

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF
TARRANT REGIONAL WATER DISTRICT
HELD ON THE 16th DAY OF APRIL 2013 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, Wesley Cleveland, Woody Frossard, David Geary, Todd Hatcher, Nancy King, Chad Lorange, David Marshall, Rachel Navejar, Sandy Newby, David Owen, Wayne Owen, Madeline Robson, James Toal, Ed Weaver, and Mike Winn.

Also in attendance were George Christie, General Counsel for Tarrant Regional Water District (Water District); Lee Christie, Ethel Steele and Jeremy Harmon of Pope, Hardwicke, Christie, Schell, Kelly, & Ray LLP; Earl Alexander, Paul Blanchard of Northwest Pipe Co., Elizabeth Basham and Susan Bartholomew of Mayfest; Donald Kresser of Save Eagle Mountain Lake; Ron Lemons of FNI; Dick Fish of Lake Country POA; Robbie Thompson of Foster CM Group; Tony Kimmey of Burns & McDonnell; Dan Buhman and Robert W. Brashear of CDM Smith; Eric Loveless of Parsons, Inc.; Christine Jacoby of CB&I; Samantha Drumm of JW Hart; and Steven A. Muns of InfraREIT Capital Partners.

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 Stevens and seconded by Director Sparks, the Directors unanimously voted to approve the minutes from the meeting held March 19, 2013. It was accordingly ordered that these minutes be placed in the permanent files of Tarrant Regional Water District.

3.

Elizabeth Basham of Mayfest thanked the Board for the District's partnership, and gave a presentation on Mayfest 2013.

4.

With the recommendation of management and the Finance Committee, Director Leonard moved to approve delegation of authority to Alan Thomas or Sandy Newby for pump station maintenance and large equipment repairs of \$50,000 or more using original equipment manufacturers or their authorized dealers. The Construction and Operations Committee will be notified for approval for any items over \$50,000. Director Sparks seconded the motion and the vote in favor was unanimous.

5.

With the recommendation of management and the Construction and Operations Committee, Director Leonard moved to approve an Advanced Funding Agreement with the Sulphur River Basin Authority (SRBA) for water resources planning. Funding for this agreement is included in the Bond Fund. Director Stevens seconded the motion and the vote in favor was unanimous.

6.

With the recommendation of management and the Environmental Committee, Director Stevens moved to approve a contract with CDM Smith at a cost of \$498,480 for Phase I of hydrodynamic and storm water quality modeling. Funding for this contract is included in the FY 2013 General Fund Budget (unbudgeted), and the FY 2014 General Fund Budget. Director Lane seconded the motion and the vote in favor was unanimous.

7.

With the recommendation of management and the Construction and Operations Committee, Director Leonard moved to approve a contract with Burns & McDonnell Engineering Company, Inc. at a cost not to exceed \$57,800 for development of the IPL Transportation Management Plan. Funding for this contract is included in the Bond Fund. Director Stevens 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 a change in the calculation of retainage being held for 3D Mechanical to 5% of the total contract price, following the recent 50% completion milestone of their respective contract for the Richland-Chambers 3L Variable Frequency Drive building HVAC improvements project. All remaining contract payments are to be made in full. Any changes to the contract price by change order will require an adjustment to the retainage amount. Funding for this contract is included in the Bond Fund. 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 Stevens moved to approve a change in the calculation of retainage being held for Western Contracting to 5% of the total contract price, following the recent 50% completion milestone of their respective contract for the Richland-Chambers Lake seawall installation. All remaining contract payments are to be made in full. Any changes to the contract price by change order will require an adjustment to the retainage amount. Funding for this contract is included in the FY 2013 Revenue Fund Budget. Director Sparks seconded the motion and the vote in favor was unanimous.

10.

With the recommendation of management and the Construction and Operations Committee, Director Stevens moved to approve a change in the calculation of retainage being held for Sedalco to 5% of the total contract price, following the recent 50% completion milestone of their respective contract for the Panther Island Park Pavilion project. All remaining contract payments are to be made in full. Any changes to the contract price by change order will require an adjustment to the retainage amount. Funding for this contract is included in the FY 2013 General Fund Budget. 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 Sparks moved to approve the contract close-out and release of the retainage to Northstar Construction Inc. in the amount of \$48,917.15 for the Twin Points Park Phase 2A Improvements. Funding for this contract is included in the FY 2013

General Fund Budget. Director Lane 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 purchase from Hanson Pipe in the amount of \$465,910 for 90" E-301 pipe to replace 17 damaged pipe segments of the Richland-Chambers Pipeline. Funding for this purchase is included in the FY 2013 Revenue Fund Budget. Director Sparks seconded the motion and the vote in favor was unanimous.

13.

With the recommendation of management and the Technology Committee, Director Sparks moved to approve the purchase of server hardware from Sequel Data System through Hitachi Credit Corp/PNC at a cost not to exceed \$1,037,800 for a term of 4 annual payments of \$259,450. The server hardware will replace the current SAN Environment. Funding for the first payment of this purchase is included in the FY 2013 General Fund Budget. Years 2-4 will be included in future budgets. In addition, Madeline Robson is granted authority to approve future maintenance and support agreements on necessary software or hardware. Director Lane seconded the motion and the vote in favor was unanimous.

14.

With the recommendation of management and the Technology Committee, Director Stevens moved to approve the purchase of a Tintri Network Attached Storage (NAS) System from Sequel Data Systems in the amount of \$82,807 to accommodate

performance and growth demands for the District's virtual desktop infrastructure (VDI) environments. Funding for this purchase is included in the FY 2013 General Fund Budget. In addition, Madeline Robson is granted authority to approve future maintenance and support agreements on necessary software or hardware. Director Leonard seconded the motion and the vote in favor was unanimous.

15.

STAFF UPDATES

- Update on the Ripley Arnold Sculpture and McMillan Plaza
- Update on System Status
- Update on Azle Police Dept. Computer-Assisted Interlocal/Law Enforcement Records Management System
- Update on Airfield Falls Trailhead

The Board of Directors recessed for a break from 11:18 a.m. to 11:30 a.m.

16.

The presiding officer next called an executive session at 11:31 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 11:38 a.m., the President reopened the meeting.

17.

With the recommendation of management and General Counsel, Director Lane moved to approve a settlement of claims of Citizens National Bank as Trustee of the Terry Educational Fund a/k/a Blanche Terry Scholarship Trust for the amount of \$15,000.

Funding for this settlement is included in the Bond Fund. Director Sparks seconded the motion and the vote in favor was unanimous.

18.

With the recommendation of management and the Real Property Committee, Director Lane moved to grant authority to purchase a permanent easement interest across, or fee simple title to the surface estate only, including improvements, of the following described real property for the public use and purpose of construction and operation of the IPL Project. Funding for this purchase is included in the Bond Fund.

IPL Parcel 62
(BH Ashford Park)

A permanent easement interest across a 4.904-acre tract of land situated in the Hiram Little Survey, Abstract Number 930, Tarrant County, Texas, being more particularly described as a portion of the remainder of a 61.970-acre tract conveyed to BH Ashford Park, LP as recorded in Instrument No. D205031703, Official Public Records, Tarrant County, Texas, and being further described in the accompanying resolution and in the survey plat for Parcel 62 attached thereto for the negotiated purchase price of \$125,000.

IPL Parcel 293
(Emerson)

A permanent easement interest across a 1.123-acre tract of land situated in the J. H. Major Survey, Abstract Number 783, Ellis County, Texas, being more particularly described as a portion of that certain tract conveyed to Steve and Sherry Emerson by instrument recorded in Volume 2409, Page 823, Official Public Records, Ellis County, Texas, also described as a portion of Tract 6 of Jordan Ranch Estates, a subdivision of record according to the map or plat thereof recorded in Cabinet C, Page 264, Plat Records, Ellis County, Texas, and being further described in the accompanying resolution and in the survey plat for Parcel 293 attached thereto, for the negotiated purchase price of \$18,500.

IPL Parcel 298
(Drafft Root Beer)

A permanent easement interest across an 8.400-acre tract of land situated in the J.H. Singleton Survey, Abstract Number 959, Ellis County, Texas, being more particularly described as a portion of that certain 72.39-acre tract conveyed to Drafft Root Beer, Inc., by instrument recorded

in Volume 760, Page 707, Deed Records, Ellis County, Texas, and being further described in the accompanying resolution and in the survey plat for Parcel 298 attached thereto, for the negotiated purchase price of \$63,000.

IPL Parcel 501
(Hopmann)

A permanent easement interest across a 3.799-acre tract of land situated in the Thomas O. Jones Survey, Abstract Number 435, Navarro County, Texas, being more particularly described as a portion of that certain 54.624-acre tract conveyed to Charles A. Hopmann and Emma Gene Hopmann, as Trustees for The Charles A. Hopmann and Emma Gene Hopmann Revocable Living Trust by deed recorded in Volume 1485, Page 150, Deed Records, Navarro County, Texas, and being further described in the accompanying resolution and in the survey plat for Parcel 501 attached thereto, for the appraised value of \$6,838.

IPL Parcel 1050
(Cox)

A permanent easement interest across a 3.015-acre tract of land situated in the James Gibson Survey, Abstract Number 620, Tarrant County, Texas, being more particularly described as a portion of that certain 5.00 acre tract conveyed to Thomas Lugene Cox, as recorded in Instrument No. D211053317, Official Public Records, Tarrant County, Texas, and being further described in the accompanying resolution and in the survey plat for Parcel 1050 attached thereto, for the appraised value of \$144,000.

IPL Parcel 971
(Hernandez)

Fee simple title to the surface estate only of a 4.660-acre tract of land situated in the James Bridgeman Survey, Abstract 186, Tarrant County, Texas, being described as all of that certain tract conveyed to Felipe Hernandez, as recorded in Instrument No. D201304902, Official Public Records, Tarrant County, Texas, and being further described in the accompanying resolution and in the survey plat for Parcel 971 attached thereto, for the appraised value of \$139,800.

IPL Parcel 299
(Salvation Army)

Fee simple title to the surface estate only of a 171.594-acre tract of land situated in the A. Howell Survey, Abstract Number 522, the A. Howell Survey, Abstract Number 524, and the T.M. Cornelius Survey, Abstract Number 1303, Ellis County, Texas, and being more particularly described as a portion of that certain 3,212.1279-acre tract further described as Tract One conveyed to The Salvation Army, a Georgia Corporation, by instrument recorded in Volume 1773, Page 1957, Official Public Records, Ellis County,

Texas; together with a permanent easement interest across an 18.128-acre tract of land situated in the John A. Moore Survey, Abstract Number 778, and the J.H. Singleton Survey, Abstract Number 959, Ellis County, Texas, being more particularly described as a portion of that certain 446.690-acre tract conveyed to The Salvation Army, a Georgia Corporation, by instrument recorded in Volume 1679, Page 414, Official Public Records, Ellis County, Texas, and that certain 338.78-acre tract of land conveyed by deed recorded in Volume 481, Page 80, Deed Records, Ellis County, Texas, and being further described in the accompanying resolution and in the survey plats for Parcel 299 attached thereto, for the negotiated purchase price of \$925,950.

EXHIBIT "A"
Property Description

Being a 4.904 acre (213,638 square foot) tract of land out of the Hiram Little Survey, Abstract Number 930, Tarrant County, Texas, being the remainder of a 61.970 acre tract to BH Ashford Park, L.P. as recorded in Instrument # D205031703, Official Public Records, Tarrant County, Texas, (O.P.R.T.C.T.), and being further described as follows:

COMMENCING at a 1/2 inch iron rod found on the East line of said BH Ashford Park tract, being the Southwest corner of a tract of land as described by deed to L.E. Jowell, JR. and Elaine H. Jowell, as recorded in Instrument #D207250812, O.P.R.T.C.T.;

THENCE N 0°31'13" W, along said East line of said BH Ashford Park tract and the West line of said Jowell tract, a distance of 916.31 feet to a set 5/8" iron rod with Transystems cap at the Southeast corner of tract herein described and the **POINT OF BEGINNING** (N: 6,898,363.268, E: 2,341,487.737 Grid);

- (1) **THENCE** S 89°58'03" W, along the South line of tract herein described, a distance of 246.92 feet to a set 5/8" iron rod with Transystems cap;
- (2) **THENCE** S 56°17'50" W, along the South line of tract herein described, a distance of 474.33 feet to a set 5/8" iron rod with Transystems cap;
- (3) **THENCE** S 27°46'47" W, along the South line of tract herein described, a distance of 490.72 feet to a set 5/8" iron rod with Transystems cap;
- (4) **THENCE** N 89°55'59" W, along the South line of tract herein described, a distance of 219.14 feet to a set 5/8" iron rod with Transystems cap for the Southwest corner of tract herein described, also being on the Easterly Right-of-Way line of Oak Grove Road, a variable width Right-of-Way, as recorded in Volume 5324, Page 249, Deed Records, Tarrant County, Texas, from which a found Tarrant County Monument bears N 0°25'46"E, 30.22 feet;
- (5) **THENCE** N 0°45'32" E along the West line of tract herein described and the Easterly Right-of-Way line of said Oak Grove Road, a distance of 45.13 feet to a set 5/8" iron rod with Transystems cap, at the beginning of a curve to the left;
- (6) **THENCE** along said curve to the left, an arc distance of 105.18 feet, through a central angle of 8°33'33", a radius of 704.07 feet and a long chord which bears N 3°30'48" W, 105.08 feet to a set 5/8" iron rod with Transystems cap at the Northwest corner of tract herein described;
- (7) **THENCE** S 89°55'59" E, along the North line of tract herein described, a distance of 134.52 feet to a set 5/8" iron rod with Transystems cap;
- (8) **THENCE** N 27°46'47" E, along the North line of tract herein described, a distance of 438.20 feet to a set 5/8" iron rod with Transystems cap;
- (9) **THENCE** N 56°17'50" E, along the North line of tract herein described, a distance of 557.84 feet to a set 5/8" iron rod with Transystems cap;

- (10) **THENCE** N 89°58'03" E, along the North line of tract herein described, a distance of 291.03 feet to a set 5/8" iron rod with Transystems cap for the Northeast corner of tract herein described, being on the East line of said BH Ashford Park tract and the West line of said Jowell tract;
- (11) **THENCE** S 0°31'13" E, along the East line of tract herein described, the East line of said BH Ashford Park tract and the West line of said Jowell tract, a distance of 150.01 feet to the **POINT OF BEGINNING**, containing 4.904 acre (213,638 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 4th day of May, 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 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 April 8, 2012, issued date of April 26, 2012, GF # WS12636617 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. Frost
Registered Professional Land Surveyor
Texas Registration Number 5316

Dated: 5-4-2012

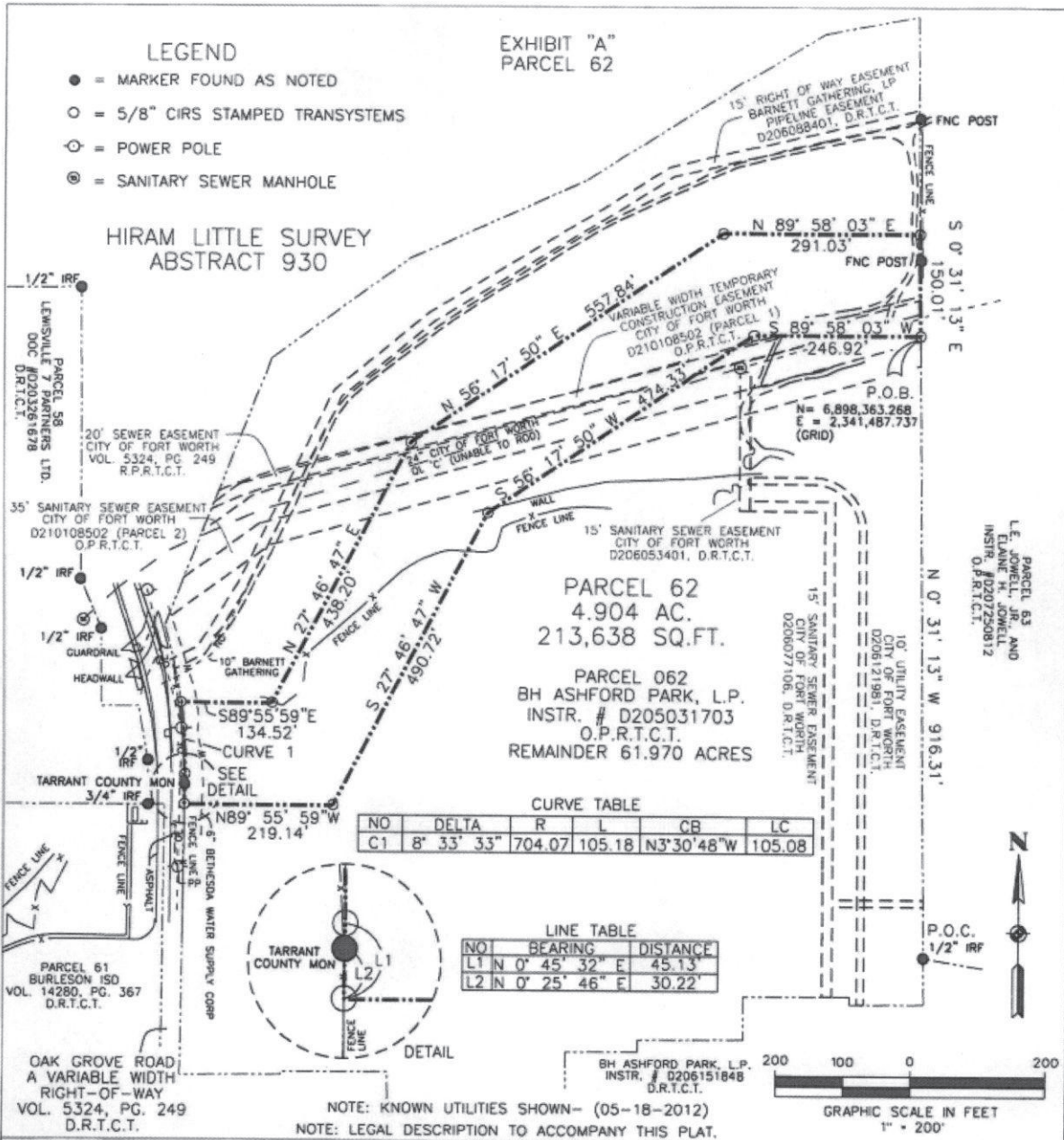


LEGEND

- = MARKER FOUND AS NOTED
- = 5/8" CIRS STAMPED TRANSYSTEMS
- ⊙ = POWER POLE
- ⊙ = SANITARY SEWER MANHOLE

EXHIBIT "A"
PARCEL 62

HIRAM LITTLE SURVEY
ABSTRACT 930



PARCEL 62
4.904 AC.
213,638 SQ.FT.

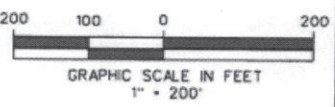
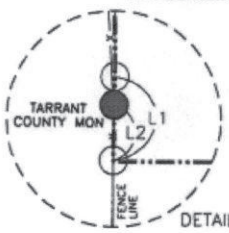
PARCEL 062
BH ASHFORD PARK, L.P.
INSTR. # D205031703
O.P.R.T.C.T.
REMAINDER 61.970 ACRES

CURVE TABLE

NO	DELTA	R	L	CB	LC
C1	8° 33' 33"	704.07	105.18	N3°30'48"W	105.08

LINE TABLE

NO	BEARING	DISTANCE
L1	N 0° 45' 32" E	45.13
L2	N 0° 25' 46" E	30.22



NOTE: KNOWN UTILITIES SHOWN- (05-18-2012)
NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

<p>500 WEST SEVENTH STREET SUITE 1100 FORT WORTH, TX 76102 (817) 339-8950 (TEL) (817) 336-2247 (FAX)</p> <p>PROJ NO: P28280338 SCALE: 1" = 200' DATE: 05-04-2012 DRAWN BY: RTR CHECKED BY: TAF REVISED DATE: 07-19-2012</p>	<p>PRINTED ON: 7/19/2012 1:11</p> <p><i>Rodney A. Frost</i> 5-4-2012</p>	<p>SHEET TITLE</p> <p style="text-align: center;">EXHIBIT "A" SEGMENT 9, PARCEL 62 BH ASHFORD PARK, L.P.</p> <p>PROJECT</p> <p style="text-align: center;">INTEGRATED PIPELINE PROJECT</p> <p>BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (#202) NORTH AMERICAN DATUM (NAD83)(2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED SCALE FACTOR 0.99988024480</p>
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EXHIBIT "A"
Property Description

Being 1.123-acres (48,908 square feet) of land situated in the J. H. Major Survey, Abstract Number 783, Ellis County, Texas, and more particularly that certain tract conveyed to Steve Emerson and wife, Sherry Emerson, by instrument recorded in Volume 2409, Page 823, Official Public Records, Ellis County, Texas, (O.P.R.E.C.T.), and being Tract 6 of Jordan Ranch Estates, a subdivision of record according to the map or plat thereof recorded in Cabinet C, Page 264, Plat Records, Ellis County, Texas (P.R.E.C.T.), and being further described as follows:

COMMENCING at 1/2 inch iron rod with found for the northeast corner of said Tract 6, said 1/2 inch iron rod being an interior ell corner of Lot 1 of Indian Creek Estates, Phase 2, a subdivision of record according to the map or plat thereof recorded in Cabinet I, Page 124, P.R.E.C.T., said 1/2 inch iron rod also being the intersection of the northeast corner of said Abstract Number 783 and the northwest corner of the J. Crawford Survey, Abstract Number 255, Ellis County, Texas, with the south line of the A. Newton Survey, Abstract Number 803, Ellis County, Texas, from which a 5/8 inch iron rod found for reference bears North 11 degrees 11 minutes 20 seconds West, a distance of 0.65 feet;

THENCE South 00 degrees 02 minutes 10 seconds East, along the east line of said Tract 6, a distance of 110.87 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for the **POINT OF BEGINNING** (N:6,833,563.045, E:2,424,575.671 Grid);

- (1) **THENCE** South 00 degrees 02 minutes 10 seconds East, along the east line of said Tract 6, a distance of 195.66 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner;
- (2) **THENCE** North 50 degrees 05 minutes 22 seconds West, a distance of 478.90 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner in the north line of said Tract 6, said 5/8 inch iron rod with cap stamped "GORRONDONA" being in the south line of said Lot 1, said 5/8 inch iron rod with cap stamped "GORRONDONA" being in the north line of said Abstract Number 783, said 5/8 inch iron rod with cap stamped "GORRONDONA" also being in the south line of said Abstract Number 803, from which a 1/2 inch iron rod found for the northwest corner of said Tract 6 bears North 89 degrees 53 minutes 10 seconds West, a distance of 22.78 feet, said 1/2 inch iron rod being the northeast corner of Tract 7 of said Jordan Ranch Estates, said 1/2 inch iron rod also being in the south line of said Lot 1;
- (3) **THENCE** South 89 degrees 53 minutes 10 seconds East, along the common line of said Tract 6, said Lot 1, said Abstract Number 783, and said Abstract Number 803, a distance of 234.35 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner;
- (4) **THENCE** South 50 degrees 05 minutes 22 seconds East, a distance of 173.21 feet to the **POINT OF BEGINNING** and containing 1.123-acres (48,908 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 (NAD83)(2007) with all distances adjusted to surface by project combined scale factor 0.9999460030.

NOTE: Plat to accompany this legal description.

I do certify on this 10th day of October, 2012, to Ellis County Abstract and Title Company, Stewart Title Guaranty Company, 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 Stewart Title Guaranty Company, with an effective date of September 20, 2012, issued date of September 26, 2012 GF # 1209118 affecting the subject property and listed in Exhibit "A-1" attached hereto.

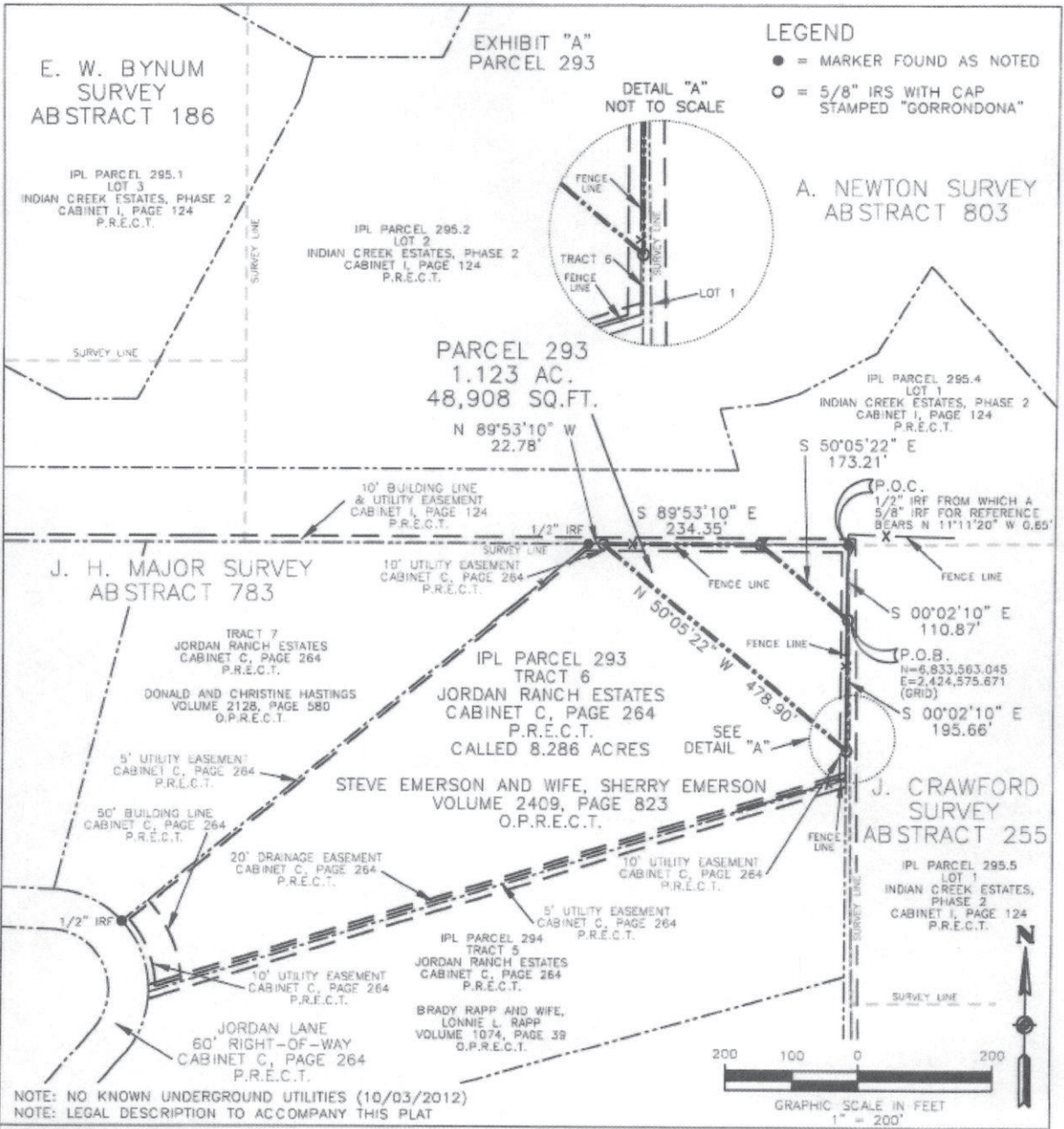
Except as shown on the survey: (i) there are no visible encroachments upon the subject property by visible improvements on adjacent property, (ii) there are no visible encroachments on adjacent property, streets or alleys by any visible improvements on the subject property, and (iii) there are no visible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


Jon L. Cooper
Registered Profession Land Surveyor
Texas Registration No. 5254

Dated: 11/06/12





<p>CORRONDONA & ASSOCIATES, INC.</p> <p>7524 JACK NEWELL BLVD. SOUTH FORT WORTH, TEXAS 76118 PHONE (817)496-1424 FAX (817)496-1768</p> <p>PROJ. NO: P202090330 SCALE: 1" = 200' DATE: 10-10-2012 DRAWN BY: CA CHECKED BY: JB REVISED DATE: 11-06-2012</p>	<p>PRINTED ON: 11/06/2012 2:00:00 PM</p>	<p>SHEET TITLE</p> <p>EXHIBIT "A" SEGMENT 13, PARCEL 293 STEVE EMERSON AND WIFE, SHERRY EMERSON</p>	
		<p>PROJECT</p> <p>INTEGRATED PIPELINE PROJECT</p>	
<p>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 0.9990460030</p>		<p>PG. 3 OF 4</p>	

EXHIBIT "A"
Property Description

Being 8.400-acres (365,899 square feet) of land situated in the J.H. Singleton Survey, Abstract Number 959, Ellis County, Texas, and more particularly that certain 72.39 acre tract conveyed to Drafft Root Beer, Inc., by instrument recorded in Volume 760, Page 707, Deed Records, Ellis County, Texas, (D.R.E.C.T.), and being further described as follows:

COMMENCING at 1 inch iron rod found for the east corner of said Drafft Root Beer, Inc. tract, said 1 inch iron rod being in the westerly line of that certain tract conveyed to The Salvation Army, A Georgia Corporation, by instrument recorded in Volume 481, Page 80, D.R.E.C.T., said 1 inch iron rod being the most southerly corner of the Fitzgerald Subdivision, a subdivision of record according to the map or plat thereof recorded in Cabinet B, Page 498, Plat Records, Ellis County, Texas, (P.R.E.C.T.), said 1 inch iron rod also being in Singleton Road (+/- 20' asphalt pavement) (no deed of record found);

THENCE South 31 degrees 55 minutes 25 seconds West, along the common line of said Drafft Root Beer, Inc. tract and said The Salvation Army tract, and along said Singleton Road, a distance of 54.78 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for the **POINT OF BEGINNING** (N:6,828,271.308, E:2,428,415.453 Grid);

- (1) **THENCE** South 31 degrees 55 minutes 25 seconds West, along the common line of said Drafft Root Beer, Inc. tract and said The Salvation Army tract, and along said Singleton Road, a distance of 155.77 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner, from which a 1 inch iron rod found for the most westerly southwest corner of said The Salvation Army tract bears South 31 degrees 55 minutes 25 seconds West, a distance of 394.36 feet, said 1 inch iron rod being an angle point in the easterly line of said Drafft Root Beer, Inc. tract, said 1 inch iron rod also being in said Singleton Road;
- (2) **THENCE** North 46 degrees 46 minutes 55 seconds West, a distance of 9.63 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner;
- (3) **THENCE** North 41 degrees 11 minutes 52 seconds West, a distance of 2468.14 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner in the northerly line of said Drafft Root Beer, Inc. tract, said 5/8 inch iron rod with cap stamped "GORRONDONA" also being in the southerly line of that certain tract conveyed to Raymond E. Ellis and wife, Henrietta Ellis, by instrument recorded in Volume 770, Page 823, D.R.E.C.T., from which a 2 inch iron pipe found for the northwest corner of said Drafft Root Beer, Inc. tract bears South 60 degrees 45 minutes 56 seconds West, a distance of 650.50 feet;
- (4) **THENCE** North 60 degrees 45 minutes 56 seconds East, along the common line of said Drafft Root Beer, Inc. tract and said Ellis tract, a distance of 153.33 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner;
- (5) **THENCE** South 41 degrees 11 minutes 52 seconds East, a distance of 2400.71 feet to the **POINT OF BEGINNING** and containing 8.400-acres (365,899 square feet) of land, more or less.

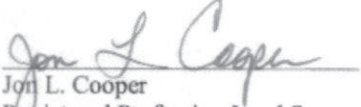
NOTE: Basis of bearing is the Texas State Plane Coordinate System, North Central Zone (4202) North American Datum (NAD83)(2007) with all distances adjusted to surface by project combined scale factor 0.9999460030.

NOTE: Plat to accompany this legal description.

I do certify on this 15th day of October, 2012, to Ellis County Abstract and Title Company, Stewart Title Guaranty Company, 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 Stewart Title Guaranty Company, with an effective date of September 19, 2012, issued date of September 25, 2012 GF # 1209066 affecting the subject property and listed in Exhibit "A-1" attached hereto.

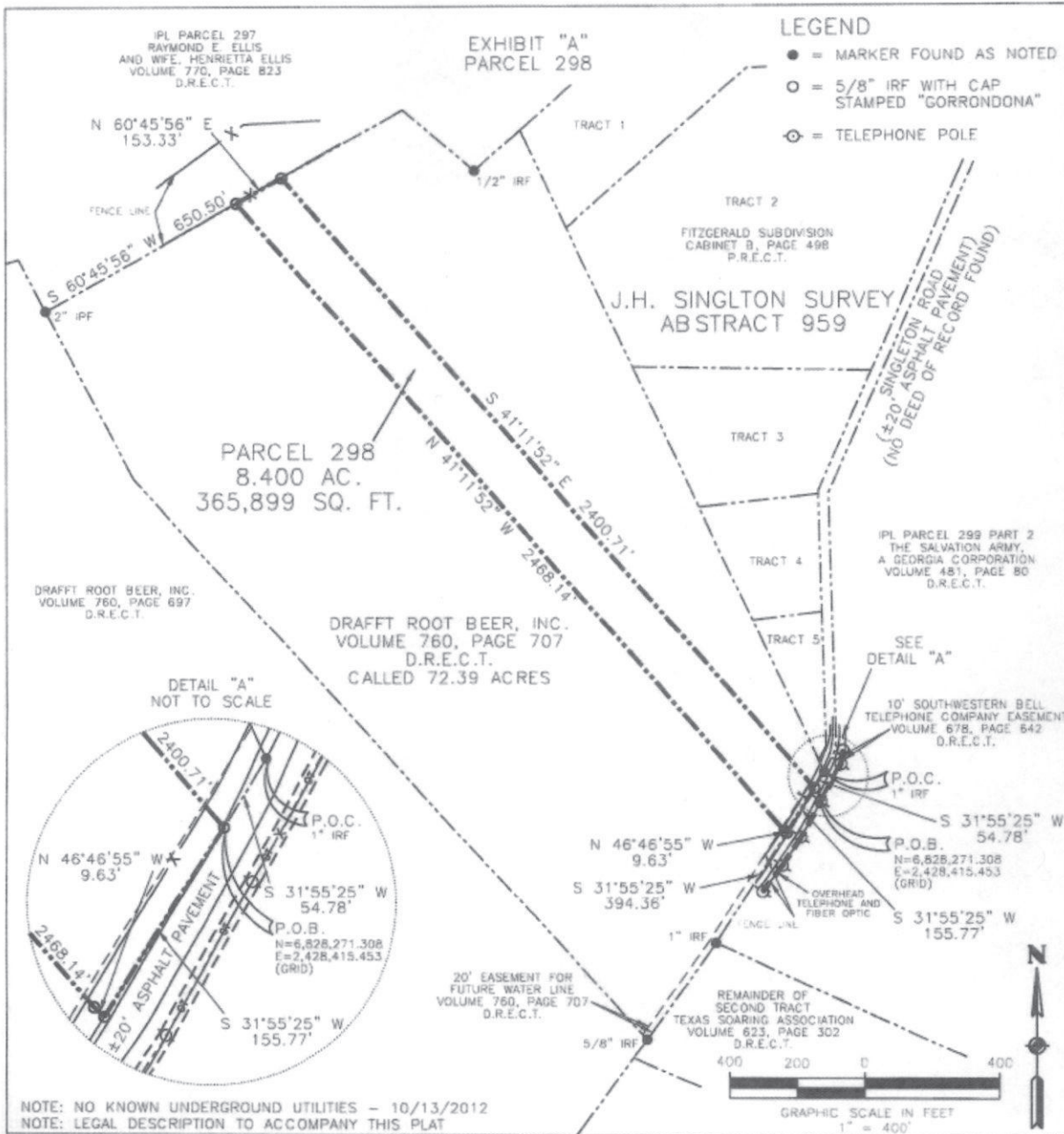
Except as shown on the survey: (i) there are no visible encroachments upon the subject property by visible improvements on adjacent property, (ii) there are no visible encroachments on adjacent property, streets or alleys by any visible improvements on the subject property, and (iii) there are no visible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


Jon L. Cooper
Registered Professional Land Surveyor
Texas Registration No. 5254

Dated: 11/06/12





GORRONDONA & ASSOCIATES, INC.

7524 JACK NEWELL BLVD. SOUTH
FORT WORTH, TEXAS 76118
PHONE (817)496-1424
FAX (817)496-1768

PROJ. NO.	P202090330
SCALE:	1" = 400'
DATE:	10-15-2012
DRAWN BY:	CA
CHECKED BY:	JC
REVISED DATE:	11-08-2012

PRINTED ON:
11/06/2012
3:00:00 PM

STATE OF TEXAS
REGISTERED
JON Y. COOPER
5254
PROFESSIONAL SURVEYOR

SHEET TITLE

EXHIBIT "A"
SEGMENT 13, PARCEL 298
DRAFFT ROOT BEER, INC.

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 3.799 acres (165,469 square feet) tract of land situated in the Thomas O. Jones Survey, Abstract Number 435, Navarro County, Texas and more particularly that certain 54.624 acre tract conveyed to Charles A. Hopmann and Emma Gene Hopmann, as Trustees for The Charles A. Hopmann and Emma Gene Hopmann Revocable Living Trust by deed recorded in Volume 1485, Page 150, Deed Records, Navarro County, Texas (D.R.N.C.T.), and being further described as follows:

COMMENCING at a 5/8 inch iron rod found for the Southeast corner of said Hopmann tract, being the Northeast corner of that certain tract of land conveyed by deed to Claude D. Smith, as recorded in Volume 710, Page 457, D.R.N.C.T., said point also in the Southwest right-of-way line of F.M. 636, No Deed of Record found (90 foot wide right-of-way);

THENCE S 59°32'20" W, along the Southeasterly line of said Hopmann tract and the Northerly line of said Smith tract, a distance of 531.72 feet to a set 5/8 inch iron rod with TranSystems cap for the Northeasterly corner and **POINT OF BEGINNING** of the tract herein described (N: 6,765,596.478, E: 2,646,291.520 Grid);

- (1) **THENCE** S 59°32'20" W, continuing along the Southeasterly line of said Hopmann tract and the Northerly line of said Smith tract, and the Easterly line of the tract herein described, a distance of 210.52 feet to a set 5/8 inch iron rod with TranSystems cap for the Southeasterly corner of the tract herein described;
- (2) **THENCE** N 75°30'31" W, departing the Southeasterly line of said Hopmann tract and the Northerly line of said Smith tract, and along the Southerly line of the tract herein described, a distance of 134.51 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;
- (3) **THENCE** N 78°21'09" W, continuing along the Southerly line of the tract herein described, a distance of 485.31 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;
- (4) **THENCE** N 81°44'02" W, continuing along the Southerly line of the tract herein described, a distance of 338.58 feet to a set 5/8 inch iron rod with TranSystems cap for the point of intersection with the Southwesterly line of said Hopmann tract and the Northerly line of said Smith tract, being the Southwesterly corner of the tract herein described;
- (5) **THENCE** N 33°50'51" W, along the Southwesterly line of said Hopmann tract and the Northerly line of said Smith tract, and along the Westerly line of the tract herein described, a distance of 198.03 feet to a set 5/8 inch iron rod with TranSystems cap for the Northwesterly corner of the tract herein described;
- (6) **THENCE** S 82°06'18" E, departing the Southwesterly line of said Hopmann tract and the Northerly line of said Smith tract, and along the Northerly line of the tract herein described, a distance of 475.28 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;

- (7) **THENCE** S 78°21'09" E, continuing along the Northerly line of the tract herein described, a distance of 495.24 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;
- (8) **THENCE** S 75°15'16" E, continuing along the Northerly line of the tract herein described, a distance of 285.98 feet to the **POINT OF BEGINNING**, containing 3.799 acres (165,469 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 13th day of September, 2012, to Corsicana Title & Abstract Company, LLC, Chicago 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 Chicago Title Insurance Company, with an effective date of April 12, 2012, issued date of April 23, 2012, GF # CT12-5043-I 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.



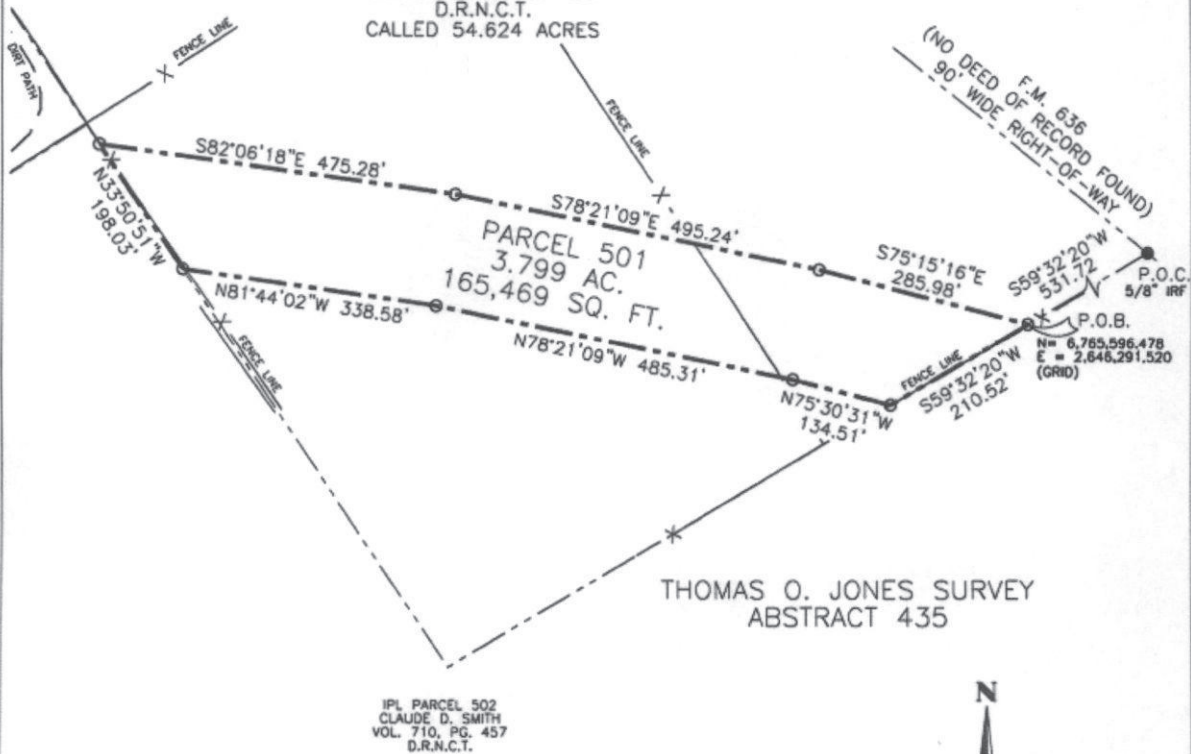
Richard R. Dorr
Registered Professional Land Surveyor
Texas Registration Number 4780



Dated: 09/11/12

EXHIBIT "A"
PARCEL 501

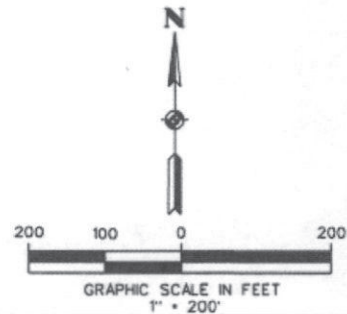
CHARLES A. HOPMANN AND
EMMA GENE HOPMANN, AS TRUSTEES
FOR THE CHARLES A. HOPMANN AND
EMMA GENE HOPMANN REVOCABLE
LIVING TRUST
BOOK 1485, PG. 150
D.R.N.C.T.
CALLED 54.624 ACRES



NOTES:
NO KNOWN UNDERGROUND UTILITIES- 05-15-2012
(U.O.N.) INDICATES UNLESS OTHERWISE NOTED

LEGEND

- = MARKER FOUND AS NOTED
- = SET 5/8" IRON ROD WITH CAP
STAMPED "TRANSYSTEMS" (U.O.N.)



NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

<p>TranSystems</p> <p>500 WEST SEVENTH STREET SUITE 1100 FORT WORTH, TX 76102 (817) 339-8950 (TEL) (817) 336-2247 (FAX)</p> <p>PROJ NO: P282299338 SCALE: 1" = 200' DATE: 07-31-2012 DRAWN BY: SMD CHECKED BY: RRD REVISED DATE:</p>	<p>PRINTED ON: 9/14/2012 8:13:24 AM</p>	<p>SHEET TITLE</p> <p>EXHIBIT "A" SEGMENT 15-1, PARCEL 501 CHARLES A. HOPMANN AND EMMA GENE HOPMANN, AS TRUSTEES FOR THE CHARLES A. HOPMANN AND EMMA GENE HOPMANN REVOCABLE LIVING TRUST</p>
<p>PROJECT</p> <p>INTEGRATED PIPELINE PROJECT</p>		<p>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</p>
<p>PG. 3 OF 4</p>		<p>PG. 3 OF 4</p>

EXHIBIT "A"
Property Description

Being 3.015-acres (131,339 square feet) of land situated in the James Gibson Survey, Abstract Number 620, Tarrant County, Texas, and more particularly that certain 5.00 acre tract conveyed to Thomas Eugene Cox, as recorded in Instrument # D211053317, Official Public Records, Tarrant County, Texas, (O.P.R.T.C.T.), and being further described as follows:

COMMENCING at a 1/2 inch iron rod with cap stamped Geo Data found for the Southeast corner of said Cox tract and on the West line of a tract of land as described by deed to John Steven Cox, as recorded in Instrument # D211053318, O.P.R.T.C.T.;

THENCE N 30°28'17" W, along the East line of said Cox tract and the West line of said John Steven Cox tract, a distance of 98.75 feet to a set 5/8 inch iron rod with Transystems cap at the Southeast corner of tract herein described and the **POINT OF BEGINNING** (N: 6,898,181.340, E: 2,368,372.097 Grid);

- (1) **THENCE** S 59°16'04" W, along the South line of tract herein described, a distance of 875.59 feet to a set 5/8 inch iron rod with Transystems cap for the Southwest corner of tract herein described and on the East Right-of-Way line of Bennett Lawson Road, a variable width Right-of-Way, no deed of record found, referenced by a found 1/2" capped iron rod at the Southwest corner of said Cox tract which bears S 30°28'17" E, 98.75 feet;
- (2) **THENCE** N 30°28'17" W, along the West line of tract herein described, the West line of said Cox tract and the East Right-of-Way line of said Bennett Lawson Road, a distance of 150.00 feet to a 1/2 inch iron rod found for the Northwest corner of tract herein described, the Northwest corner of said Cox tract and the Southwest corner of Tate Addition as recorded in Volume 388-179, Page 95 and Volume 388-191, Page 10, Plat Records, Tarrant County, Texas;
- (3) **THENCE** N 59°16'04" E, along the North line of tract herein described, the North line of said Cox tract and the South line of said Tate Addition, a distance of 875.59 feet to a found 1/2 inch iron rod with cap stamped Geo Data for the Northeast corner of tract herein described, the Northeast corner of said Cox tract and the Northwest corner of said John Steven Cox tract;
- (4) **THENCE** S 30°28'17" E, along the East line of tract herein described, the East line of said Cox tract and the West line of said John Steven Cox tract, a distance of 150.00 feet to the **POINT OF BEGINNING**, containing 3.015-acres (131,339 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 October, 2012, to 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 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 Fidelity National Title Insurance Company, with an effective date of September 26, 2012, issued date of October 9, 2012, GF # FT244122-4412200638 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.



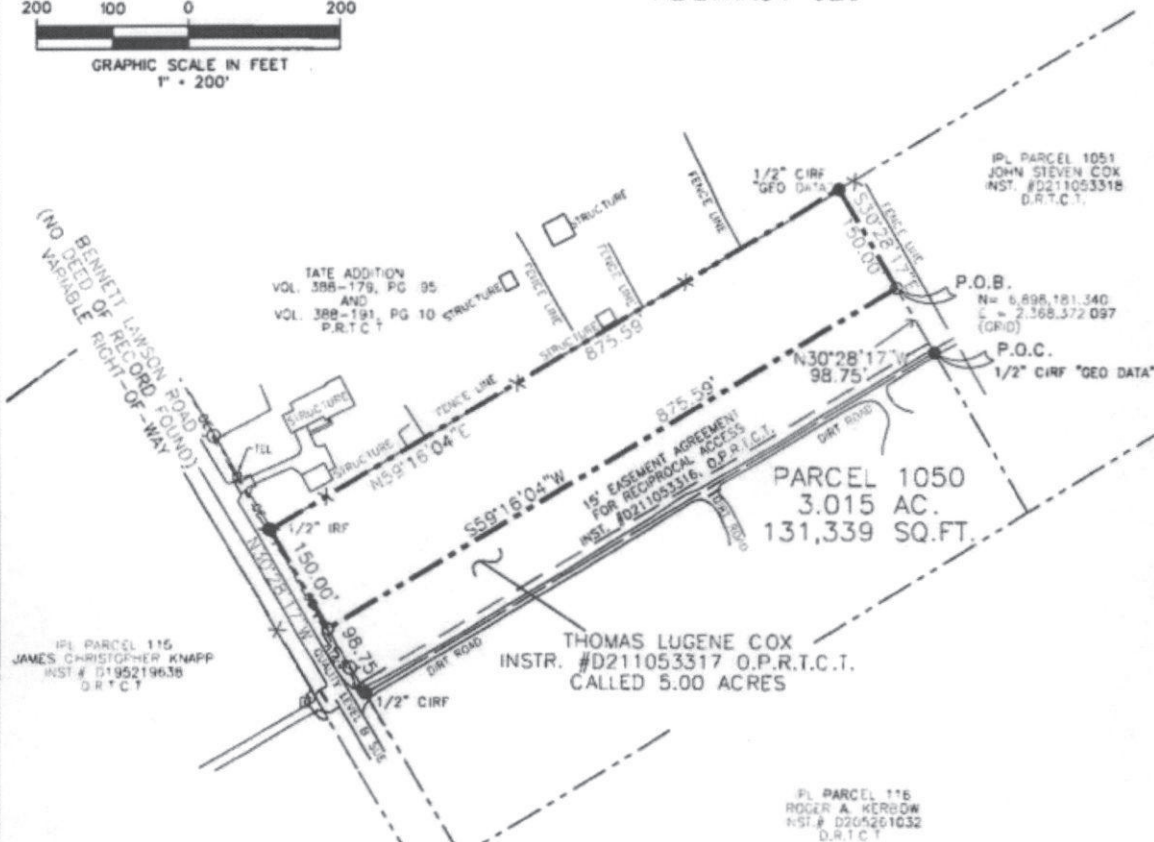
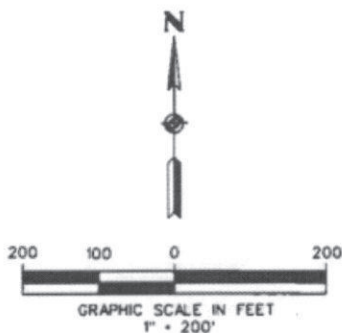
Timothy A. Frost
Registered Professional Land Surveyor
Texas Registration Number 5316

Dated: 10-20-2012



EXHIBIT "A"
PARCEL 1050

JAMES GIBSON SURVEY
ABSTRACT 620



LEGEND

- = MARKER FOUND AS NOTED
- = MARKER SET AS NOTED
- ⊕ = POWER POLE

NOTE: KNOWN UNDERGROUND UTILITIES SHOWN ARE QUALITY LEVEL B SUE- (11-06-2012)
NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

<p>500 WEST SEVENTH STREET SUITE 1100 FORT WORTH, TX 76102 (817) 339-8950 (TEL) (817) 336-2247 (FAX)</p>	<p>PRINTED ON: 11/15/2012</p> <p><i>Timothy A. Frost</i> 12-20-2012</p>	SHEET TITLE	
		<p>EXHIBIT "A" SEGMENT 9, PARCEL 1050 THOMAS LUGENE COX</p>	
<p>PROJ. NO: 922090330 SCALE: 1" = 200' DATE: 10-20-2012 DRAWN BY: SIA CHECKED BY: TAF REVISED DATE: 11-15-2012</p>	PROJECT		<p>PG. 3 OF 5</p>
<p>INTEGRATED PIPELINE PROJECT</p>		<p>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</p>	

EXHIBIT "A"
Property Description

Being 4.660-acres (202,980 square feet) of land situated in the James Bridgeman Survey, Abstract 186, Tarrant County, Texas and more particularly that certain 4.7361 acre tract conveyed to Felipe Hernandez, as recorded in Instrument #D201304902, Official Public Records, Tarrant County, Texas, (O.P.R.T.C.T.), and being further described as follows:

BEGINNING at a 1/2 inch iron rod found at the Northwest Corner of said Hernandez tract and being on the South line of a tract of land as described by deed to Darcy Knapp Fricks, Shelley Lynn Knapp and James Christopher Knapp, recorded in Instrument #D208146759, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.); (N: 6.890,475.577, E: 2,373,928.280 Grid);

- (1) **THENCE** N 60°08'17" E, along the North line of said Hernandez tract and the South line of said Fricks tract, a distance of 161.14 feet to a found 3/4" iron rod for the Northeast corner of said Hernandez tract and Southeast corner of said Fricks tract, also on the West line of a tract of land as described by deed to Texas Electric Service Company, recorded in Volume 4691, Page 623, D.R.T.C.T.:
- (2) **THENCE** S 29°59'39" E, along the East line of said Hernandez tract and the West line of said Texas Electric Service tract, a distance of 1,364.88 feet to a found 1/2" iron rod for the Southeast corner of said Hernandez tract, and on the North line of Retta Mansfield Road, a variable width Right-of-Way, no Deed of Record found;
- (3) **THENCE** S 60°21'31" W, along the South line of said Hernandez tract and the North line of said Retta Mansfield Road, a distance of 136.35 feet to a found 1/2" iron rod for the Southwest corner of tract herein described, the Southwest corner of said Hernandez tract and the Southeast corner of a tract of land as described by deed to Francisco Rivas and Maria Rivas, husband and wife, recorded in Instrument #D206011842, O.P.R.T.C.T.;
- (4) **THENCE** N 31°02'06" W, along the West line of said Hernandez tract and the East line of said Rivas tract, a distance of 1,364.63 feet to the **POINT OF BEGINNING**, containing 4.660-acres (202,980 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 3rd day of November, 2012, to 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 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 Fidelity National Title Insurance Company, with an effective date of October 7, 2012, issued date of October 18, 2012, GF # FT244122-4412200666 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.

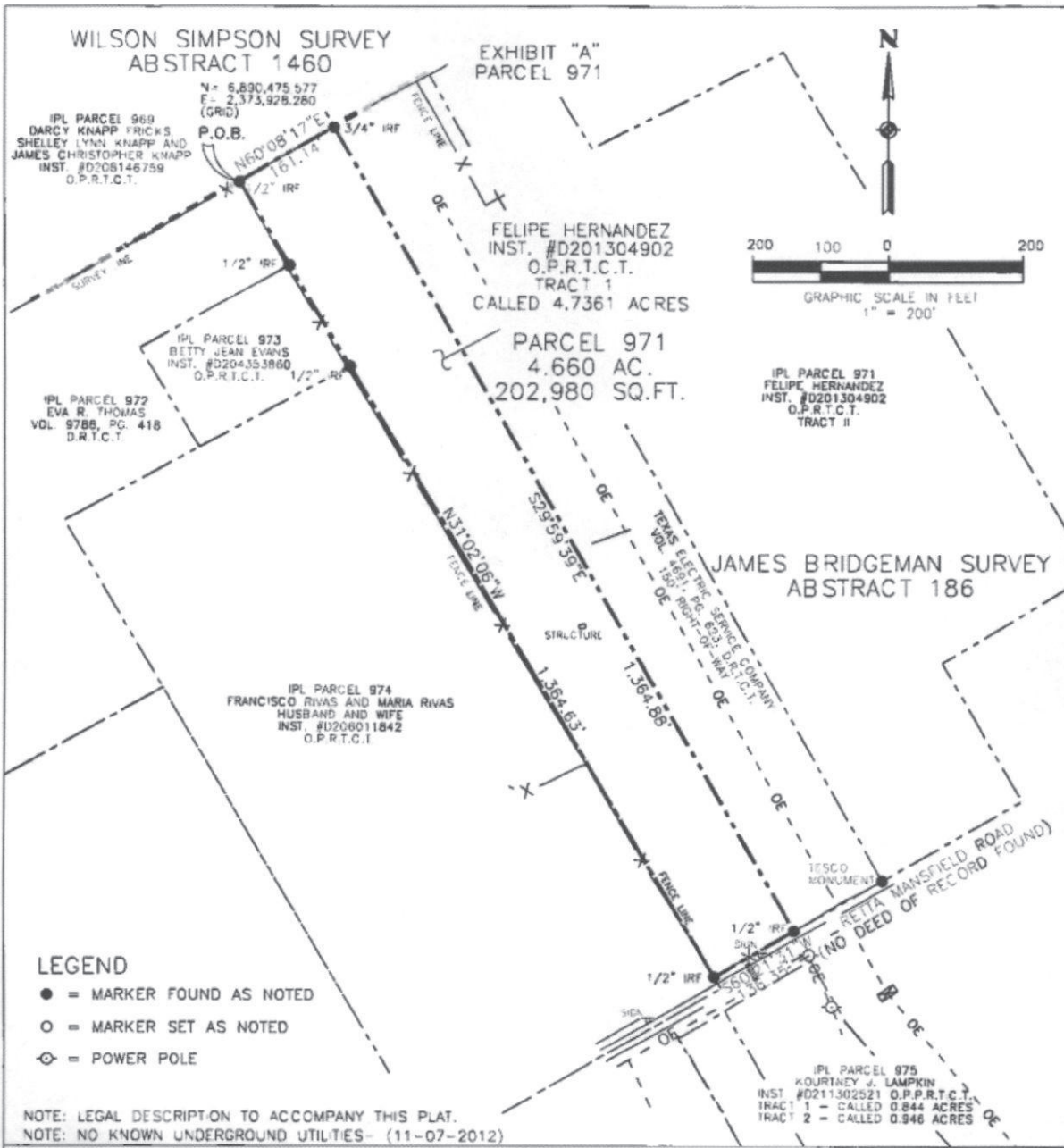
This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition III Survey.



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



Dated: 11-3-2012



<p>500 WEST SEVENTH STREET SUITE 1100 FORT WORTH, TX 76102 (817) 339-8950 (TEL) (817) 336-2247 (FAX)</p>	<p>PRINTED ON: 12/12/2012</p> <p><i>Timothy A. Frost</i> 11-3-2012</p>	<p>SHEET TITLE</p> <p>EXHIBIT "A" SEGMENT 11, PARCEL 971 FELIPE HERNANDEZ</p>
	<p>PROJECT</p> <p>INTEGRATED PIPELINE PROJECT</p>	<p>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</p>
<p>PROJ. NO: 1202090130</p> <p>SCALE: 1" = 200'</p> <p>DATE: 11-03-2012</p> <p>DRAWN BY: RTR</p> <p>CHECKED BY: JF</p> <p>REVISED DATE: 12-08-2012</p>	<p>PG. 3 OF 4</p>	

EXHIBIT "A"
Property Description

Being a 171.594-acres (7,474,624 square feet) of land situated in the A. Howell Survey, Abstract Number 522, the A. Howell Survey, Abstract Number 524, and the T.M. Cornelius Survey, Abstract Number 1303, Ellis County, Texas, and more particularly that certain 3212.1279 acre tract further described as Tract One conveyed to The Salvation Army, A Georgia Corporation, by instrument recorded in Volume 1773, Page 1957, Official Public Records, Ellis County, Texas, (O.P.R.E.C.T.), and being further described as follows:

BEGINNING at a railroad spike found for the most westerly southwest corner of said 3212.1279 acre tract of land, said railroad spike being in the east line of that certain tract conveyed to Blair Dunbar and wife, Effie R. Dunbar, by instrument recorded in Volume 1795, Page 289, O.P.R.E.C.T., and being further described in Volume 1595, Page 53, O.P.R.E.C.T., said railroad spike being in the west line of said Abstract Number 522, said railroad spike being in the east line of the A. Howell Survey, Abstract Number 521, Ellis County, Texas, said railroad spike also being in Baucum Road (+/- 18' asphalt pavement) (no deed of record found) (N:6,823,892.047, E:2,434,233.026 Grid);

- (1) **THENCE** North 00 degrees 36 minutes 46 seconds West, along the common line of said 3212.1279 acre tract, said Abstract Number 522, said Abstract Number 521, and along said Baucum Road, a distance of 1285.58 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for the most easterly southeast corner of that certain 446.690 acre tract conveyed to The Salvation Army, A Georgia Corporation, by instrument recorded in Volume 1679, Page 414, O.P.R.E.C.T., said 5/8 inch iron rod with cap stamped "GORRONDONA" being an interior ell corner of said Abstract Number 522, said 5/8 inch iron rod with cap stamped "GORRONDONA" also being the northeast corner of said Abstract Number 521;
- (2) **THENCE** North 00 degrees 38 minutes 03 seconds West, along the common line of said 3212.1279 acre tract and said 446.690 acre tract, and along said Baucum Road, a distance of 2014.61 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner;
- (3) **THENCE** South 89 degrees 55 minutes 03 seconds East, a distance of 183.06 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner;
- (4) **THENCE** South 88 degrees 32 minutes 45 seconds East, passing at a distance of 435.24 feet a 6 inch wood post found for reference, in all, a total distance of 2126.41 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner;
- (5) **THENCE** South 00 degrees 29 minutes 35 seconds East, a distance of 1140.48 feet to a 1/2 inch iron rod found for an interior corner of said 3212.1279 acre tract of land, said 1/2 inch iron rod being the most northerly northwest corner of that certain tract conveyed to Baucum Family Partners, Ltd., by instrument recorded in Volume 1292, Page 320, O.P.R.E.C.T.;
- (6) **THENCE** South 00 degrees 22 minutes 57 seconds East, along the common line of said 3212.1279 acre tract and said Baucum Family Partners tract, a distance of 1130.44 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for an exterior corner of said 3212.1279 acre tract;

- (7) **THENCE** South 71 degrees 17 minutes 07 seconds West, along the east line of said 3212.1279 acre tract, a distance of 44.33 feet to a 3/8 inch iron rod found for an interior corner of said 3212.1279 acre tract, said 3/8 inch iron rod being in the east line of said Abstract Number 522, said 3/8 inch iron rod also being in the west line of said Abstract Number 1303;
- (8) **THENCE** South 00 degrees 31 minutes 42 seconds East, along the common line of said 3212.1279 acre tract, said Abstract Number 522, and said Abstract Number 1303, a distance of 935.95 feet to a 1/2 inch iron rod found for the most westerly southeast corner of said 3212.1279 acre tract;
- (9) **THENCE** South 89 degrees 22 minutes 15 seconds West, along the most westerly south line of said 3212.1279 acre tract, a distance of 2256.88 feet to the **POINT OF BEGINNING** and containing 171.594 acres (7,474,624 square feet) of land, more or less.

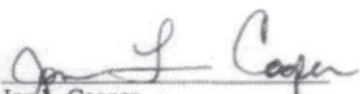
NOTE: Basis of bearing is the Texas State Plane Coordinate System, North Central Zone (4202) North American Datum 1983 (NAD83)(2007) with all distances adjusted to surface by project combined scale factor 0.9999460030.

NOTE: Plat to accompany this legal description.

I do certify on this 18th day of January, 2013, to Ellis County Abstract, Stewart Title Guaranty 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 Title issued by Stewart Title Guaranty Company, with an effective date of January 17, 2012, issued date of February 2, 2012 GF # 1112093 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.


Jon L. Cooper
Registered Professional Land Surveyor
Texas Registration No. 5254

Dated: 1/18/2013

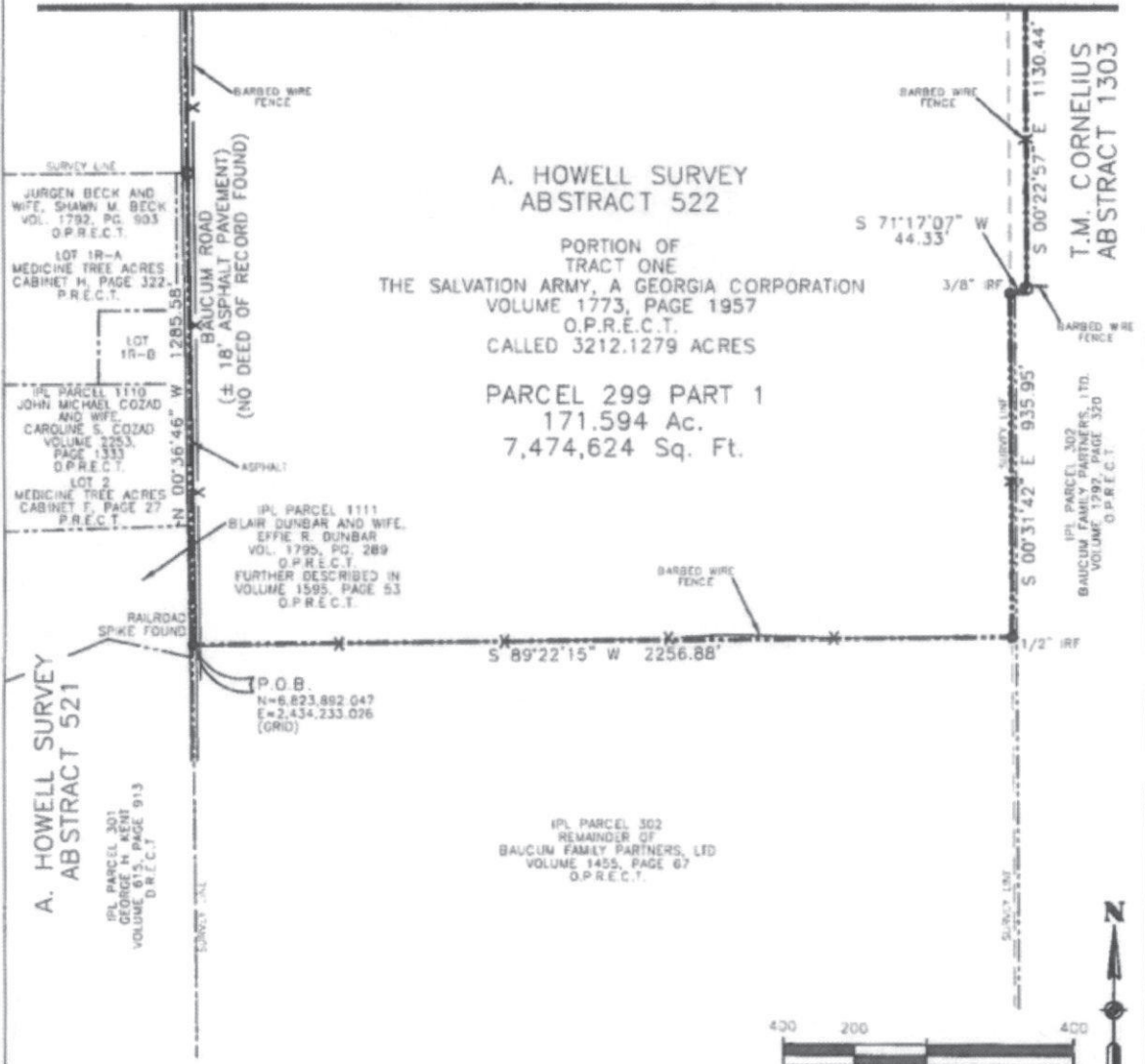


EXHIBIT "A"
PARCEL 299 PART 1

SEE SHEET 4

LEGEND

- = MARKER FOUND AS NOTED
- = 5/8" IRS WITH CAP STAMPED "GORRONDONA"



NOTE: NO KNOWN UNDERGROUND UTILITIES (01/18/2012)
 NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT

CORRONDONA & ASSOCIATES, INC.

7524 JACK HOWELL BLVD. SOUTH
 FORT WORTH, TEXAS 76118
 PHONE (817)496-1424
 FAX (817)496-1768

PRINTED ON
 01/18/2013
 03:00:00 PM

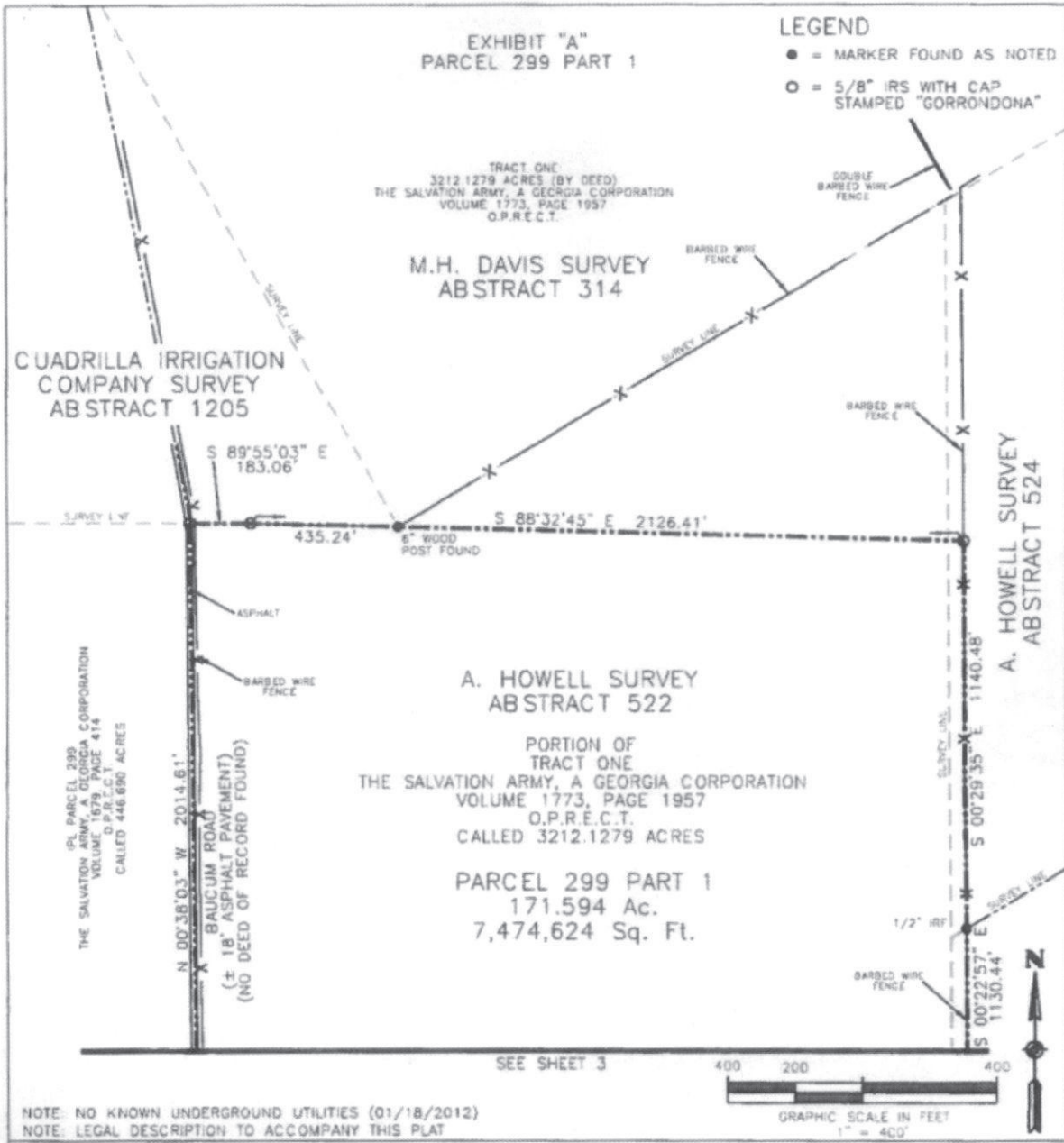


SHEET TITLE
EXHIBIT "A"
SEGMENT 13, PARCEL 299 PART 1
THE SALVATION ARMY,
A GEORGIA CORPORATION

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 6



NOTE: NO KNOWN UNDERGROUND UTILITIES (01/18/2012)
NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT

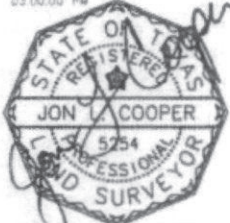
<p>GORRONDONA & ASSOCIATES, INC.</p> <p>7524 JACK NEWELL BLVD. SOUTH FORT WORTH, TEXAS 76118 PHONE (817)496-1424 FAX (817)496-1768</p> <p>PROJECT NO: PIC2091330 SCALE: 1" = 400' DATE: 01-18-2013 DRAWN BY: CB CHECKED BY: JC REVISED DATE:</p>	<p>PRINTED ON: 01/18/2013 03:00:00 PM</p> 	<p>SHEET TITLE</p> <p style="text-align: center;">EXHIBIT "A" SEGMENT 13, PARCEL 299 PART 1 THE SALVATION ARMY, A GEORGIA CORPORATION</p> <hr/> <p>PROJECT</p> <p style="text-align: center;">INTEGRATED PIPELINE PROJECT</p> <hr/> <p>BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4203) NORTH AMERICAN DATUM (NAD83) (2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED SCALE FACTOR 0.9999460330</p>
		<p>PG. 4 OF 6</p>

EXHIBIT "A"
Property Description

Being 18.128-acres (789,654 square feet) of land situated in the John A. Moore Survey, Abstract Number 778 and the J.H. Singleton Survey, Abstract Number 959, Ellis County, Texas, and more particularly that certain 446.690 acre tract conveyed to The Salvation Army, A Georgia Corporation, by instrument recorded in Volume 1679, Page 414, Official Public Records, Ellis County, Texas, (O.P.R.E.C.T.), and that certain 338.78 acre tract of land conveyed by deed to The Salvation Army, A Georgia Corporation, by instrument recorded in Volume 481, Page 80, Deed Records, Ellis County, Texas, (D.R.E.C.T.), and being further described as follows:

COMMENCING at a 4 inch metal fence post found for the most northerly northwest corner of that certain tract of land conveyed by deed to David McCullar and wife, Caia Kent McCullar (undivided 20% interest), recorded in Volume 1528, Page 500, (undivided 40% interest), recorded in Volume 1413, Page 100, and (undivided 40% interest), recorded in Volume 1418, Page 953, O.P.R.E.C.T., said 4 inch metal fence post being an interior ell corner of said 446.690 acre tract of land, said 4 inch metal fence post being in the east line of said Abstract Number 778, said 4 inch metal fence post being the most northerly northwest corner of the A. Howell Survey, Abstract Number 521, Ellis County, Texas, said 4 inch metal fence post also being the most westerly southwest corner of the A. Howell Survey, Abstract Number 522, Ellis County, Texas, from which a 1/2 inch iron rod found for reference bears North 61 degrees 41 minutes 34 seconds West, a distance of 1.19 feet;

THENCE South 01 degrees 19 minutes 31 seconds East, along the common line of said 446.690 acre tract of land, said McCullar tract, said Abstract Number 778, and said Abstract Number 521, a distance of 410.59 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for the **POINT OF BEGINNING** (N:6,824,755.610, E:2,432,251.174 Grid);

- (1) **THENCE** South 01 degrees 19 minutes 31 seconds East, along the common line of said 446.690 acre tract of land, said McCullar tract, said Abstract Number 778, and said Abstract Number 521, a distance of 156.27 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner;
- (2) **THENCE** North 75 degrees 02 minutes 24 seconds West, a distance of 223.71 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner;
- (3) **THENCE** North 46 degrees 46 minutes 55 seconds West, a distance of 5085.10 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner in the westerly line of said 338.78 acre tract of land, said point being in the easterly line of that certain tract of land conveyed by deed to Drafft Root Beer, Inc., recorded in Volume 760, Page 707, D.R.E.C.T., said point also being in Singleton Road (+/- 20' asphalt pavement) (no deed of record found), from which a 1 inch iron rod found for the most westerly southwest corner of said 338.78 acre tract of land bears South 31 degrees 55 minutes 25 seconds West, a distance of 394.36 feet, said 1 inch iron rod being an angle point in the easterly line of said Drafft Root Beer tract;

- (4) **THENCE** North 31 degrees 55 minutes 25 seconds East, along the common line of said 338.78 acre tract of land, said Drafft Root Beer tract, and with said Singleton Road, a distance of 155.77 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner, from which a 1 inch iron rod found for the most easterly northeast corner of said Drafft Root Beer tract bears North 31 degrees 55 minutes 25 seconds East, a distance of 54.78 feet;
- (5) **THENCE** South 41 degrees 11 minutes 52 seconds East, a distance of 28.33 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner;
- (6) **THENCE** South 46 degrees 46 minutes 55 seconds East, a distance of 5049.65 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner;
- (7) **THENCE** South 75 degrees 02 minutes 24 seconds East, a distance of 142.14 feet to the **POINT OF BEGINNING** and containing 18.128-acres (789,654 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 (NAD83)(2007) with all distances adjusted to surface by project combined scale factor 0.9999460030.

NOTE: Plat to accompany this legal description.

I do certify on this 17th day of August, 2012, to Ellis County Abstract and Title Company, Stewart Title Guaranty Company, 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 Stewart Title Guaranty Company, with an effective date of September 4, 2012, issued date of September 13, 2012, GF #1112093 affecting the subject property and listed in Exhibit "A-1" attached hereto.

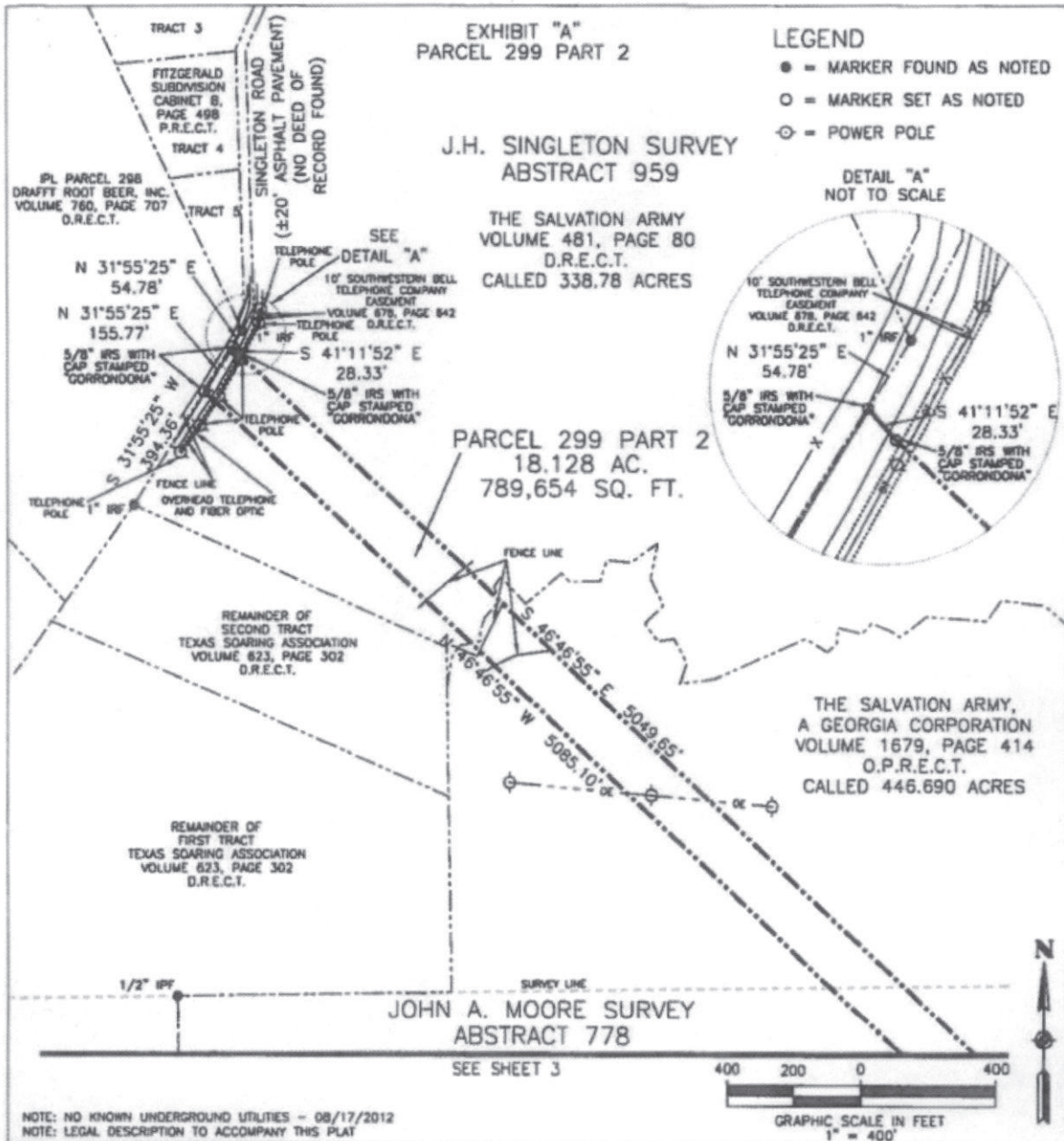
Except as shown on the survey: (i) there are no visible encroachments upon the subject property by visible improvements on adjacent property, (ii) there are no visible encroachments on adjacent property, streets or alleys by any visible improvements on the subject property, and (iii) there are no visible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


Jon L. Cooper
Registered Profession Land Surveyor
Texas Registration No. 5254

Dated: 9/25/12





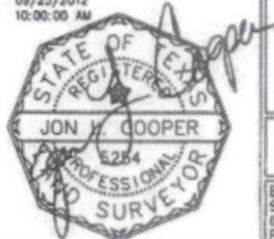
NOTE: NO KNOWN UNDERGROUND UTILITIES - 08/17/2012
NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT

GORRONDONA & ASSOCIATES, INC.

7524 JACK NEWELL BLVD. SOUTH
FORT WORTH, TEXAS 76118
PHONE (817)495-1424
FAX (817)495-1768

PROJ. NO: P28280338
SCALE: 1" = 400'
DATE: 08-17-2012
DRAWN BY: CA
CHECKED BY: JB
REVISED DATE: 09-25-2012

PRINTED ON:
09/25/2012
10:00:00 AM



SHEET TITLE

EXHIBIT "A"
SEGMENT 13, PARCEL 299 PART 2
THE SALVATION ARMY, A GEORGIA CORPORATION

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 0.9999462838


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.

19.

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


President


Secretary