182, Plat Records, Navarro County, Texas, conveyed by deed recorded in Volume 1061, Page 196, Deed Records, Navarro County, Texas, being further described in the survey plat for Parcel 491 attached hereto as Exhibit A.**

EXHIBIT "A"  
Property Description

Being 3.317 acres (144,469 square feet) of land situated in the William Jeffers Survey, Abstract Number 440, Navarro County, Texas and more particularly that certain 12.005 acre tract and being Lot 17 of TLH Rolling Acres Subdivision, a subdivision of record according to the map or plat thereof recorded in Volume 6, Page 182, Plat Records, Navarro County, Texas (P.R.N.C.T.) conveyed by deed to Veterans Land Board of the State of Texas by instrument recorded in Volume 1061, Page 196, Deed Records, Navarro County, Texas (D.R.N.C.T.), and being further described as follows:

**COMMENCING** at a 1 inch iron pipe (bent) found for the common Westerly corner of said Veterans Land Board of the State of Texas tract and said Lot 17 and Lot 16 of said TLH Rolling Acres Subdivision, being in the Northeasterly line of County Road NE 0202, No Deed of Record found (variable width right-of-way);

**THENCE** N 30°26'51" W, along the Southwesterly line of said Veterans Land Board of the State of Texas tract and the Northeasterly line of said County Road NE 0202, a distance of 444.59 feet to a set 5/8 inch iron rod with TranSystems cap for the Southwesterly corner and **POINT OF BEGINNING** of the tract herein described (N: 6,766,456.531, E: 2,631,177.807 Grid);

- (1) **THENCE** N 30°26'51" W, continuing along the Southwesterly line of said Veterans Land Board of the State of Texas tract and the Northeasterly line of said County Road NE 0202, and along the Westerly line of the tract herein described, at a distance of 143.23 passing a found "T" post, continuing a total distance of 162.96 feet to a set 5/8 inch iron rod with TranSystems cap for the Northwesterly corner of said Veterans Land Board of the State of Texas tract and the tract herein described, being in the Northwesterly Line of said William Jeffers Survey and the Southeasterly line of the John C. Jeffers Survey, Abstract Number 438 and the Southeasterly line of Colina Vista Road, Volume 6, Page 182, P.R.N.C.T. (variable width right-of-way);
- (2) **THENCE** N 57°15'35" E, departing the Northeasterly line of said County Road NE 0202 and along the Northwesterly line of said Veterans Land Board of the State of Texas tract and said William Jeffers Survey and the Southeasterly line of said John C. Jeffers Survey and said Colina Vista Road, and along the Northerly line of the tract herein described, a distance of 8.33 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;
- (3) **THENCE** N 85°54'44" E, departing the Northwesterly line of said Veterans Land Board of the State of Texas tract and said William Jeffers Survey and the Southeasterly line of said John C. Jeffers Survey and said Colina Vista Road, and continuing along the Northerly line of the tract herein described, a distance of 251.58 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;
- (4) **THENCE** N 83°54'25" E, continuing along the Northerly line of the tract herein described, a distance of 256.70 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;



- (5) **THENCE** N 81°54'05" E, continuing along the Northerly line of the tract herein described, a distance of 257.88 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;
- (6) **THENCE** N 81°41'42" E, continuing along the Northerly line of the tract herein described, a distance of 189.16 feet to a set 5/8 inch iron rod with TranSystems cap for the Northeasterly corner of the tract herein described, being in the Northeasterly line of said Veterans Land Board of the State of Texas tract and the Southwesterly line that certain tract of land conveyed to William B. Snyder by deed recorded in Instrument Number 00001090, Official Public Records, Navarro County, Texas (O.P.R.N.C.T.) and Volume 1572, Page 846, D.R.N.C.T.;
- (7) **THENCE** S 30°08'39" E, along the Northeasterly line of said Veterans Land Board of the State of Texas tract and the Southwesterly line of said Snyder Tract and along the Easterly line of the tract herein described, a distance of 162.95 feet to a set 5/8 inch iron rod with TranSystems cap for the Southeasterly corner of the tract herein described;
- (8) **THENCE** S 83°17'18" W, departing the Northeasterly line of said Veterans Land Board of the State of Texas tract and the Southwesterly line of said Snyder Tract and along the Southerly line of the tract herein described, a distance of 44.97 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;
- (9) **THENCE** S 81°41'42" W, continuing along the Southerly line of the tract herein described, a distance of 205.09 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;
- (10) **THENCE** S 81°54'05" W, continuing along the Southerly line of the tract herein described, a distance of 260.77 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;
- (11) **THENCE** S 83°54'25" W, continuing along the Southerly line of the tract herein described, a distance of 261.95 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;
- (12) **THENCE** S 85°54'44" W, continuing along the Southerly line of the tract herein described, a distance of 189.16 feet to the **POINT OF BEGINNING**, containing 3.317 acres (144,469 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 scale factor of 0.9999460030.

NOTE: Plat to accompany this legal description.

I do certify on this 23rd day of October, 2012, to Corsicana Title & Abstract Company, LLC, Alamo Title Insurance and Tarrant Regional Water District, 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 2, Condition IV Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements, 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 Alamo Title Insurance, with an effective date of July 25, 2012, issued date of August 14, 2012, GF # CT12-6125-A affecting the subject property and listed in Exhibit "A-1" attached hereto.

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.

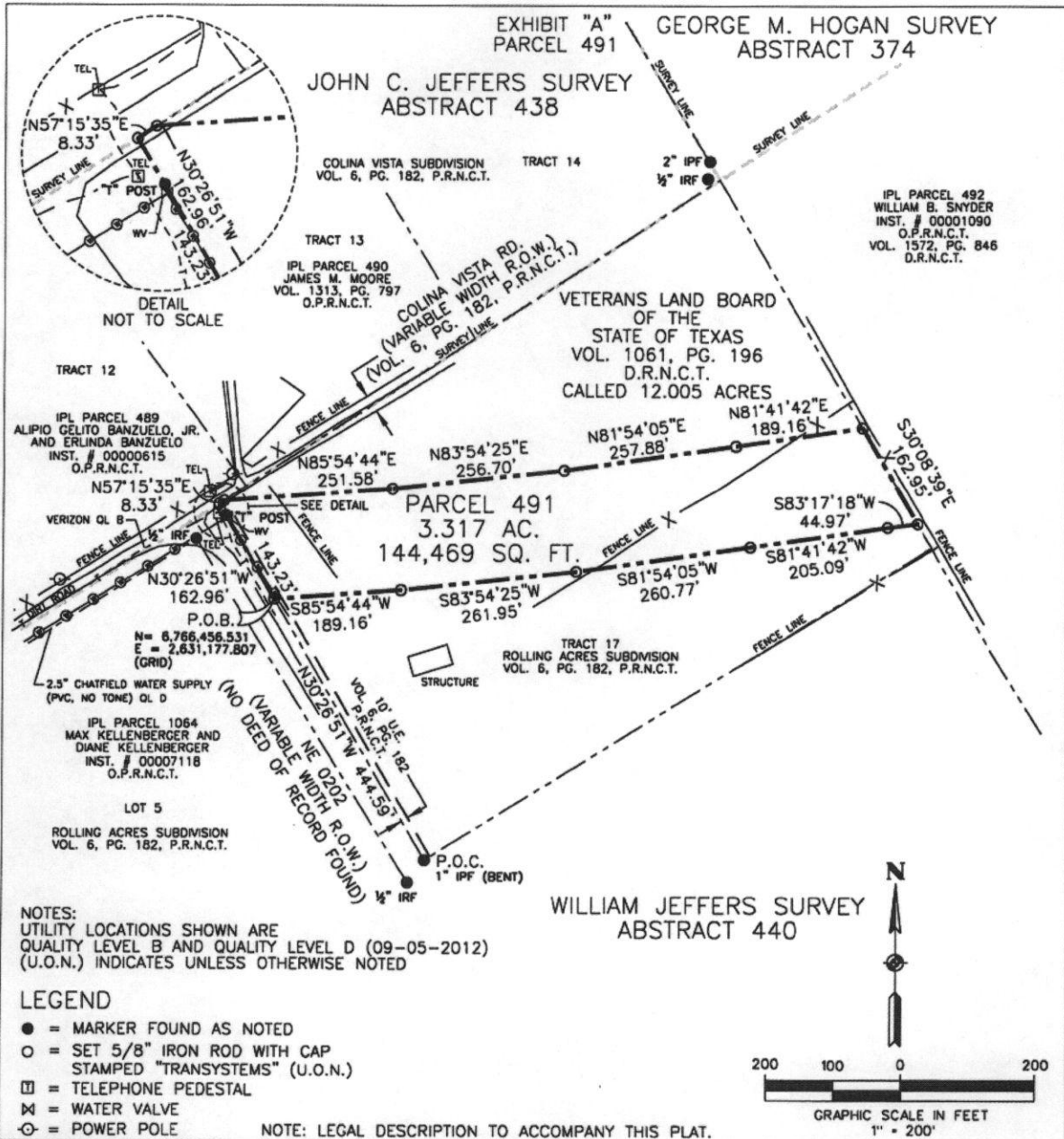
This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition IV Survey.



Richard R. Dorr  
Registered Professional Land Surveyor  
Texas Registration Number 4780



Dated: 10/23/12



**TranSystems**

500 WEST SEVENTH STREET  
 SUITE 1100  
 FORT WORTH, TX 76102  
 (817) 339-8950 (TEL)  
 (817) 336-2247 (FAX)

PROJ NO:	P28298338
SCALE:	1" = 200'
DATE:	08-23-2012
DRAWN BY:	SMD
CHECKED BY:	RRD
REVISED DATE:	

PRINTED ON:  
 10/23/2012  
 10:50:08 AM

**STATE OF TEXAS**  
**REGISTERED**  
**RICHARD R. DORR**  
**4780**  
**PROFESSIONAL**  
**LAND SURVEYOR**  
 10/29/12

**SHEET TITLE**

**EXHIBIT "A"**  
**SEGMENT 15-1, PARCEL 491**  
**DANNY FISHER**

**PROJECT**

**INTEGRATED PIPELINE PROJECT**

**BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83)(2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED SCALE FACTOR 0.9999460030**

**PG. 4 OF 5**

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.

21.

With the recommendation of management and the Real Property Committee, Director Lane moved to approve the purchase of the following described real property for construction and operation of the IPL Project from Harold John Ritter for the negotiated purchase price of \$170,000. Funding for this purchase is included in the Bond Fund.

**A permanent easement interest across an approximately 1.993 acre tract of land out of the Amasa Howell Survey, Abstract Number 416, Johnson County, Texas, conveyed by deed to Harold John Ritter, as recorded in Book 2157, Page 75, Deed Records, Johnson County, Texas, and being further described in the survey plat for Parcel 994 attached hereto;**

EXHIBIT "A"  
Property Description

Being 1.993-acre (86,807 square feet) of land situated in the Amasa Howell Survey, Abstract Number 416, Johnson County, Texas and more particularly that certain 6.478 acre tract conveyed to Harold John Ritter, as recorded in Book 2157, Page 75, Deed Records, Johnson County, Texas, (D.R.J.C.T.), and being further described as follows:

**COMMENCING** at a found TxDOT Monument at the Southwest Corner of said Ritter tract and on the North Right-of-Way line of F.M. Highway 917, a variable width Right-of-Way, recorded in Volume 421, Page 424, D.R.J.C.T., also being the Southeast corner of a tract of land as described by deed to Blessings Enterprises, Inc. as recorded in Book 4033, Page 253, Official Public Records, Johnson County, Texas;

**THENCE** N 43°58'52" E along the South line of said Ritter tract and the North Right-of-Way line of F.M. Highway 917, a distance of 75.19 feet to a set 5/8" iron rod with Transystems cap at the Southwest corner of tract herein described, also being on the East line of a tract of land as described by deed to Texas Electric Service Company, as recorded in Volume 521, Page 601, D.R.J.C.T. and the **POINT OF BEGINNING** (N: 6,875,258.894, E: 2,386,828.154 Grid);

- (1) **THENCE** N 40°10'58" W, along the West line of tract herein described and East line of Texas Electric Service Company tract, a distance of 374.80 feet to a set 5/8" iron rod with Transystems cap;
- (2) **THENCE** N 34°21'18" W, along the West line of tract herein described, a distance of 228.24 feet to a set 5/8" iron rod with Transystems cap at the Northwest corner of tract herein described, also on the South line of a tract of land as described by deed to Set Back Partners, as recorded in Book 2226, Page 464, D.R.J.C.T.;
- (3) **THENCE** N 61°56'54" E, along the North line of tract herein described and South line of said Set Back tract, a distance of 150.91 feet to a set 5/8" iron rod with Transystems cap for the Northeast corner of tract herein described;
- (4) **THENCE** S 34°21'18" E, along the East line of tract herein described, a distance of 204.03 feet to a point in a pond, referenced by a set 5/8" iron rod with Transystems cap which bears N 34°21'18" W, 50.00 feet and a set 5/8" iron rod with Transystems cap which bears S 40°10'58" E, 50.00 feet;
- (5) **THENCE** S 40°10'58" E, along the East line of tract herein described, a distance of 349.63 feet to a set 5/8" iron rod with Transystems cap for the Southeast corner of tract herein described and on the North line of said F.M. Highway 917, point also the beginning of a curve to the right;
- (6) **THENCE** along said curve to the right along the South line of tract herein described and the North Right-of-Way line of said F.M. Highway 917, an arc distance of 151.03 feet, through a central angle of 1°39'06", a radius of 5,239.00 feet and a long chord which bears S 43°08'58" W, 151.02 feet to the **POINT OF BEGINNING**, containing 1.993 acre (86,807 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 scale factor of 0.9998802448.

NOTE: Plat to accompany this legal description

I do certify on this 20th day of June, 2012, to Alliant National Title Insurance Company, Rattikin Title Company and Tarrant Regional Water District, 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 2, Condition III Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements, 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 First American Title Insurance Company, with an effective date of July 16, 2012, issued date of August 8, 2012, GF # 12-02333 affecting the subject property and listed in Exhibit "A-1" attached hereto.

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.

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

  
Timothy A. Prost  
Registered Professional Land Surveyor  
Texas Registration Number 5316



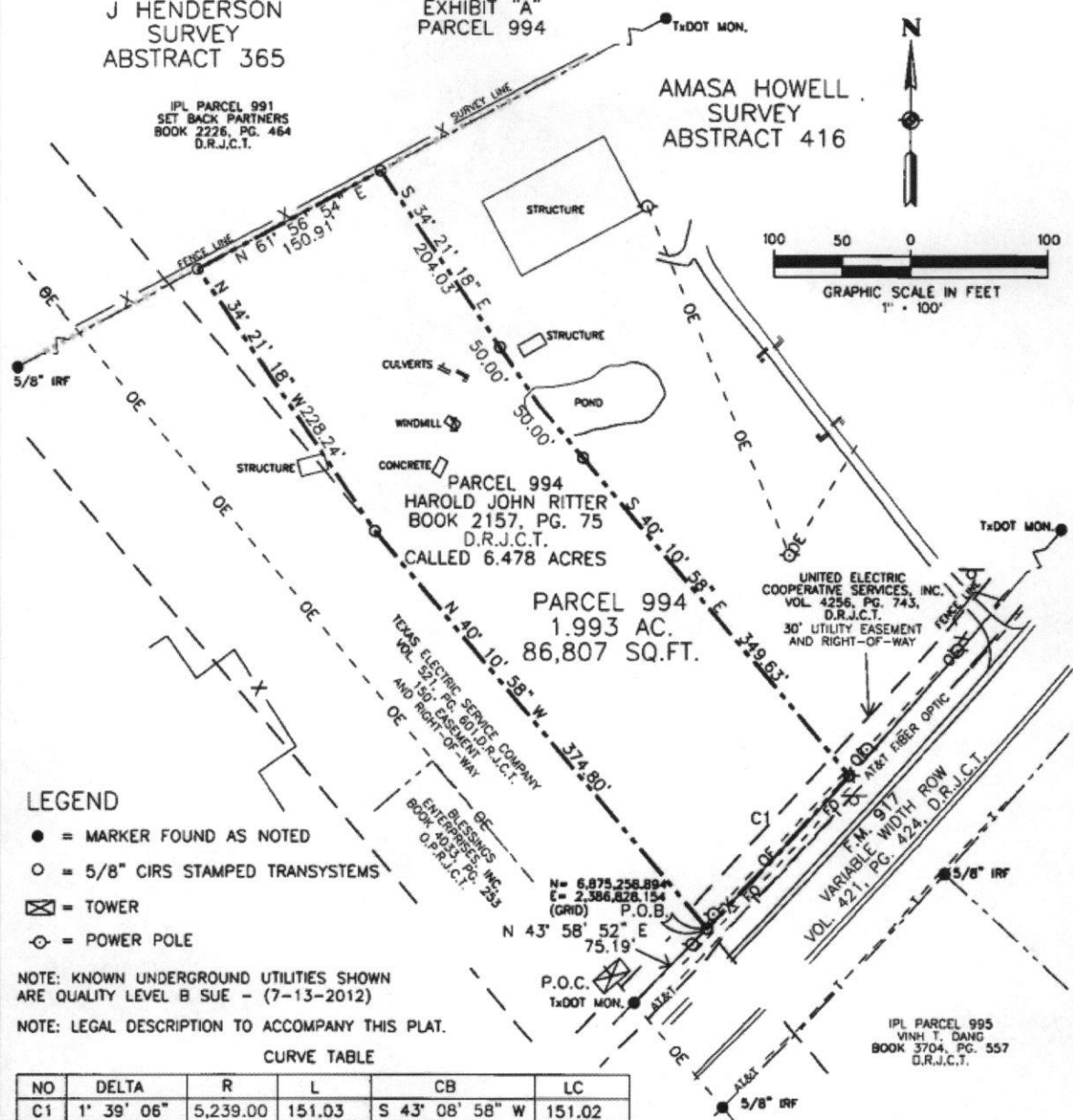
Dated: 6-20-2012

J HENDERSON SURVEY  
ABSTRACT 365

EXHIBIT "A"  
PARCEL 994

AMASA HOWELL SURVEY  
ABSTRACT 416

IPL PARCEL 991  
SET BACK PARTNERS  
BOOK 2226, PG. 464  
D.R.J.C.T.



LEGEND

- = MARKER FOUND AS NOTED
- = 5/8" CIRS STAMPED TRANSYSTEMS
- ⊠ = TOWER
- ⊙ = POWER POLE

NOTE: KNOWN UNDERGROUND UTILITIES SHOWN  
ARE QUALITY LEVEL B SUE - (7-13-2012)

NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

CURVE TABLE

NO	DELTA	R	L	CB	LC
C1	1° 39' 06"	5,239.00	151.03	S 43° 08' 58" W	151.02



500 WEST SEVENTH STREET  
SUITE 1100  
FORT WORTH, TX 76102  
(817) 339-8950 (TEL)  
(817) 336-2247 (FAX)

PROJ NO: P222040330  
SCALE: 1" = 100'  
DATE: 05-28-2012  
DRAWN BY: RL  
CHECKED BY: TAF  
REVISED DATE: 09-28-2012



*Kenneth A. Probst*  
6-20-2012

SHEET TITLE

EXHIBIT "A"  
SEGMENT 11, PARCEL 994  
HAROLD JOHN RITTER

PROJECT

INTEGRATED PIPELINE PROJECT

BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE  
SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM  
(NAD83)(2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY  
PROJECT COMBINED SCALE FACTOR 0.9998802448

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

22.

With the recommendation of management and the Real Property Committee, Director Lane moved to approve the purchase of the following described real property for construction and operation of the IPL Project from Stephanie Burleson for the appraised value of \$80,000. Funding for this purchase is included in the Bond Fund.

**Fee simple title to the surface estate only, including any improvements located thereon, of an approximately 3.939-acre tract of land situated in the James H. Johnston Survey, Abstract Number 448, Navarro County, Texas, and being more particularly that certain 3.939-acre tract conveyed to Stephanie DeRusha Burleson by Warranty Deed recorded in Book 1510, Page 53, Deed Records, Navarro County, Texas, and being further described in the survey plat for Parcel 450 attached hereto as Exhibit A.**



Exhibit "A"  
Property Description

Being 3.939-acres (171,597 square feet) of land situated in the James H. Johnston Survey, Abstract Number 448, Navarro County, Texas and more particularly that certain 3.939 acre tract conveyed to Stephanie DeRusha Burleson by Warranty Deed recorded in Book 1510, Page 53, Deed Records, Navarro County, Texas (D.R.N.C.T.), and being further described as follows:

**BEGINNING** at a 3/8-inch iron rod found at the Northwest corner of said Burleson tract and in the Easterly line of that certain Lot 14, Blue Jay Mobile Home Park Subdivision, an addition to the City of Rice, Texas, as recorded in Volume 5, Page 108 of the Map Records, Navarro County, Texas; said point also being the Southwest corner of that certain tract of land conveyed by deed to DKS Investments, LP., as recorded in Volume 2006, Page 9117, D.R.N.C.T. (N: 6,768,196.130, E: 2,591,550.668 Grid);

- (1) **THENCE** N 61°25'10"E, departing the Easterly line of said Lot 14 and along the Northerly line of said Burleson tract and the Southerly line of said DKS Investments, LP. tract, a distance of 515.02 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set in the Westerly right-of-way line of Interstate Highway No. 45 (a variable width right-of-way) being conveyed by deed to the State of Texas, as recorded in Volume 619, Page 600, D.R.N.C.T.; from said corner a 3/8-inch iron rod found bears N 61°25'10" E, a distance of 3.50'; said point also being the Northeast corner of said Burleson tract;
- (2) **THENCE** S 25°33'33" E, along the Westerly Line of said Interstate Highway No. 45 and the Easterly line of said Burleson tract, a distance of 136.42 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for the beginning of a tangent curve to the right;
- (3) **THENCE** in a Southeasterly direction, along the Easterly line of said Burleson tract, the Westerly Line of said Interstate Highway No. 45 and said curve to the right, having a central angle of 00°27'49", a radius of 11,339.20 feet, a chord bearing and distance of S 25°19'38" E, 91.73 feet, an arc distance of 91.73 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set at the end of said curve; said point also being the Northeast corner of that certain tract of land conveyed by deed to R&W Retail Inc., as recorded in Volume 1034, Page 403, D.R.N.C.T.;
- (4) **THENCE** S 61°57'40" W, departing the Westerly Line of said Interstate Highway No. 45 and continuing along the Easterly line of said Burleson tract and the Northerly line of said R&W Retail Inc. tract, a distance of 248.53 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set at the Northwest corner of said R&W Retail, Inc. tract;

- (5) **THENCE** S 24°20'20" E, continuing along the Easterly line of said Burleson tract and along the Westerly line of said R&W Retail, Inc. tract, a distance of 175.00 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set in the North line of that certain tract of land conveyed by deed to Lois Marie DeRusha, as recorded in Book 1487, Page 528, D.R.N.C.T.; said point also being the Southeast corner of said Burleson tract and the Southwest corner of said R&W Retail Inc. tract;
- (6) **THENCE** S 61° 57'40" W, along the Southerly line of said Burleson tract and Northerly line of said DeRusha tract, a distance of 309.54 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set in the Easterly line of that certain Lot 1 of said Blue Jay Mobile Home Park Subdivision; said point also being the Southwest corner of said Burleson tract and the Northwest corner of said DeRusha tract;
- (7) **THENCE** N 18°48'44" W, along the Westerly line of said Burleson tract and Easterly line of said Blue Jay Mobile Home Park Subdivision, a distance of 402.90 feet to the **POINT OF BEGINNING**, containing 3.939-acres (171,597 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 scale factor of 0.9999460030.

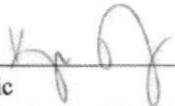
NOTE: Plat to accompany this legal description.

NOTE: All 1/2-inch iron rods set have a yellow cap stamped "PACHECO KOCH"

I do certify on this 23rd day of August, 2012, to First American Title Insurance Company and Tarrant Regional Water District, 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 2, Condition IV Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements, 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 First American Title Insurance Company, with an effective date of May 23, 2012, issued date of June 1, 2012 GF # CT12-414-F affecting the subject property and listed in Exhibit "A-1" attached hereto.

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.

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

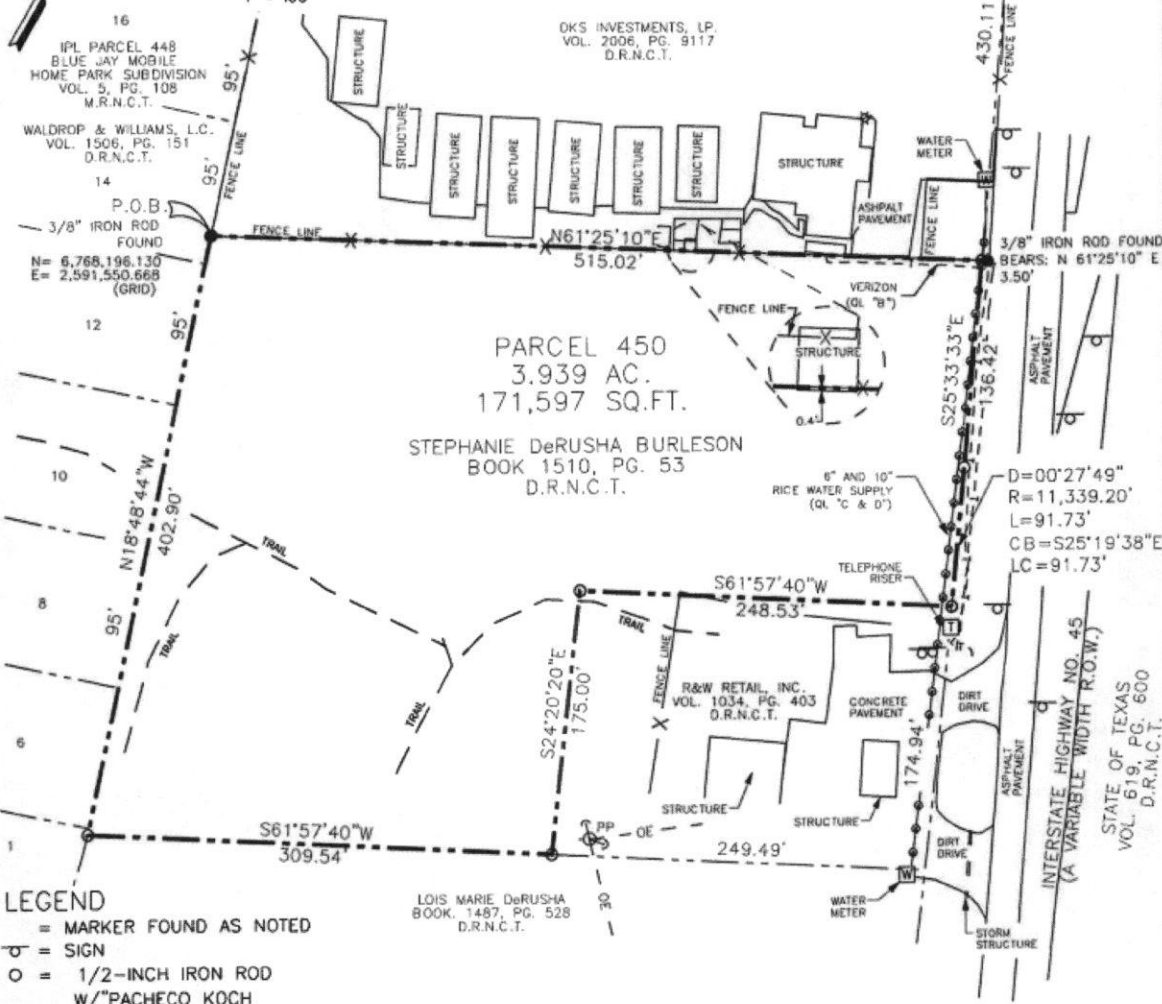
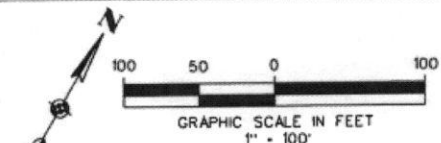
  
\_\_\_\_\_  
Nijaz Karacic  
Registered Professional Land Surveyor  
Texas Registration Number 5526



Dated: 10/5/2012

EXHIBIT "A"  
PARCEL 450

JAMES H. JOHNSTON  
SURVEY  
ABSTRACT 448



- LEGEND**
- = MARKER FOUND AS NOTED
  - ⊙ = SIGN
  - = 1/2-INCH IRON ROD
  - W/" = PACHECO KOCH CAP SET (UNLESS OTHERWISE NOTED)
  - ☆ = LIGHT STANDARD
  - ⊕ = POWER POLE
  - = GUY

NOTE: KNOWN UNDERGROUND UTILITIES SHOWN ARE QUALITY LEVEL B, C AND D SUE - 08/07/2012  
NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

**Pacheco Koch**  
DALLAS • FORT WORTH • HOUSTON

1630 N. CENTRAL EXPRESSWAY, SUITE 1000  
DALLAS, TEXAS 75208  
TX REG. ENGINEERING FIRM F-400  
TX REG. SURVEYING FIRM LS-10000-00

PROJ. NO.: P202090330  
SCALE: 1" = 100'  
DATE: 10-05-2012  
DRAWN BY: RLB  
CHECKED BY: NK  
REVISED DATE:

PRINTED ON:  
10/5/2012  
5:18:26 PM

SHEET TITLE  
EXHIBIT "A"  
SEGMENT 15-1, PARCEL 450  
STEPHANIE DeRUSHA BURLESON

PROJECT  
INTEGRATED PIPELINE PROJECT

BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83)(2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED SCALE FACTOR 0.9999460030

PG. 4 OF 5

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.

23.

With the recommendation of management and the Real Property Committee, Director Lane moved to approve the purchase of the following described real property for construction and operation of the IPL Project, from Joe and Sheridan Williamson for the appraised value of \$5,010. Funding for this purchase is included in the Bond Fund.

**A permanent easement interest across an approximately 0.835 acre tract of land situated in the Robertson County School Land Survey, Abstract Number 674, Navarro County, Texas, and being more particularly a portion of that certain 26.871 acre tract conveyed to Joe and Sheridan Williamson by Warranty Deed recorded in Book 1492, Page 618, Deed Records, Navarro County, Texas, being further described in the survey plat for Parcel 471 attached hereto as Exhibit A.**

Exhibit "A"  
Property Description

Being 0.835-acres (36,356 square feet) of land situated in the Robertson County School Land Survey, Abstract Number 674, Navarro County, Texas and more particularly that certain 26.871 acre tract conveyed to Joe W. Williamson and wife, Sheridan Williamson by Warranty Deed recorded in Book 1492, Page 618, Deed Records, Navarro County, Texas (D.R.N.C.T.), and being further described as follows:

**COMMENCING** at a 1/2-inch iron pipe found in the North right-of-way line of F.M. Highway No. 1603 (a variable width right-of-way, no deed of record found); said point also being the Southeast corner of said Williamson tract and the Southwest corner of that certain tract of land conveyed by deed to Natalie A. Cates and Gary L. Cates, as recorded in Volume 1754, Page 739, D.R.N.C.T.;

**THENCE** N 31°51'24" W, departing the North line of said F.M. Highway No. 1603 and along the East line of said Williamson tract and the West line of said Cates tract, a distance of 821.41 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for the **POINT OF BEGINNING** (N: 6,768,196.202 E: 2,607,536.260 Grid);

- (1) **THENCE** S 82°55'43" W, departing the East line of said Williamson tract and the West line of said Cates tract, a distance of 242.36 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set in the West line of said Williamson tract and the East line of that certain tract of land conveyed by deed to James C. Rich and Sheryl Hendricks Rich, as recorded in Book 1614, Page 131, D.R.N.C.T.;
- (2) **THENCE** N 31°51'24" W, along the West line of said Williamson tract and the East line of said Rich tract, a distance of 165.23 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set;
- (3) **THENCE** N 82°55'43" E, departing the West line of said Williamson tract, the East line of said Rich tract, a distance of 242.36 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found in the East line of said Williamson tract and the West line of said Cates tract;
- (4) **THENCE** S 31°51'24" E, along the East line of said Williamson tract and the West line of said Cates tract, a distance of 165.23 feet to the **POINT OF BEGINNING**, containing 0.835-acres (36,356 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 scale factor of 0.9999460030.

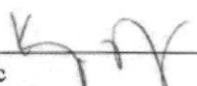
NOTE: Plat to accompany this legal description.

NOTE: All 1/2-inch iron rods set have a yellow cap stamped "PACHECO KOCH"

I do certify on this 24th day of September, 2012, to Alamo Title Insurance, Corsicana Title & Abstract Company, LLC and Tarrant Regional Water District, 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 2, Condition IV Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements, 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 Alamo Title Insurance, with an effective date of July 18, 2012, issued date of August 15, 2012 GF # CT12-6104-A affecting the subject property and listed in Exhibit "A-1" attached hereto.

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.

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

  
\_\_\_\_\_  
Nijaz Karacic  
Registered Professional Land Surveyor  
Texas Registration Number 5526

Dated: 10/5/2012

EXHIBIT "A"  
PARCEL 471

ROBERTSON COUNTY  
SCHOOL LAND SURVEY  
ABSTRACT 674

IPL PARCEL 468  
ROGER E. TRAVENIA AND WIFE,  
PAULA J. TRAVENIA  
VOL. 1228, PG. 87  
D.R.N.C.T.

JOE W. WILLIAMSON AND  
WIFE, SHERIDAN WILLIAMSON  
BOOK 1492, PG. 618,  
D.R.N.C.T.  
CALLED 26.871 ACRES

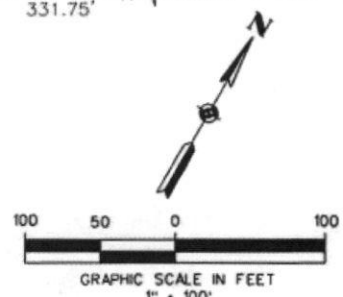
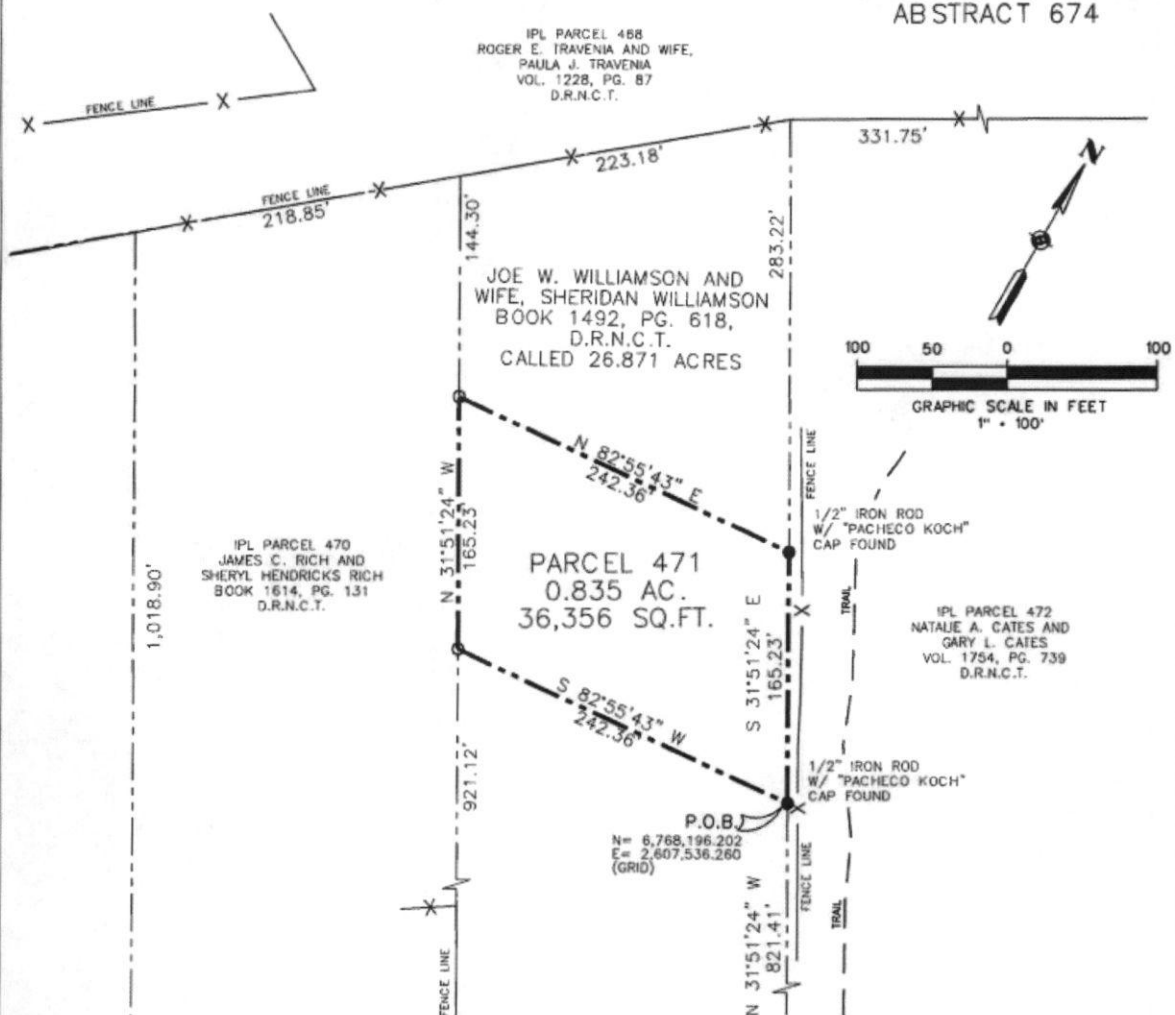
IPL PARCEL 470  
JAMES C. RICH AND  
SHERYL HENDRICKS RICH  
BOOK 1614, PG. 131  
D.R.N.C.T.

PARCEL 471  
0.835 AC.  
36,356 SQ.FT.

IPL PARCEL 472  
NATALIE A. GATES AND  
GARY L. GATES  
VOL. 1754, PG. 739  
D.R.N.C.T.

P.O.B.  
N = 6,768,196.202  
E = 2,607,536.260  
(GRID)

P.O.C.  
F.M. HWY NO. 1603  
(A VARIABLE WIDTH R.O.W.)  
(NO DEED OF RECORD FOUND)



LEGEND

- = MARKER FOUND AS NOTED
- = 1/2-INCH IRON ROD  
W/"PACHECO KOCH"  
CAP SET  
(UNLESS OTHERWISE NOTED)

NOTE: NO KNOWN UNDERGROUND UTILITIES - 09/05/2012  
NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

**Pacheco Koch**  
DALLAS • FORT WORTH • HOUSTON  
880 N. CENTRAL EXPRESSWAY, SUITE 1000 DALLAS, TEXAS 75208  
TX REG. SURVEYING FIRM P-408 TX REG. SURVEYING FIRM LP-10000-00

PROJ. NO: P202090330  
SCALE: 1" = 100'  
DATE: 10-05-2012  
DRAWN BY: RLB  
CHECKED BY: NK  
REVISED DATE:

PRINTED ON:  
10/5/2012  
9:38:23 PM



SHEET TITLE

EXHIBIT "A"  
SEGMENT 15-1, PARCEL 471  
JOE W. WILLIAMSON AND WIFE  
SHERIDAN WILLIAMSON

PROJECT

INTEGRATED PIPELINE PROJECT

BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83)(2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED SCALE FACTOR 0.9999460030



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

24.

With the recommendation of management and the Real Property Committee, Director Lane moved to approve the purchase of the following described real property for construction and operation of the IPL Project from Jose Carmen Bonilla and Lizzeth Ramos for the negotiated purchase price of \$44,755. Funding for this purchase is included in the Bond Fund.

**A permanent easement interest across a 3.708 acre tract of land situated in the Robertson County School Land Survey, Abstract Number 674, Navarro County, Texas and more particularly that certain Lot 178, Double R Phase Two, an addition to the City of Rice, Texas, as recorded in Volume 7, Page 253, of the Plat Records of Navarro County, Texas (P.R.N.C.T.) and more particularly a part of that certain 20.82 acre tract conveyed to Jose Carmen Bonilla, Lizzeth Ramos by Warranty Deed with Vendor's Lien recorded in Document No. 00007504, Deed Records, Navarro County, Texas (D.R.N.C.T.), being further described in the survey plat for Parcel 455 attached hereto as Exhibit A.**

EXHIBIT "A"  
Property Description

Being 3.708-acres (161,516 square feet) of land situated in the Robertson County School Land Survey, Abstract Number 674, Navarro County, Texas and more particularly that certain Lot 178, Double R Phase Two, an addition to the City of Rice, Texas, as recorded in Volume 7, Page 253, of the Plat Records of Navarro County, Texas (P.R.N.C.T.) and more particularly that certain 20.82 acre tract conveyed to Jose Carmen Bonilla, Lizzeth Ramos by Warranty Deed with Vendor's Lien recorded in Document No. 00007504, Deed Records, Navarro County, Texas (D.R.N.C.T.), and being further described as follows;

**COMMENCING** at a 1/2-inch iron rod found at the Southeast corner of Lot 177 and the Northeast corner of Lot 176 of said addition; said point also being in the Westerly line of an unnamed road (a 60-foot wide right-of-way) according to said plat of Double R Phase Two addition;

**THENCE** N 31°26'20" W, along the said Westerly line of said unnamed road and the Easterly line of said Lot 177, a distance of 239.18 feet to the Southeast corner of said Lot 178 and the Northeast corner of said Lot 177;

**THENCE** N 42°04'19" E, continuing along the Easterly line of said Lot 178 and the Westerly line of said unnamed road, a distance of 1.97 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for the **POINT OF BEGINNING** (N: 6,767,584.778, E: 2,596,438.807 Grid);

- (1) **THENCE** N 75°30'39" W, departing the Westerly line of said unnamed road, a distance of 1,141.49 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set in the Northerly line of said Lot 178 and in the Southerly line of Lot 205 of said addition;
- (2) **THENCE** N 68°40'41" E, along the Northerly line of said Lot 178 and the Southerly line of said Lot 205, a distance of 256.37 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set; said point also being the Northeast corner of said Lot 178 and the Southeast corner of Lot 205;
- (3) **THENCE** S 75°30'39" E, continuing along the Northerly line of said Lot 178 and the Southerly line of Lot 179 of said addition, a distance of 1,011.95 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set in the Westerly line of said unnamed road and the Easterly line of said Lot 178; said point also being the Northeast corner of said Lot 178 and the Southeast corner of said Lot 179;
- (4) **THENCE** S 42°04'19" W, along the Westerly line of said unnamed road and the said Easterly line of Lot 178, a distance of 169.24 feet to the **POINT OF BEGINNING**, containing 3.708 acres (161,516 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 scale factor of 0.9999460030.

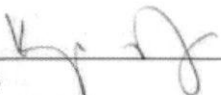
NOTE: Plat to accompany this legal description.

NOTE: All 1/2-inch iron rods set have a yellow cap stamped "PACHECO KOCH"

I do certify on this 29th day of August, 2012, to First American Title Insurance Company and Tarrant Regional Water District, 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 2, Condition IV Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements, 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 First American Title Insurance Company, with an effective date of June 1, 2012, issued date of June 12, 2012 GF # CT12-425-F affecting the subject property and listed in Exhibit "A-1" attached hereto.

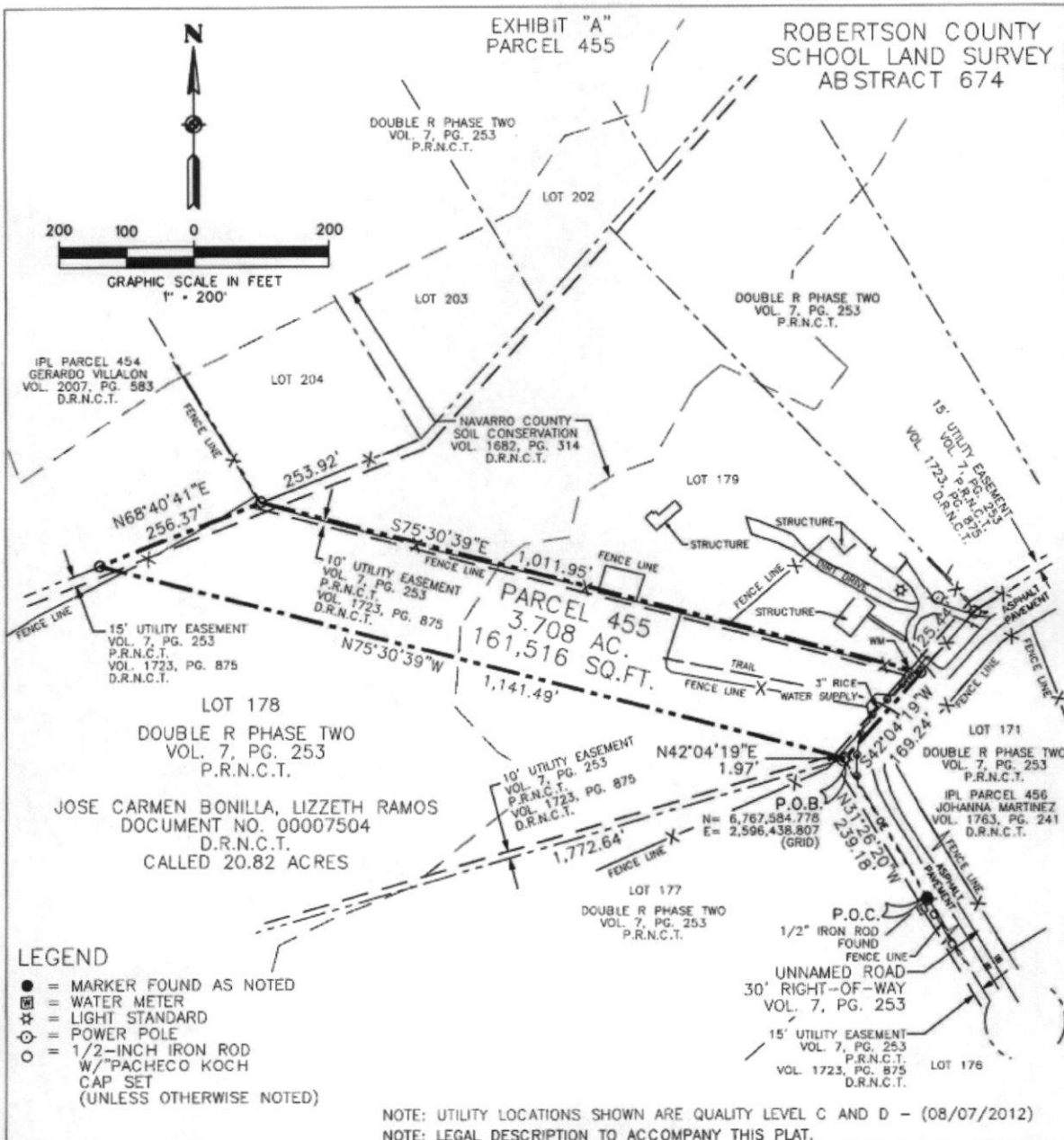
Except as shown on the survey: (i) there are no visible encroachments upon the subject property by visible improvements on adjacent property, (ii) there are no visible encroachments on adjacent property, streets or alleys by any visible improvements on the subject property, and (iii) there are no visible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

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

  
\_\_\_\_\_  
Nijaz Karacic  
Registered Professional Land Surveyor  
Texas Registration Number 5526



Dated: 9/21/2012



**LEGEND**

- = MARKER FOUND AS NOTED
- = WATER METER
- ✱ = LIGHT STANDARD
- = POWER POLE
- = 1/2-INCH IRON ROD W/"PACHECO KOCH CAP SET (UNLESS OTHERWISE NOTED)

NOTE: UTILITY LOCATIONS SHOWN ARE QUALITY LEVEL C AND D - (08/07/2012)  
NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

**Pacheco Koch**  
DALLAS • FORT WORTH • HOUSTON

8350 N. CENTRAL EXPWY, SUITE 1000  
DALLAS, TEXAS 75206  
PH. 972.235.3031 FAX 972.235.9544  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-100080-00

PROJ NO: P202090330  
SCALE: 1" = 200'  
DATE: 09-21-2012  
DRAWN BY: RLB  
CHECKED BY: NK  
REVISED DATE:

PRINTED ON:  
9/21/2012  
3:23:31 PM

SHEET TITLE	
EXHIBIT "A" SEGMENT 15-1, PARCEL 455 JOSE CARMEN BONILLA, LIZZETH RAMOS	
PROJECT	INTEGRATED PIPELINE PROJECT
BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83)(2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED SCALE FACTOR 0.9999460030	
PG. 3 OF 11	

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.

25.

With the recommendation of management and the Real Property Committee, Director Lane moved to approve the purchase of the following described real property for construction and operation of the IPL Project from Gary Lee Nolan and Kathy Y. Nolan for the negotiated amount of \$12,150. Funding for this purchase is included in the Bond Fund.

**A permanent easement interest across 1.565 acres of land out of the Juan Garcia Survey, Abstract Number 240, Henderson County, Texas, being more particularly described as a portion of that certain 17.03 acre tract conveyed by deed to Kathy Y. and Gary Lee Nolan, as recorded in Instrument Number 2011-00003405, Official Public Records, Henderson County, Texas, and a permanent easement interest across 1.083 acres of land out of the Juan Garcia Survey, Abstract Number 240, Henderson County, Texas, being more particularly described as a portion of that certain 11.884 acre tract conveyed by deed to Lee Nolan and Kathy Nolan, as recorded in Instrument Number 2011-00006859, Official Public Records, Henderson County, Texas, and being further described in the accompanying resolution and in the survey plats for Parcels 608 and 609 attached thereto.**

EXHIBIT "A"  
Property Description

Being a 1.565 acre (68,157 square foot) tract of land out of the Juan Garcia Survey, Abstract Number 240, Henderson County, Texas, conveyed by deed to Gary Lee Nolan and Kathy Y. Nolan, being all of that certain 17.03 acre tract, as recorded in Instrument Number 2011-00003405, Official Public Records, Henderson County, Texas (O.P.R.H.C.T.), and being further described as follows:

**COMMENCING** at a 1/2 inch iron rod found for the point of intersection of the Easterly line of said 17.03 acre Nolan tract and the Northeast line of Old River Road, No Deed of Record Found (width varies);

**THENCE** N 00°29'10" W, along the Easterly line of said 17.03 acre Nolan tract, at a distance of 154.34 feet passing the Southwesterly corner of that certain 11.884 acre tract of land conveyed by deed to Lee Nolan and Kathy Nolan, as recorded in Instrument Number 2011-00006859, O.P.R.H.C.T., continuing along the Easterly line of said 17.03 acre Nolan tract and the Westerly line of said 11.884 acre Nolan tract, a total distance of 951.04 feet to a set 5/8 inch iron rod with TranSystems cap for the Southeasterly corner and **POINT OF BEGINNING** of the tract herein described (N: 6,760,061.487, E: 2,700,340.336 Grid);

- (1) **THENCE** N 77°45'06" W, departing the Easterly line of said 17.03 acre Nolan tract and the Westerly line of said 11.884 acre Nolan tract, and along the Southerly line of the tract herein described, a distance of 454.23 feet, to a set 5/8 inch iron rod with TranSystems cap for the Southwesterly corner of the tract herein described, being in the Westerly line of said 17.03 acre Nolan tract and the Easterly line of that certain tract of land conveyed by deed to Noe J. Carbajal and Honorina Carbajal, as recorded in Instrument Number 2012-00006787, O.P.R.H.C.T.;
- (2) **THENCE** N 00°35'42" W, along the Westerly line of said 17.03 acre Nolan tract and the Easterly line of said Carbajal tract, and along the Westerly line of the tract herein described, a distance of 153.85 feet to a set 5/8 inch iron rod with TranSystems cap for the Northwesterly corner of the tract herein described;
- (3) **THENCE** S 77°45'06" E, departing the Westerly line of said 17.03 acre Nolan tract and the Easterly line of said Carbajal tract, and along the Northerly line of the tract herein described, a distance of 454.53 feet to a set 5/8 inch iron rod with TranSystems cap for the Northeasterly corner of the tract herein described, being in the Easterly line of said 17.03 acre Nolan tract and the Westerly line of said 11.884 acre Nolan tract;
- (4) **THENCE** S 00°29'10" E, along the Easterly line of said 17.03 acre Nolan tract and the Westerly line of said 11.884 acre Nolan tract, and along the Easterly line of the tract herein described, a distance of 153.78 feet to the **POINT OF BEGINNING**, containing 1.565 acres (68,157 square feet) of land, more or less.

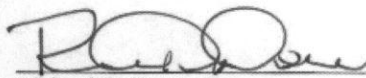
NOTE: Basis of bearing is the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum 1983 (NAD 83)(2007) with all distances adjusted to surface by project combined scale factor of 0.9999460030.

NOTE: Plat to accompany this legal description.

I do certify on this 20 day of August, 2012, to Attorney's Title Company of Henderson County, Fidelity National Title Insurance Company and Tarrant Regional Water District, 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 2, Condition IV Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements, 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, with an effective date of June 6, 2012, issued date of June 11, 2012, GF #12-339-DD affecting the subject property and listed in Exhibit "A-1" attached hereto.

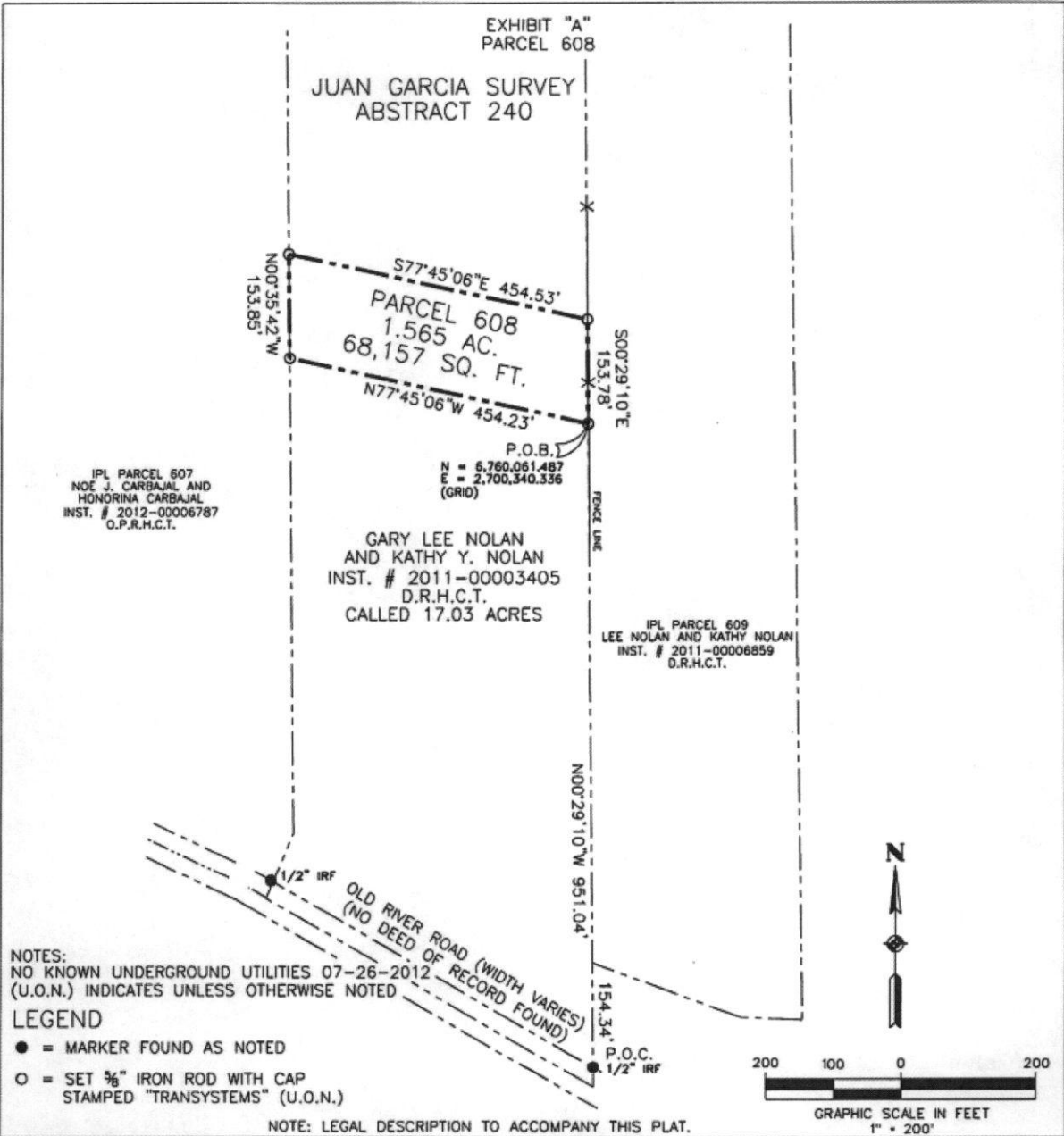
Except as shown on the survey: (i) there are no visible encroachments upon the subject property by visible improvements on adjacent property, (ii) there are no visible encroachments on adjacent property, streets or alleys by any visible improvements on the subject property, and (iii) there are no visible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

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

  
Richard R. Dorr  
Registered Professional Land Surveyor  
Texas Registration Number 4780



Dated: 08/20/12



**TranSystems**

500 WEST SEVENTH STREET  
SUITE 1100  
FORT WORTH, TX 76102  
(817) 339-8950 (TEL)  
(817) 336-2247 (FAX)

PROJ NO:	P202100197
SCALE:	1" = 200'
DATE:	07-31-2012
DRAWN BY:	SMD
CHECKED BY:	RRD
REVISED DATE:	

PRINTED ON:  
8/20/2012  
4:19:08 PM

SHEET TITLE

EXHIBIT "A"  
SEGMENT 17, PARCEL 608  
GARY LEE NOLAN AND KATHY Y. NOLAN

PROJECT

INTEGRATED PIPELINE PROJECT

BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83)(2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED SCALE FACTOR 0.9999460030

PG. 3 OF 4



EXHIBIT "A"  
Property Description

Being a 1.083 acre (47,163 square foot) tract of land out of the Juan Garcia Survey, Abstract Number 240, Henderson County, Texas, conveyed by deed to Lee Nolan and Kathy Nolan, being all of that certain 11.884 acre tract, as recorded in Instrument Number 2011-00006859, Official Public Records, Henderson County, Texas (O.P.R.H.C.T.), and being further described as follows:

**COMMENCING** at a 1/2 inch iron rod found for point of intersection of the Easterly line of that certain 17.03 acre tract conveyed by deed to Gary Lee Nolan and Kathy Y. Nolan, as recorded in Instrument Number 2011-00003405, O.P.R.H.C.T., and the Northeast line of Old River Road, No Deed of Record found (width varies);

**THENCE** N 00°29'10" W, along the Easterly line of said 17.03 acre Nolan tract, at a distance of 154.34 feet passing the Southwesterly corner of said 11.884 acre Nolan tract, continuing along the Easterly line of said 17.03 acre Nolan tract and the Westerly line of said 11.884 acre Nolan tract, a total distance of 951.04 feet to a set 5/8 inch iron rod with TranSystems cap for the Southwesterly corner and **POINT OF BEGINNING** of the tract herein described (N: 6,760,061.487, E: 2,700,340.336 Grid);

- (1) **THENCE** N 00°29'10" W, continuing along the Easterly line of said 17.03 acre Nolan tract and the Westerly line of said 11.884 acre Nolan tract, and along the Westerly line of the tract herein described, a distance of 153.78 feet to a set 5/8 inch iron rod with TranSystems cap for the Northwesterly corner of the tract herein described;
- (2) **THENCE** S 77°45'06" E, departing the Easterly line of said 17.03 acre Nolan tract and the Westerly line of said 11.884 acre Nolan tract, and along the Northerly line of the tract herein described, a distance of 314.13 feet to a set 5/8 inch iron rod with TranSystems cap for the Northeasterly corner of the tract herein described, being in the Easterly line of said 11.884 acre Nolan tract and the Westerly line of that certain tract of land conveyed by deed to Betti Boatwright McFaul, et al, as recorded in Volume 1000, Page 179, D.R.H.C.T., in Volume 348, Page 636, D.R.H.C.T. and in Volume 283, Page 211, D.R.H.C.T.;
- (3) **THENCE** S 00°42'06" E, along the Easterly line of said 11.884 acre Nolan tract and the Westerly line of said McFaul tract, and along the Easterly line of the tract herein described, a distance of 153.91 feet to a set 5/8 inch iron rod with TranSystems cap for the Southeasterly corner of the tract herein described;
- (4) **THENCE** N 77°45'06" W, departing the Easterly line of said 11.884 acre Nolan tract and the Westerly line of said McFaul tract, and along the Southerly line of the tract herein described, a distance of 314.72 feet to the **POINT OF BEGINNING**, containing 1.083 acres (47,163 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 scale factor of 0.9999460030.

NOTE: Plat to accompany this legal description.

I do certify on this 20 day of August, 2012, to Attorney's Title Company of Henderson County, Fidelity National Title Insurance Company and Tarrant Regional Water District, 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 2, Condition IV Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements, 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, with an effective date of June 6, 2012, issued date of June 11, 2012, GF #12-339-DD affecting the subject property and listed in Exhibit "A-1" attached hereto.

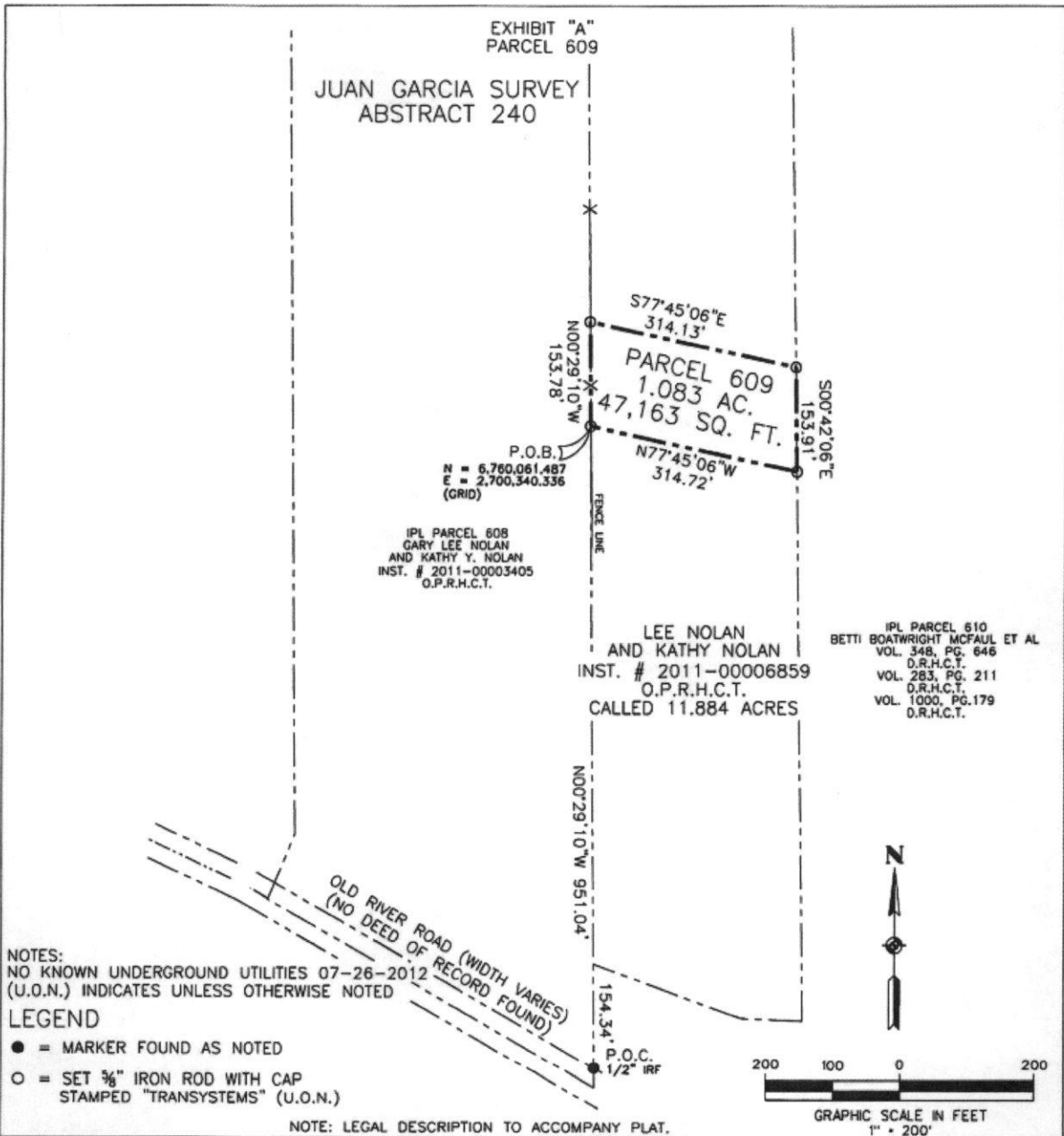
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This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition IV Survey.

  
Richard R. Dorr  
Registered Professional Land Surveyor  
Texas Registration Number 4780



Dated: 08/20/12



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FORT WORTH, TX 76102  
(817) 339-8950 (TEL)  
(817) 336-2247 (FAX)

PROJ. NO.:	P202100197
SCALE:	1" = 200'
DATE:	07-31-2012
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REVISED DATE:	

PRINTED ON:  
8/20/2012  
4:18:13 PM

STATE OF TEXAS  
REGISTERED  
RICHARD R. DORR  
4780  
PROFESIONAL  
LAND SURVEYOR

08/20/12

SHEET TITLE

EXHIBIT "A"  
SEGMENT 17, PARCEL 609  
LEE NOLAN AND KATHY NOLAN

PROJECT

INTEGRATED PIPELINE PROJECT

BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83)(2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED SCALE FACTOR 0.9999460030

PG. 3 OF 4

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

26.

The President and presiding officer next called an executive session at 11:48 a.m. under V.T.C.A., Government Code, Section 551.074 to consider personnel issues – evaluation of General Manager and compensation of same.

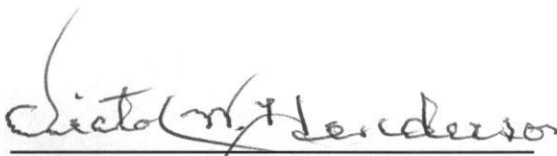
Upon completion of the executive session at 12:13 p.m., the President reopened the meeting.

27.

With the recommendation of management, Director Henderson moved to approve the evaluation of the General Manager and compensation of \$305,000 annually. Funding for this compensation is included in the General Fund Budget. Director Lane seconded the motion and the vote in favor was unanimous.

28.

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

  
\_\_\_\_\_  
President

  
\_\_\_\_\_  
Secretary