

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF  
TARRANT REGIONAL WATER DISTRICT  
HELD ON THE 18<sup>th</sup> DAY OF NOVEMBER 2014 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  
Jack R. Stevens  
Marty V. Leonard  
Jim Lane  
Mary Kelleher

Also present were Jim Oliver, Alan Thomas, Dan Buhman, Norman Ashton, Darrell Beason, Steve Christian, Linda Christie, Wesley Cleveland, Woody Frossard, David Geary, Todd Hatcher, Nancy King, Chad Lorance, Mick Maguire, David Marshall, Fred Montis, Sandy Newby, Mark Olson, Louis Verreault, and Ed Weaver.

Also in attendance were George Christie, General Counsel for Tarrant Regional Water District (Water District); Lee Christie, Ethel Steele, Hal Ray and Jeremy Harmon of Pope, Hardwicke, Christie, Schell, Kelly, & Ray LLP; Denis Qualls from the City of Dallas Water Utilities; David Medanich of First Southwest; Don McDaniel of TMG Imaging; Dick Fish of Lake Country HOA; Earl Alexander; John C. Moore of Wells Fargo Securities; Charles Crook of Charles Crook Consulting; Russell Gibson of Freese and Nichols; Bill Paxton of The Eppstein Group; Kent Riker of CDM Smith; Christine Jacoby of JQ Infrastructure; Bill Hanna of the Fort Worth Star-Telegram; Dudley Brown of Save Eagle Mountain Lake; and Alan Raynor of McCall, Parkhurst and Horton.

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 Kelleher, the Directors unanimously voted to approve the minutes from the meeting held on October 21, 2014. It was accordingly ordered that these minutes be placed in the permanent files of the Tarrant Regional Water District.

3.

With the recommendation of management, Director Leonard moved to approve capital expenditures as noted below.

<b>Project</b>	<b>Vendor</b>	<b>Amount Approved</b>	<b>Funding</b>	<b>Committee Review</b>
ITB No. 15-005 Full Size SUV 4WD - Unit 2-339	Silsbee Ford, Silsbee, Texas	\$31,930.09	General	Construction and Operations
ITB No. 15-010 3/4 Ton 2WD Ext Cab & Chasis W/Utility Bed - Unit 2-336	Silsbee Ford, Silsbee, Texas	\$23,715.73	Revenue	Construction and Operations
	AG-Van and Equipment, Dallas, Texas	\$11,060		
ITB No. 15-011 3/4 Ton 2WD Ext Cab & Chasis W/Utility Bed - Unit 2-335	Silsbee Ford, Silsbee, Texas	\$23,715.73	Revenue	Construction and Operations
	AG-Van and Equipment, Dallas, Texas	\$11,060		

Director Stevens seconded the motion and the vote in favor passed. Director Kelleher abstained.

4.

With the recommendation of management, Director Stevens moved to approve a payment to Oncor Electric Delivery Company LLC in the amount of \$101,920.55 to provide temporary service for the JCC1 pump station construction and microwave tower

located near Trinidad, Texas. Funding for this payment is included in the Bond Fund. Director Leonard seconded the motion and the vote in favor passed. Director Kelleher abstained.

5.

With the recommendation of management, Director Leonard moved to approve an agreement with Hewlett Packard and HP Financial Services, through Sequel Data Systems, for the purchase or lease of 24 servers to be used in the monitoring of the District's critical infrastructure sites. The total equipment cost for this initiative will not exceed \$220,000. Funding for this agreement is included in the FY 2015 General Fund Budget. Director Stevens seconded the motion and the vote in favor passed. Director Kelleher abstained.

6.

With the recommendation of management, Director Lane moved to approve the contract closeout and release of retainage in the amount of \$44,035.20 to Hartman Walsh Industrial Services for refurbishing the downstream side of the Richland-Chambers spillway gates, Phase IV. Funding for this contract is included in the FY 2015 Revenue Fund Budget. Director Leonard seconded the motion and the vote in favor passed. Director Kelleher abstained.

7.

With the recommendation of management, Director Stevens moved to approve a contract with DCI Contracting, Inc. at a cost not to exceed \$629,000 for acquisition and installation of access bridges to the intake structures at Cedar Creek and Richland-Chambers Reservoirs. Funding for this contract is included in the Bond Fund. Director

Leonard seconded the motion and the vote in favor passed. Director Kelleher abstained.

8.

With the recommendation of management, Director Stevens moved to approve a contract with DCI Contracting, Inc. at a cost not to exceed \$208,700 to replace butterfly valves X51 (72") and T75 (60"), install two 2-inch taps at Cedar Creek pump station, and install manholes at Waxahachie, Ennis, and Cedar Creek pump stations. Funding for this contract is included in the Bond Fund. Director Lane seconded the motion and the vote in favor passed. Director Kelleher abstained.

9.

Director Kelleher moved to change language on page 4 of the Board Governance Policies from "have the right to seek information" to "have the right to information". Director Lane seconded the motion and the vote in favor was unanimous.

10.

#### Staff Updates

- Update on System Status
- Video—Trinity River Trash Bash 2014
- IPL Route Determination and Land Acquisition

11.

A request to speak form was submitted by and public comments received from Charles Crook.

The Board of Directors recessed for a break from 12:05 p.m. to 12:14 p.m.

12.

The presiding officer next called an executive session at 12:14 p.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 ((*Monty Bennett v. Tarrant Regional Water District*, Cause No. 153-264899-13, in the 153<sup>rd</sup> District Court of Tarrant County, Texas and Cause No. 02-13-00354-CV, in the Second Court of Appeals, Fort Worth Texas and *Tarrant Regional Water District v. Lazy W District No. 1, et al.*, Cause No. 2014C-0144 in the 3<sup>rd</sup> District Court of Henderson County, Texas); and under Section 551.072 to deliberate the purchase, exchange, lease or value of real property. Upon completion of the executive session at 12:36 p.m., the President reopened the meeting.

13.

With the recommendation of management, Director Lane moved to grant authority to acquire the real property described below, which is necessary for the public use and purpose of construction and operation of the Trinity River Vision – Central City Project, from Richard Carroll for the negotiated purchase price of \$1,150,000. Funding for this acquisition is included in the FY 2015 General Fund Budget.

An approximately 1.240-acre tract of land, being all of Lots 16, 17, 18, 19, 20, 21, 22 and 23, Block 18, Evans-Pearson-Westwood Addition, an addition to the City of Fort Worth, Tarrant County, Texas, recorded in Volume 310, Page 18, Plat Records, Tarrant County, Texas, and further being described in a deed to Richard Carroll, recorded in Volume 12412, Page 825, Deed Records, Tarrant County, Texas, and being further described in the survey plat attached hereto as Exhibit "A-1" (TRV Parcels 5-8);

An approximately 0.137-acre tract of land, being all of Lot 12, Block 14, Evans-Pearson-Westwood Addition, an addition to the City of Fort Worth, Tarrant County, Texas, recorded in Volume 310, Page 18, Plat Records, Tarrant County, Texas, and further being described in a deed to Richard Carroll, recorded in Volume 15311, Page 321, Deed Records, Tarrant County, Texas, and being further described in the survey plat attached hereto as Exhibit "A-2" (TRV Parcel 9); and

An approximately 0.149-acre tract of land, being all of Lot 21, Block 14, Evans-Pearson-Westwood Addition, an addition to the City of Fort Worth, Tarrant County, Texas, recorded in Volume 310, Page 18, Plat Records, Tarrant County, Texas, and further being described in a deed to Richard Carroll, recorded in Volume 15311, Page 321, Deed Records, Tarrant County, Texas, and being further described in the survey plat attached hereto as Exhibit "A-3" (TRV Parcel 39).

**EXHIBIT "A-1"**  
PARCELS #5, #6, #7 and #8  
LEGAL DESCRIPTION

**BEING** Lots 16, 17, 18, 19, 20, 21, 22 and 23, Block 18, Evans-Pearson-Westwood Addition, an addition to the City of Fort Worth, Tarrant County, Texas, recorded in Volume 310, Page 18, Plat Records, Tarrant County, Texas (P.R.T.C.T.), and further being described in a deed to Richard Carroll, recorded in Volume 12412, Page 825, Deed Records, Tarrant County, Texas (D.R.T.C.T.), said tract of land being more particularly described by metes and bounds as follows:

**BEGINNING** at an "X" cut found for the Northwest corner of Lot 23, the Southwest corner of Lot 24 of said Evans-Pearson-Westwood Addition, and being on the East right-of-way line of Arthur Avenue (a variable width right-of-way);

**THENCE** South 89 degrees 49 minutes 35 seconds East, along the line common to Lot 23 and Lot 24, a distance of 135.00 feet to a 1/2 inch capped iron rod stamped "SPOONER & ASSOCIATES" found for the Northeast corner of Lot 23, the Southeast corner of Lot 24 and being on the West line of a 10 foot alley;

**THENCE** South 00 degrees 10 minutes 25 seconds West, along the East line of Lots 23 through 16 and the West line of said alley, a distance of 400.00 feet to a 5/8 inch capped iron rod stamped "TRANSYSTEMS CORPORATION" set for the Southeast corner of Lot 16 and being on the North right-of-way line of Kansas Street ( a variable width right-of-way );

**THENCE** North 89 degrees 49 minutes 35 seconds West, along the South line of Lot 16, same being the North right-of-way line of Kansas Street, a distance of 135.00 feet to a 5/8 inch capped iron rod stamped "TRANSYSTEMS CORPORATION" set for the Southwest corner of Lot 16, being at the intersection of the North line of Kansas Street with the East line of Arthur Avenue;

**THENCE** North 00 degrees 10 minutes 25 seconds East, along the West line of Lots 16 through 23, same being the East line of Arthur Avenue, a distance of 400.00 feet to the POINT OF BEGINNING and containing 54,000 Square feet or 1.240 acres of land.

Note: Survey sketch to accompany this legal description.

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

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


I do hereby certify to Rattikin Title Company, Alliant National Title Insurance Company and Tarrant Regional Water District on this 20th day of September, 2013, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements located within five (5) feet of said boundaries, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements, and other matters of record as listed in Schedule B of the Commitment for Title issued by Alliant National Title Insurance Company, Dated June 30, 2013, issued July 15, 2013, GF# 13-02524 affecting the subject property, and the location of all curb cuts and driveways, if any.

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

The subject property abuts Arthur Avenue, a variable width right-of-way and Kansas Street, a variable width right-of-way, which provides apparent access to and from the subject property.

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

By: TranSystems

  
Kenneth D. Erwin  
Registered Professional Land Surveyor  
No. 5554



Dated: 9-20-2013

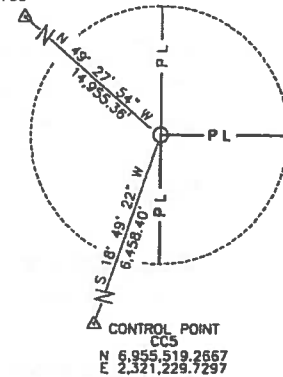


RICK PHEMISTER AND  
CAROLINE LYNN PHEMISTER  
VOL. 11647, PG. 775  
D.R.T.C.T.

LOTS 24-26  
BLOCK 18  
EVANS-PEARSON-  
WESTWOOD ADDITION  
VOL. 310, PG. 18  
P.R.T.C.T.

CONTROL POINT  
CC6  
N 6,971,351.9471  
E 2,311,947.2753

DETAIL A



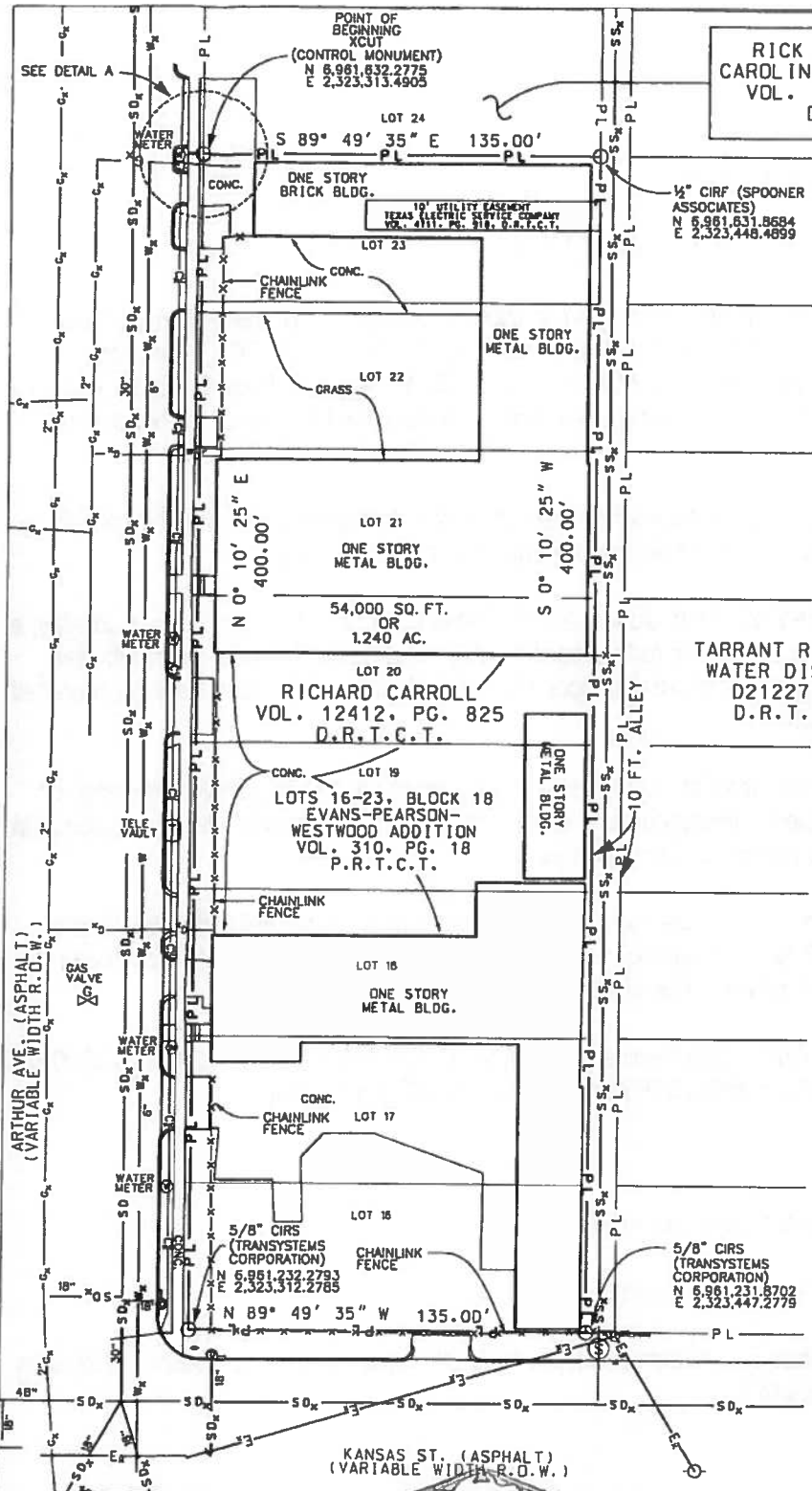
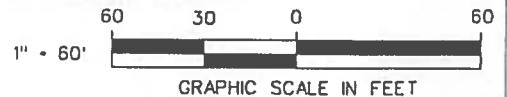
TARRANT REGIONAL  
WATER DISTRICT  
D212272193  
D.R.T.C.T.

RICHARD CARROLL  
VOL. 12412, PG. 825  
D.R.T.C.T.

LOTS 16-23, BLOCK 18  
EVANS-PEARSON-  
WESTWOOD ADDITION  
VOL. 310, PG. 18  
P.R.T.C.T.

NOTE:

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



KANSAS ST. (ASPHALT)  
(VARIABLE WIDTH R.O.W.)

ARTHUR AVE. (ASPHALT)  
(VARIABLE WIDTH R.O.W.)

**TranSystems**

500 W. 7TH ST., SUITE 1100  
FORT WORTH, TEXAS 76102  
817-339-8950  
FAX 817-336-2247  
PROJ NO: P202 06 0524  
SCALE: 60  
DATE: 09-20-2013  
DESIGNED BY:  
DRAWN BY: J.E.M.  
CHECKED BY: K.D.E.  
FILE NAME: POS\_V-PB0001.DGN  
REVISED:



*Kenneth D. Erwin*  
9-20-2013

SHEET TITLE  
LAND TITLE SURVEY  
RICHARD CARROLL  
PARCEL # 5, 6, 7 & 8

PROJECT  
TRINITY RIVER VISION

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

PG. 3 of 3

**EXHIBIT "A-2"**  
PARCEL #9  
LEGAL DESCRIPTION

- BEING** Lot 12, Block 14, Evans-Pearson-Westwood Addition, an addition to the City of Fort Worth, Tarrant County, Texas, recorded in Volume 310, Page 18, Plat Records, Tarrant County, Texas (P.R.T.C.T.), and further being described in a deed to Richard Carroll, recorded in Volume 15311, Page 321, Deed Records, Tarrant County, Texas (D.R.T.C.T.), said tract of land being more particularly described by metes and bounds as follows:
- BEGINNING** at a 1/2 inch iron rod found for the Southwest corner of said Lot 12, the Northwest corner of Lot 13 of said Evans-Pearson-Westwood Addition and also being on the East line of a 10 foot alley;
- THENCE** North 00 degrees 14 minutes 46 seconds East, along the West line of Lot 12 and the East line of said alley, a distance of 49.75 feet to a 5/8 inch capped iron rod stamped "HANCOCK# 1326" found for the Northwest corner of Lot 12 and the Southwest corner of Lot 8R, Block 14, Evans-Pearson-Westwood Addition, recorded in Volume 388-17, Page 531, P.R.T.C.T.;
- THENCE** South 89 degrees 50 minutes 20 seconds East, along the line common to Lot 12 and Lot 8R, a distance of 120.00 feet to an X-cut found for the Northeast corner of Lot 12, the Southeast corner of Lot 8R and being on the West line of Arthur Avenue ( a variable width right-of-way);
- THENCE** South 00 degrees 14 minutes 46 seconds West, along the East line of Lot 12, same being the West line of Arthur Avenue, a distance of 49.87 feet to a 5/8 inch capped iron rod stamped "HANCOCK# 1326" found for the Southeast corner of Lot 12 and the Northeast corner of said Lot 13;
- THENCE** North 89 degrees 46 minutes 43" West, along the line common to Lot 12 and Lot 13, a distance of 120.00 feet to the POINT OF BEGINNING and containing 5,977 Square feet or 0.137 acre of land.

Note: Survey sketch to accompany this legal description.

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

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

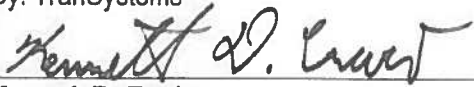
I do hereby certify to Rattikin Title Company, Alliant National Title Insurance Company and Tarrant Regional Water District on this 20th day of September, 2013, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements located within five (5) feet of said boundaries, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements, and other matters of record as listed in Schedule B of the Commitment for Title issued by Alliant National Title Insurance Company, Dated June 30, 2013, issued July 15, 2013, GF# 13-02524 affecting the subject property, and the location of all curb cuts and driveways, if any.

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

The subject property abuts Arthur Avenue, a variable width right-of-way which provides apparent access to and from the subject property.

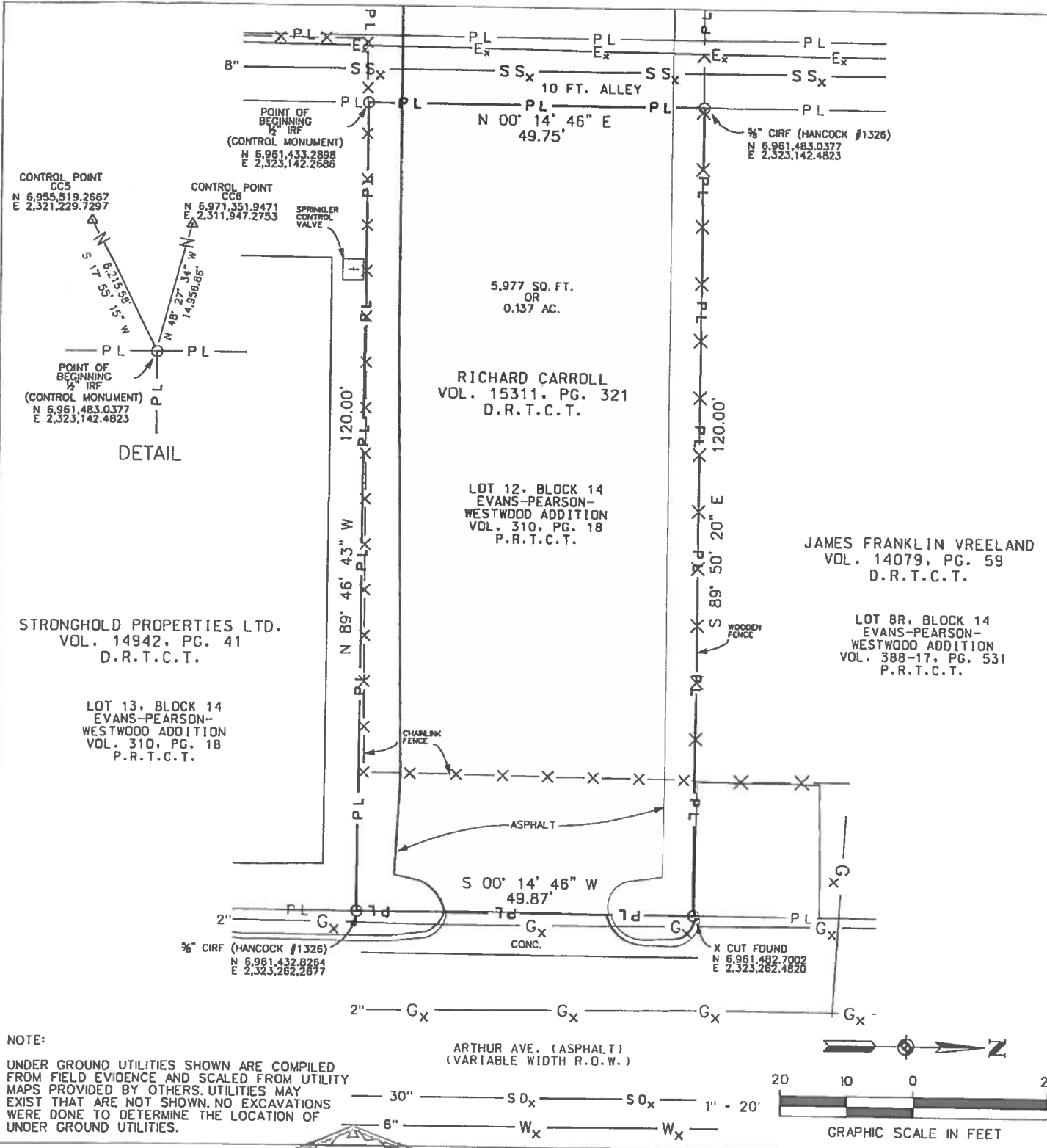
This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

By: TranSystems

  
Kenneth D. Erwin  
Registered Professional Land Surveyor  
No. 5554



Dated: 9-20-2013



**Tran Systems**

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

PROJ NO: P202 06 0524  
SCALE: 20  
DATE: 09-20-2013  
DESIGNED BY:  
DRAWN BY: J.E.M.  
CHECKED BY: K.D.E.  
FILE NAME: P09\_V-PB0001.DGN  
REVISED:



SHEET TITLE		LAND TITLE SURVEY RICHARD CARROLL PARCEL # 9	
PROJECT		TRINITY RIVER VISION	
NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE (4202) WITH AN ADJUSTMENT FACTOR OF 1.0001375289116		PG. 3 of 3	

# EXHIBIT "A-3"

Page: 1 of 3

PARCEL #39

## LEGAL DESCRIPTION

- BEING** Lot 21, Block 14, Evans-Pearson-Westwood Addition, an addition to the City of Fort Worth, Tarrant County, Texas, recorded in Volume 310, Page 18, Plat Records, Tarrant County, Texas (P.R.T.C.T.), and further being described in a deed to Richard Carroll, recorded in Volume 15311, Page 321, Deed Records, Tarrant County, Texas (D.R.T.C.T.), said tract of land being more particularly described by metes and bounds as follows:
- BEGINNING** at a 5/8 inch capped iron rod stamped "HANCOCK# 1326" found for the Southeast corner of Lot 21, the Northeast corner of Lot 20 of said Evans-Pearson-Westwood Addition and also being on the West line of a 10 foot alley;
- THENCE** North 89 degrees 52 minutes 19 seconds West, along the line common to said Lot 21 and Lot 20, a distance of 130.00 feet to a 5/8 inch capped iron rod stamped "TRANSYSTEMS CORPORATION" set for the Southwest corner of Lot 21, the Northwest corner of Lot 20 and also being on the East right-of-way line of Greenleaf Street ( a variable width right-of-way);
- THENCE** North 00 degrees 14 minutes 42 seconds East, along the West line of Lot 21, same being the East line of Greenleaf Street, a distance of 50.08 feet to a 5/8 inch capped iron rod stamped "HANCOCK# 1326" found for the Northwest corner of Lot 21 and the Southwest corner of Lot 22, Block 14, of said Evans-Pearson-Westwood Addition;
- THENCE** South 89 degrees 45 minutes 18 seconds East, along the line common to Lot 21 and Lot 22, a distance of 130.00 feet to a 5/8 inch capped iron rod stamped "HANCOCK# 1326" found for the Northeast corner of Lot 21, the Southeast corner of Lot 22 and being on the West line of a 10 foot alley;
- THENCE** South 00 degrees 14 minutes 42 seconds West, along the East line of Lot 21 and along the West line of said 10 foot alley, a distance of 49.81 feet to the POINT OF BEGINNING and containing 6,493 Square feet or 0.149 acre of land.

Note: Survey sketch to accompany this legal description.

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

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

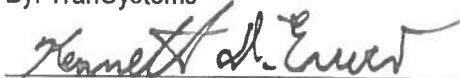
I do hereby certify to Rattikin Title Company, Alliant National Title Insurance Company and Tarrant Regional Water District on this 20th day of September, 2013, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements located within five (5) feet of said boundaries, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements, and other matters of record as listed in Schedule B of the Commitment for Title issued by Alliant National Title Insurance Company, Dated June 30, 2013, issued July 15, 2013, GF# 13-02524 affecting the subject property, and the location of all curb cuts and driveways, if any.

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

The subject property abuts Greenleaf Street, a variable width right-of-way which provides apparent access to and from the subject property.

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

By: TranSystems

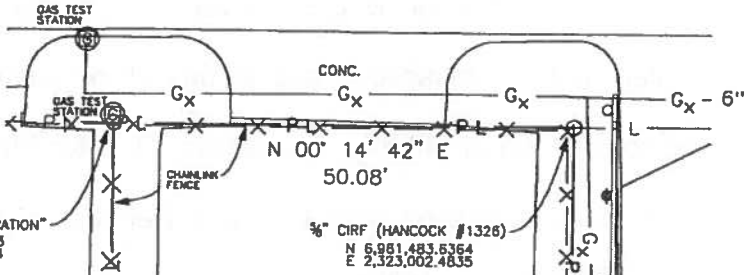


Kenneth D. Erwin  
Registered Professional Land Surveyor  
No. 5554



Dated: 9-20-2013

SSx ——— SSx ——— SSx ——— SSx 12"  
 GREENLEAF STREET (ASPHALT)  
 (VARIABLE WIDTH R.O.W.)  
 Wx ——— Wx ——— Wx ——— Wx 30"



217 PARTNERS, LLC  
 VOL. 16613, PG. 38  
 D.R.T.C.T.

LOT 19 & 20, BLOCK 14  
 EVANS-PEARSON-  
 WESTWOOD ADDITION  
 VOL. 310, PG. 18  
 P.R.T.C.T.

6,493 SQ. FT.  
 OR  
 0.149 AC.

RICHARD CARROLL  
 VOL. 15311, PG. 321  
 D.R.T.C.T.

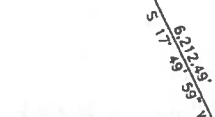
LOT 21, BLOCK 14  
 EVANS-PEARSON-  
 WESTWOOD ADDITION  
 VOL. 310, PG. 18  
 P.R.T.C.T.

TARRANT REGIONAL WATER DISTRICT  
 DOC. NO. D208412463  
 D.R.T.C.T.

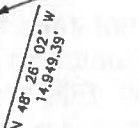
LOT 5-R, BLOCK 14  
 EVANS-PEARSON-WESTWOOD  
 ADDITION  
 VOL. 388-71, PG. 197  
 P.R.T.C.T.

AND  
 LOTS 22-25, BLOCK 14  
 EVANS-PEARSON-WESTWOOD  
 ADDITION  
 VOL. 310, PG. 18  
 P.R.T.C.T.

CONTROL POINT  
 CC5  
 N 6,935,519.2867  
 E 2,321,229.7297



CONTROL POINT  
 CC6  
 N 5,971,351.9471  
 E 2,311,947.2753



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



SSx ——— SSx ——— SSx ——— SSx  
 8" ——— 10 FT. ALLEY ——— 1" · 20'

**TranSystems**

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

PROJ NO: P202 06 0524  
 SCALE: 20  
 DATE: 09-20-2013  
 DESIGNED BY:  
 DRAWN BY: J.E.M.  
 CHECKED BY: K.D.E.  
 FILE NAME: P39\_V-PB0001.DCN  
 REVISED:



*Kenneth D. Erwin*  
 9-20-2013

SHEET TITLE  
 LAND TITLE SURVEY  
 RICHARD CARROLL  
 PARCEL # 39

PROJECT  
 TRINITY RIVER VISION

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

PG. 3 of 3

In addition, R. Steve Christian is granted authority to execute all documents necessary to complete these transactions 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 passed, with Directors Henderson, Stevens, Lane and Leonard voting in favor and Director Kelleher voting against.

14.

With the recommendation of management, Director Stevens moved to grant authority to acquire a permanent easement interest in, over, under, and across the following described properties for the public use and purpose of construction and operation of the IPL Project by purchase or, if negotiations to acquire the properties by purchase are unsuccessful, by the use of the power of eminent domain. The motion was made in the form provided by Chapter 2206, Texas Government Code, and indicated that it intended to apply to all the units of real property described below. Funding for this acquisition is included in the Bond Fund.

IPL Parcel 410  
(Gerron)

A permanent easement interest in, over and across a 5.453-acre tract of land situated in the Nathaniel Hodge Survey, Abstract Number 509, Ellis County, Texas, and being more particularly described as a portion of that certain 36-acre tract conveyed to J.F. Gerron and wife, Louise Gerron, by deed recorded in Volume 465, Page 531, Deed Records, Ellis County, Texas, together with a permanent easement interest in, over and across a 3.173-acre tract of land situated in said Nathaniel Hodge Survey, and being more particularly described as a portion of that certain 4.85-acre tract conveyed to L.K. Gerron by deed recorded in Volume 397, Page 105, Deed Records, Ellis County, Texas, such tracts being further described in the survey plat for Parcel 410 attached hereto. An appraisal prepared by an independent, qualified real estate appraiser using standard accepted valuation techniques established the amount of \$44,400 as just compensation for the above-described property.



IPL Parcel 412  
(Gerron)

A permanent easement interest in, over and across a 10.493-acre tract of land situated in the Robert M. Williamson Survey, Abstract Number 1108, Ellis County, Texas, and being more particularly described as portions of that certain 50-acre tract described in deed to J.F. Gerron and wife, Louise Gerron recorded in Volume 426, Page 449, Deed Records, Ellis County, Texas and that certain 83-acre tract described as "Second Tract" in deed to J.F. Gerron recorded in Volume 443, Page 563, and conveyed to the J.F. Gerron Family Trust by Last Will and Testament of J.F. Gerron as recorded in Cause No. 02-E-2045, Probate Records, Ellis County, Texas, and being further described in the survey plat for Parcel 412 attached hereto. An appraisal prepared by an independent, qualified real estate appraiser using standard accepted valuation techniques established the amount of \$35,400 as just compensation for the above-described property.

IPL Parcel 418  
(Gerron)

A permanent easement interest in, over and across a 2.818-acre tract of land situated in the Giles A. Giddings Survey, Abstract Number 414, Ellis County, Texas, and being more particularly described as a portion of that certain 76.45-acre tract conveyed to Karen Elayna Gerron Benton and Doris Gerron by deed recorded in Volume 1662, Page 597, Deed Records, Ellis County, Texas, and being further described in the survey plat for Parcel 418 attached hereto. An appraisal prepared by an independent, qualified real estate appraiser using standard accepted valuation techniques established the amount of \$13,100 as just compensation for the above-described property.

IPL Parcel 419  
(Gerron Family, Ltd.)

A permanent easement interest in, over and across a 22.658-acre tract of land out of the G.A. Giddings Survey, Abstract Number 414, and the R. Ray Survey, Abstract Number 889, Ellis County, Texas, and being more particularly described as portions of that certain 266-1/2-acre tract described as "Tract Two," that certain 24.09-acre tract described as "Tract Seven," and that certain 155.92-acre tract described as "Tract Nine" conveyed to Gerron Family, Ltd. by deed recorded in Volume 1340, Page 304, Deed Records, Ellis County, Texas, and being further described in the survey plat for Parcel 419 attached hereto. An appraisal prepared by an independent, qualified real estate appraiser using standard accepted valuation techniques established the amount of \$48,900 as just compensation for the above-described property.

Exhibit "A"  
Property Description

Being 5.453-acres (237,547 square feet) of land situated in the Nathaniel Hodge Survey, Abstract Number 509, Ellis County, Texas and more particularly that certain 36 acre tract conveyed to J.F. Gerron and wife, Louise Gerron by Warranty Deed recorded in Volume 465, Page 531, Deed Records, Ellis County, Texas (D.R.E.C.T.), and being further described as follows:

**COMMENCING** at a point in the approximate centerline of a Krajca Road (a variable width prescriptive right-of-way, no deed of record found) and the Northwesterly line of that certain tract of land conveyed by deed to David J. Krajca, as recorded in Volume 2264, Page 2405, D.R.E.C.T.; said point also being the East corner of said Gerron tract;

**THENCE** S 59°12'42" W, along the approximate centerline of said Krajca Road, the Southeasterly line of said Gerron tract and the Northwesterly line of said Krajca tract, a distance of 66.24 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for the **POINT OF BEGINNING** (N: 6,779,981.091, E: 2,532,750.834 Grid);

- (1) **THENCE** S 59°12'42" W, continuing along the approximate centerline of said Krajca Road, the Southeasterly line of said Gerron tract and the Northwesterly line of said Krajca tract, a distance of 187.80 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set;
- (2) **THENCE** N 67°46'39" W, departing the approximate centerline of said Krajca Road, the Southeasterly line of said Gerron tract and the Northwesterly line of said Krajca tract, a distance of 386.35 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set in a Southwesterly line of said Gerron tract and the Northeasterly line of the BNSF Railroad Right-of-Way (a 100-foot wide right-of-way, no deed of record found);
- (3) **THENCE** N 53°56'34" W, along the Southwesterly line of said Gerron tract and the Northeasterly line of said BNSF Railroad, a distance of 916.61 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set at the northernmost southwest corner of said Gerron tract and the south corner of that certain tract of land conveyed by deed to L.K. Gerron, as recorded in Volume 397, Page 105, D.R.E.C.T.;
- (4) **THENCE** N 30°43'53" W, departing the Northeasterly line of said BNSF Railroad and along the Southwesterly line of the first referenced Gerron tract and the Northeasterly line of the second referenced Gerron tract, a distance of 396.08 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set;
- (5) **THENCE** S 54°04'36" E, departing the Southwesterly line of the first referenced Gerron tract and the Northeasterly line of the second referenced Gerron tract, a distance of 1,239.23 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set;
- (6) **THENCE** S 60°55'37" E, a distance of 119.70 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set;

- (7) **THENCE S 67°46'39" E**, a distance of 382.68 feet to the **POINT OF BEGINNING**, containing 5.453-acres (237,547 square feet) of land, more or less.

Exhibit "A"  
Property Description

Being 3.173-acres (138,211 square feet) of land situated in the Nathaniel Hodge Survey, Abstract Number 509, Ellis County, Texas and more particularly that certain 4.85 acre tract conveyed to L.K. Gerron by Warranty Deed recorded in Volume 397, Page 105, Deed Records, Ellis County, Texas (D.R.E.C.T.), and being further described as follows:

**COMMENCING** at a point in the Southeasterly line of that certain tract of land conveyed by deed to David J. Krajca, as recorded in Volume 1572, Page 1067, D.R.E.C.T.; said point being for the North corner of said Gerron tract and the West corner of that certain tract of land conveyed by deed to J.F. Gerron and wife, Louise Gerron, as recorded in Volume 465, Page 531, D.R.E.C.T.;

**THENCE** S 30°43'53" E, departing the Southeasterly line of said Krajca tract and along the Northeasterly line of the first referenced Gerron tract and the Southwesterly line of the second referenced Gerron tract, a distance of 618.80 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for the **POINT OF BEGINNING** (N: 6,780,910.995, E: 2,531,288.510 Grid);

- (1) **THENCE** S 30°43'53" E, continuing along the Northeasterly line of the first referenced Gerron tract and the Southwesterly line of the second referenced Gerron tract, a distance of 396.08 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set in the Northeasterly line of the BNSF Railroad Right-of-Way (a 100-foot wide right-of-way, no deed of record found); said point also being the south corner of the first referenced Gerron tract and the northernmost southwest corner of the second referenced Gerron tract;
- (2) **THENCE** N 53°56'34" W, along the Southwesterly line of the first referenced Gerron tract and the Northeasterly line of said BNSF Railroad, a distance of 1,104.26 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set; said point being the west corner of the first referenced Gerron tract and a South corner of said Krajca tract;
- (3) **THENCE** N 59°16'07" E, departing the Northeasterly line of said BNSF Railroad and along the Northwesterly line of the first referenced Gerron tract and the Southeasterly line of said Krajca tract, a distance of 168.14 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set;
- (4) **THENCE** S 54°04'36" E, departing the Northwesterly line of the first referenced Gerron tract and the Southeasterly line of said Krajca tract, a distance of 673.98 feet to the **POINT OF BEGINNING**, containing 3.173-acres (138,211 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.

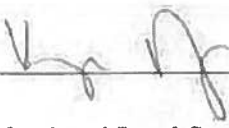
NOTE: Plat to accompany this legal description.

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

I do certify on this 25th day of August, 2012, to Stewart Title Guaranty Company, Ellis County Abstract and Title Co. 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 Stewart Title Guaranty Company, with an effective date of July 5, 2012, issued date of July 13, 2012 GF # 1207025 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.

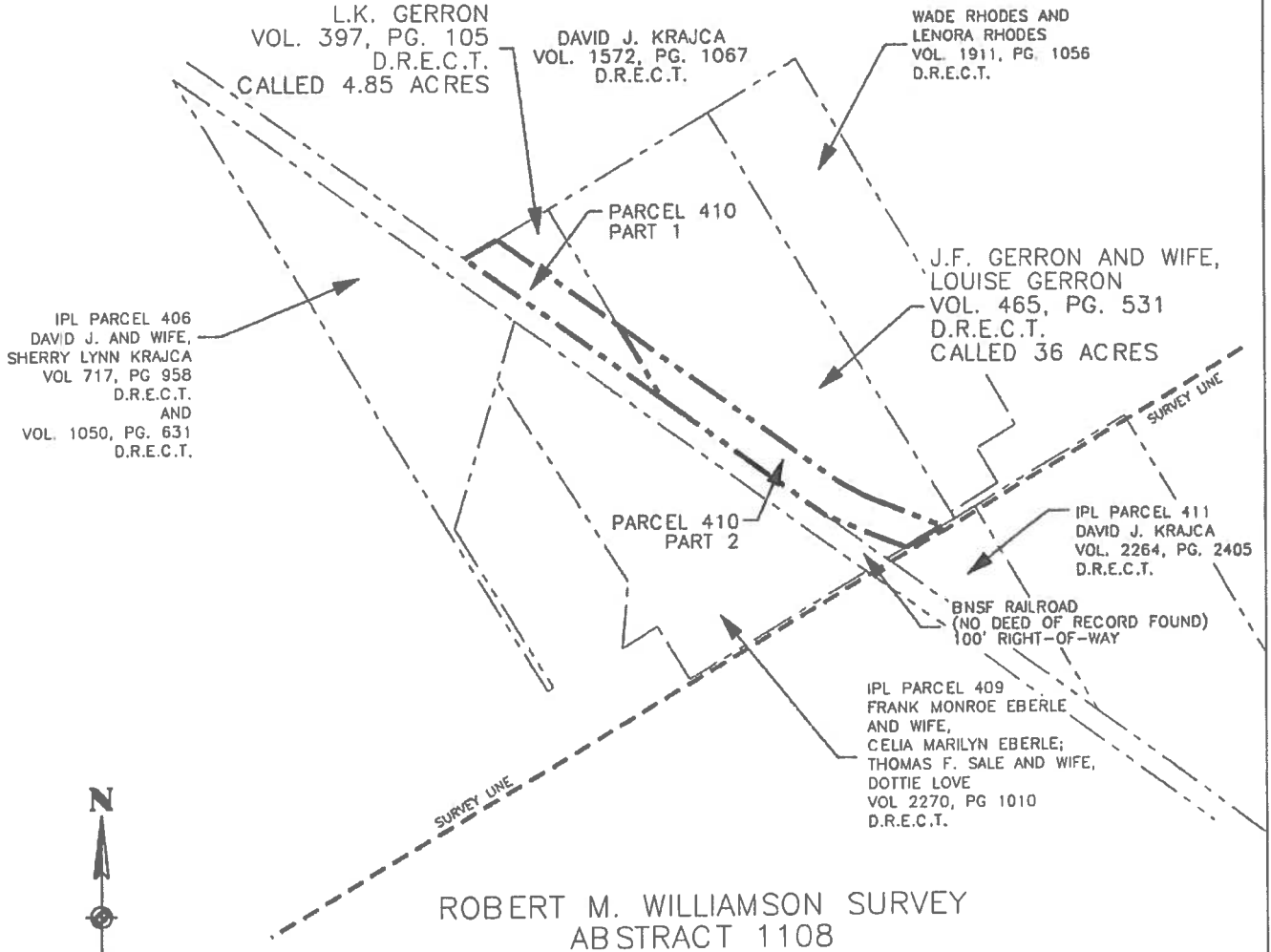
  
\_\_\_\_\_  
Nijaz Karacic  
Registered Professional Land Surveyor  
Texas Registration Number 5526



Dated: 10/9/2012

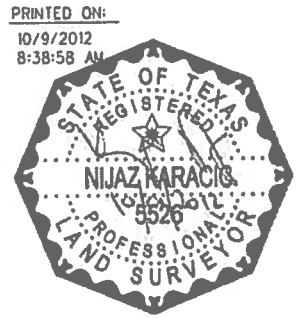
EXHIBIT "A"  
PARCEL 410 INDEX

NATHANIEL HODGE SURVEY  
ABSTRACT 509



**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-489  
TX REG. SURVEYING FIRM LS-100080-00

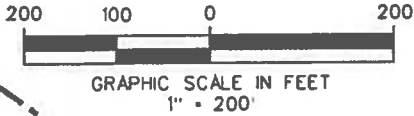
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DRAWN BY:	RLB
CHECKED BY:	NK
REVISED DATE:	



SHEET TITLE		EXHIBIT "A" SEGMENT 15-2, PARCEL 410 INDEX L.K. GERRON AND J.F. GERRON AND WIFE, LOUISE GERRON
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. 5 OF 9

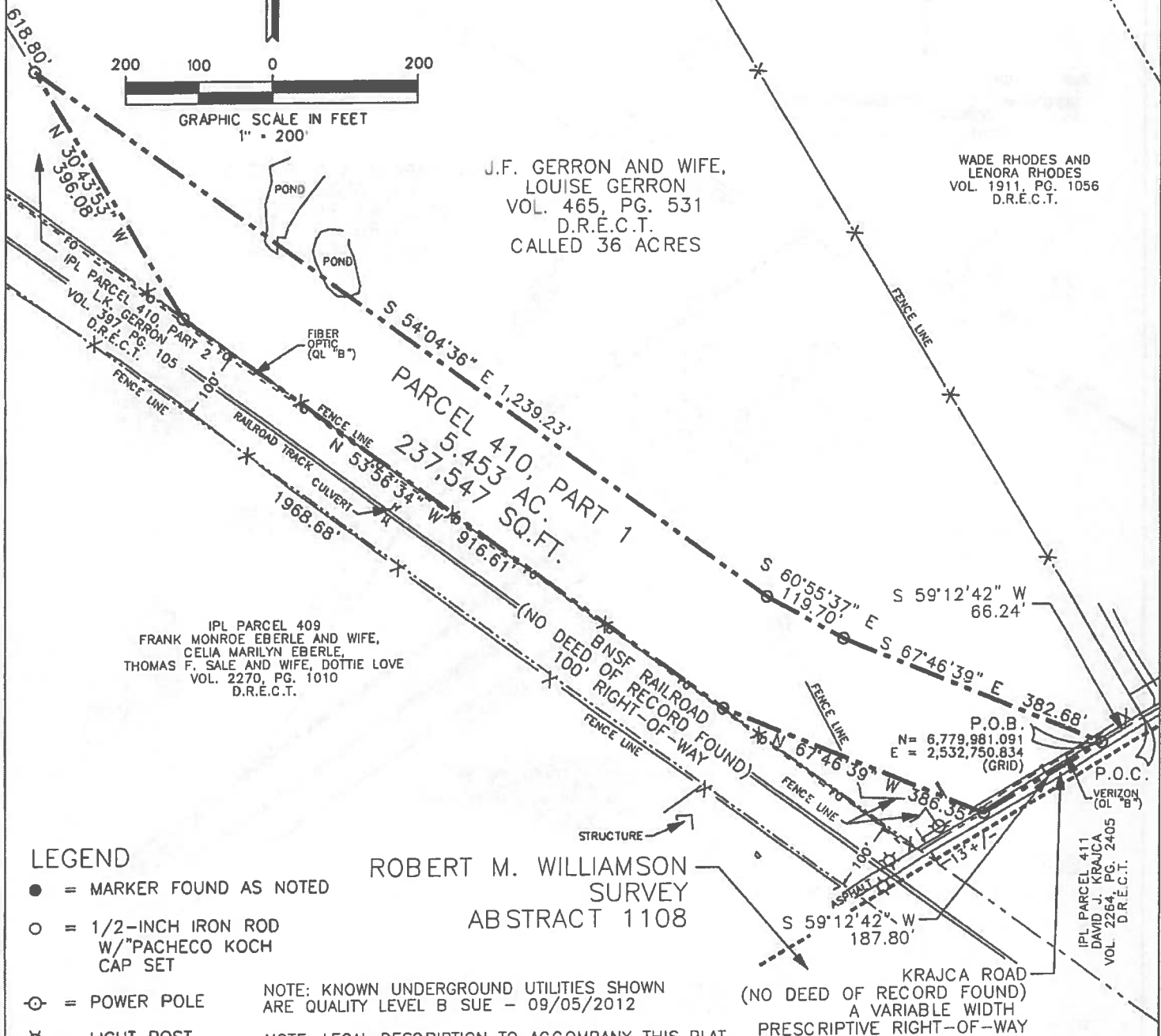
EXHIBIT "A"  
PARCEL 410 Part 1

NATHANIEL HODGE SURVEY  
ABSTRACT 509



J.F. GERRON AND WIFE,  
LOUISE GERRON  
VOL. 465, PG. 531  
D.R.E.C.T.  
CALLED 36 ACRES

WADE RHODES AND  
LENORA RHODES  
VOL. 1911, PG. 1056  
D.R.E.C.T.



IPL PARCEL 409  
FRANK MONROE EBERLE AND WIFE,  
CELIA MARILYN EBERLE,  
THOMAS F. SALE AND WIFE, DOTTIE LOVE  
VOL. 2270, PG. 1010  
D.R.E.C.T.

ROBERT M. WILLIAMSON  
SURVEY  
ABSTRACT 1108

LEGEND

- = MARKER FOUND AS NOTED
- = 1/2-INCH IRON ROD  
W/"PACHECO KOCH  
CAP SET
- ⊙ = POWER POLE
- ⊛ = LIGHT POST

NOTE: KNOWN UNDERGROUND UTILITIES SHOWN  
ARE QUALITY LEVEL B SUE - 09/05/2012

NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

KRAJCA ROAD  
(NO DEED OF RECORD FOUND)  
A VARIABLE WIDTH  
PRESCRIPTIVE RIGHT-OF-WAY

**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-489  
TX REG. SURVEYING FIRM LS-100080-00

PROJ NO:	P202090330
SCALE:	1" = 200'
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CHECKED BY:	NK
REVISED DATE:	

PRINTED ON:  
10/9/2012  
8:32:52 AM



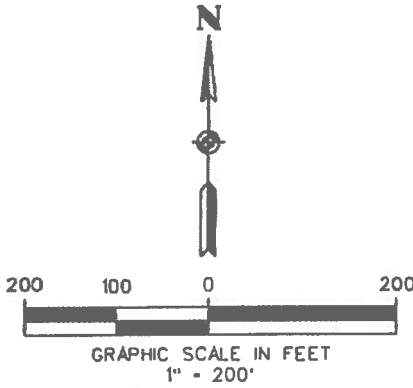
SHEET TITLE  
EXHIBIT "A"  
SEGMENT 15-2, PARCEL 410 Part 1  
J.F. GERRON AND WIFE,  
LOUISE GERRON

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

EXHIBIT "A"  
PARCEL 410 Part 2

NATHANIEL HODGE SURVEY  
ABSTRACT 509



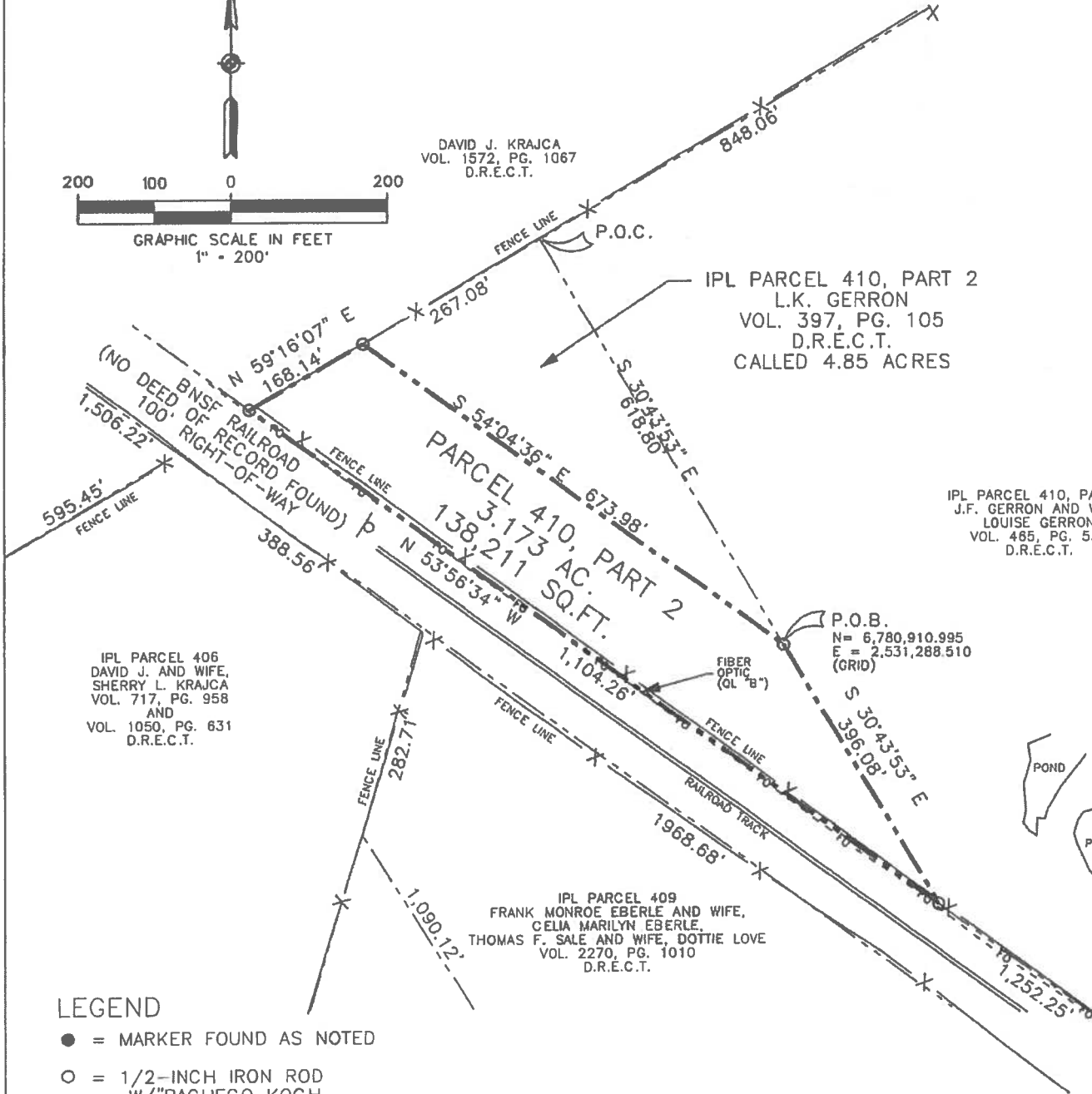
DAVID J. KRAJCA  
VOL. 1572, PG. 1067  
D.R.E.C.T.

IPL PARCEL 410, PART 2  
L.K. GERRON  
VOL. 397, PG. 105  
D.R.E.C.T.  
CALLED 4.85 ACRES

IPL PARCEL 410, PART 1  
J.F. GERRON AND WIFE,  
LOUISE GERRON  
VOL. 485, PG. 531  
D.R.E.C.T.

IPL PARCEL 406  
DAVID J. AND WIFE,  
SHERRY L. KRAJCA  
VOL. 717, PG. 958  
AND  
VOL. 1050, PG. 631  
D.R.E.C.T.

IPL PARCEL 409  
FRANK MONROE EBERLE AND WIFE,  
CELIA MARILYN EBERLE,  
THOMAS F. SALE AND WIFE, DOTTIE LOVE  
VOL. 2270, PG. 1010  
D.R.E.C.T.



LEGEND

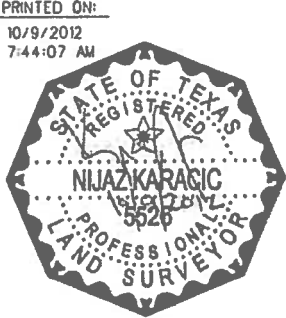
- = MARKER FOUND AS NOTED
- = 1/2-INCH IRON ROD  
W/"PACHECO KOCH  
CAP SET  
(UNLESS OTHERWISE NOTED)
- ⊕ = SIGN

NOTE: KNOWN UNDERGROUND UTILITIES SHOWN  
ARE QUALITY LEVEL B SUE - 09/05/2012

NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

**Pacheco Koch**  
DALLAS • FORT WORTH • HOUSTON  
8350 N. CENTRAL EXPWY., SUITE 1000  
DALLAS, TEXAS 75208  
PH. 972.236.3031 FAX 972.236.9544  
TX REG. ENGINEERING FIRM F-489  
TX REG. SURVEYING FIRM LS-100080-00

PROJ NO:	P202090330
SCALE:	1" = 200'
DATE:	10-09-2012
DRAWN BY:	RS
CHECKED BY:	NK
REVISED DATE:	



SHEET TITLE	
EXHIBIT "A" SEGMENT 15-2, PARCEL 410 Part 2 L.K. GERRON	
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. 7 OF 9	



Exhibit "A"  
Property Description

Being 10.493-acres (457,062 square feet) of land situated in the Robert M. Williamson Survey, Abstract Number 1108, Ellis County, Texas and more particularly that certain 50 acre tract described in Warranty Deed to J.F. Gerron and wife Louise Gerron recorded in Volume 426, Page 449, Deed Records, Ellis County, Texas (D.R.E.C.T.) and that certain 83 acre tract described as "Second Tract" in Warranty Deed to J.F. Gerron recorded in Volume 443, Page 563 and conveyed to the J.F. Gerron Family Trust by Last Will and Testament of J.F. Gerron as recorded in Cause No. 02-E-2045, Probate Records, Ellis County, Texas (P.R.E.C.T.), and being further described as follows:

**COMMENCING**, at a point in the approximate centerline of a Krajca Road (a variable width prescriptive right-of-way, no deed of record found); said point being the Westerly corner of said J.F. Gerron Family Trust tract and the Northerly corner of that certain tract of land conveyed by deed to David J. Krajca, as recorded in Volume 2264, Page 2405, D.R.E.C.T.;

**THENCE**, S 31°02'22" E, departing the approximate centerline of said Krajca Road and along the Southwesterly line of said J.F. Gerron Family Trust tract and the Northeasterly line of said Krajca tract, a distance of 232.49 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for the **POINT OF BEGINNING** (N: 6,779,871.013, E: 2,533,020.266 Grid);

- (1) **THENCE**, S 67°46'39" E, departing the Southwesterly line of said J.F. Gerron Family Trust tract and the Northeasterly line of said Krajca tract, a distance of 3,045.69 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set in the Northeasterly line of said J.F. Gerron Family Trust tract and the Southwesterly right-of-way line of F.M. Highway No. 985 (a variable width prescriptive right-of-way, no deed of record found);
- (2) **THENCE**, S 31°22'16" E, along the Northeasterly line of said J.F. Gerron Family Trust tract and the Southwesterly line of said F.M. Highway No. 985, a distance of 252.75 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set;
- (3) **THENCE**, N 67°46'39" W, departing the Northeasterly line of said J.F. Gerron Family Trust tract and the Southwesterly line of said F.M. Highway No. 985, a distance of 3,048.14 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set in the Southwesterly line of said J.F. Gerron Family Trust tract and the Northeasterly line of said Krajca tract;
- (4) **THENCE**, N 31°02'22" W, along the Southwesterly line of said J.F. Gerron Family Trust tract and the Northeasterly line of said Krajca tract, a distance of 250.79 feet to the **POINT OF BEGINNING**, containing 10.493-acres (457,062 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 16th day of January, 2014, to Stewart Title Guaranty Company, Ellis County Abstract and Title Co. 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 Stewart Title Guaranty Company, with an effective date of April 8, 2013, issued date of April 16, 2013 GF # 1302058 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.

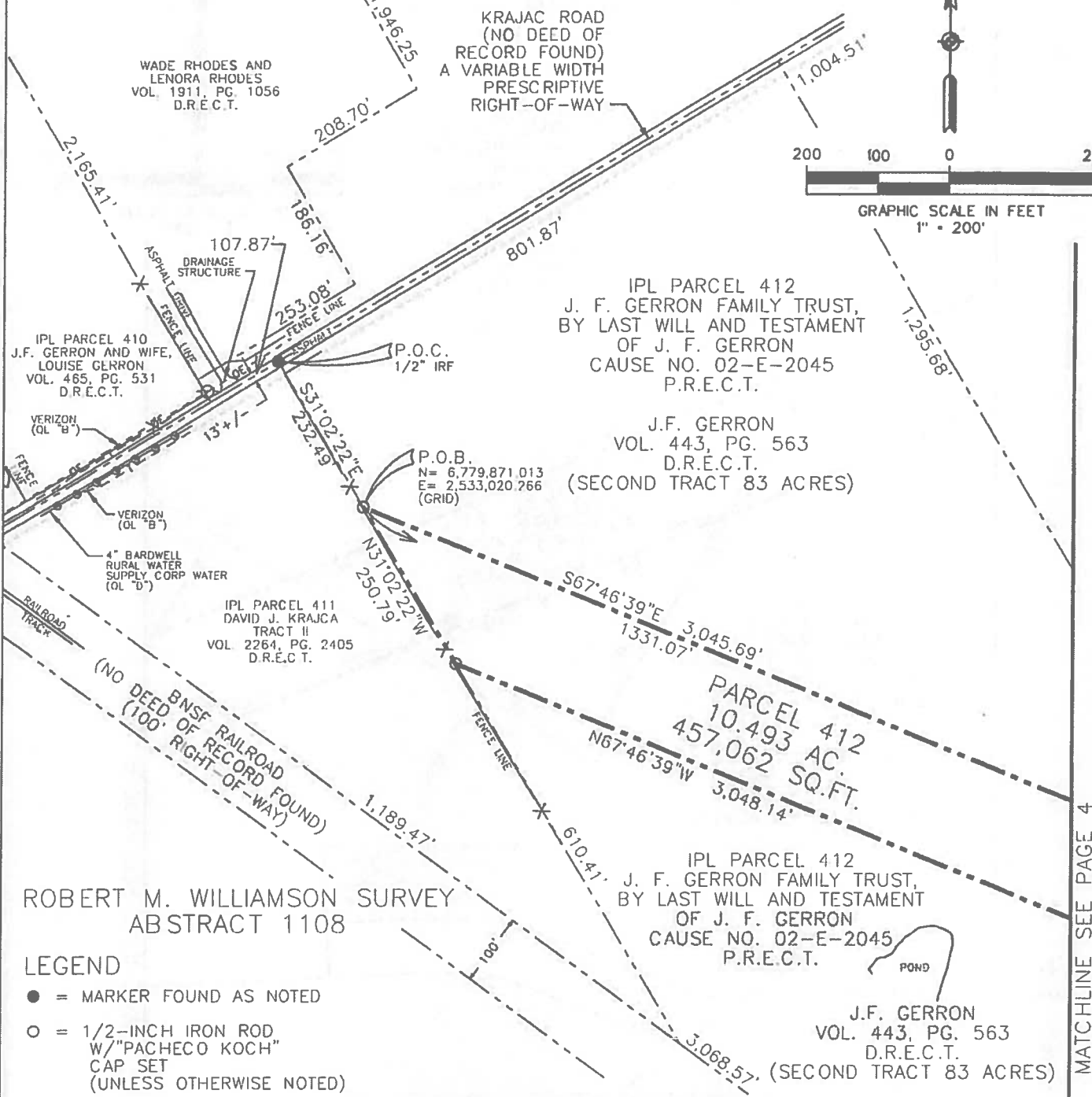
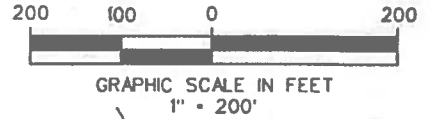


Paul Hubert  
Registered Professional Land Surveyor  
Texas Registration Number 1942  
TX Reg. Engineering Firm F-469  
TX Reg. Surveying Firm LS-100080-00

Dated: 1-16-14

NATHANIEL HODGE SURVEY  
ABSTRACT 509

EXHIBIT "A"  
PARCEL 412



ROBERT M. WILLIAMSON SURVEY  
ABSTRACT 1108

LEGEND

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

NOTE: KNOWN UNDERGROUND UTILITIES SHOWN  
ARE QUALITY LEVEL B AND D SUE - 11-01-2012  
NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

MATCHLINE SEE PAGE 4

**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 ID:	P202090330
SCALE:	1" = 200'
DATE:	01/18/2014
DRAWN BY:	CRK
CHECKED BY:	JPH
REVISED DATE:	

PRINTED ON:  
01/16/2014  
10:57:52 AM

SHEET TITLE  
**EXHIBIT "A"**  
SEGMENT 15-2, PARCEL 412  
J. F. GERRON FAMILY TRUST,  
BY LAST WILL AND TESTAMENT  
OF J. F. GERRON

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

EXHIBIT "A"  
PARCEL 412

ROBERT M. WILLIAMSON SURVEY  
ABSTRACT 1108

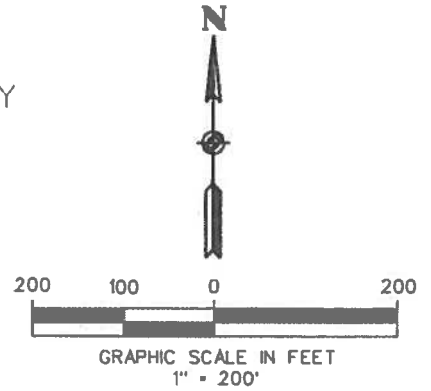
IPL PARCEL 412  
J. F. GERRON FAMILY TRUST,  
BY LAST WILL AND TESTAMENT  
OF J. F. GERRON  
CAUSE NO. 02-E-2045  
P.R.E.C.T.

J.F. GERRON AND WIFE,  
LOUISE GERRON  
VOL. 426, PG. 449  
D.R.E.C.T.  
(CALLED 50 ACRES)

IPL PARCEL 412  
J. F. GERRON FAMILY TRUST,  
BY LAST WILL AND TESTAMENT  
OF J. F. GERRON  
CAUSE NO. 02-E-2045  
P.R.E.C.T.

J.F. GERRON  
VOL. 443, PG. 563  
D.R.E.C.T.  
(SECOND TRACT 83 ACRES)

ENERGY TRANSFER FUEL, L.P.  
VOL. 2415, PG. 2294  
D.R.E.C.T.  
75' PERMANENT  
EASEMENT AGREEMENT



MATCHLINE SEE PAGE 3

MATCHLINE SEE PAGE 5

LEGEND

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

NOTE: KNOWN UNDERGROUND UTILITIES SHOWN  
ARE QUALITY LEVEL B AND D SUE - 11-01-2012  
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.	202090330
SCALE:	1" = 200'
DATE:	01/16/2014
DRAWN BY:	CPK
CHECKED BY:	JPH
REVISED DATE:	

PRINTED ON:  
01/16/2014  
10:52:50

SHEET TITLE EXHIBIT "A" SEGMENT 15-2, PARCEL 412 J. F. GERRON FAMILY TRUST, BY LAST WILL AND TESTAMENT OF J. F. GERRON	
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 7	

EXHIBIT "A"  
PARCEL 412



GRAPHIC SCALE IN FEET  
1" = 200'

JOHN MOTT SURVEY  
ABSTRACT 667

IPL PARCEL 413  
DAVID FRANK BLAZEK  
VOL. 764, PG. 232  
D.R.E.C.T.

ENERGY TRANSFER FUEL, L.P.  
VOL. 2408, PG. 1568  
D.R.E.C.T.  
75' PERMANENT  
EASEMENT AGREEMENT

J.F. GERRON  
VOL. 443, PG. 563  
D.R.E.C.T.  
(SECOND TRACT 83 ACRES)

ROBERT M. WILLIAMSON SURVEY  
ABSTRACT 1108

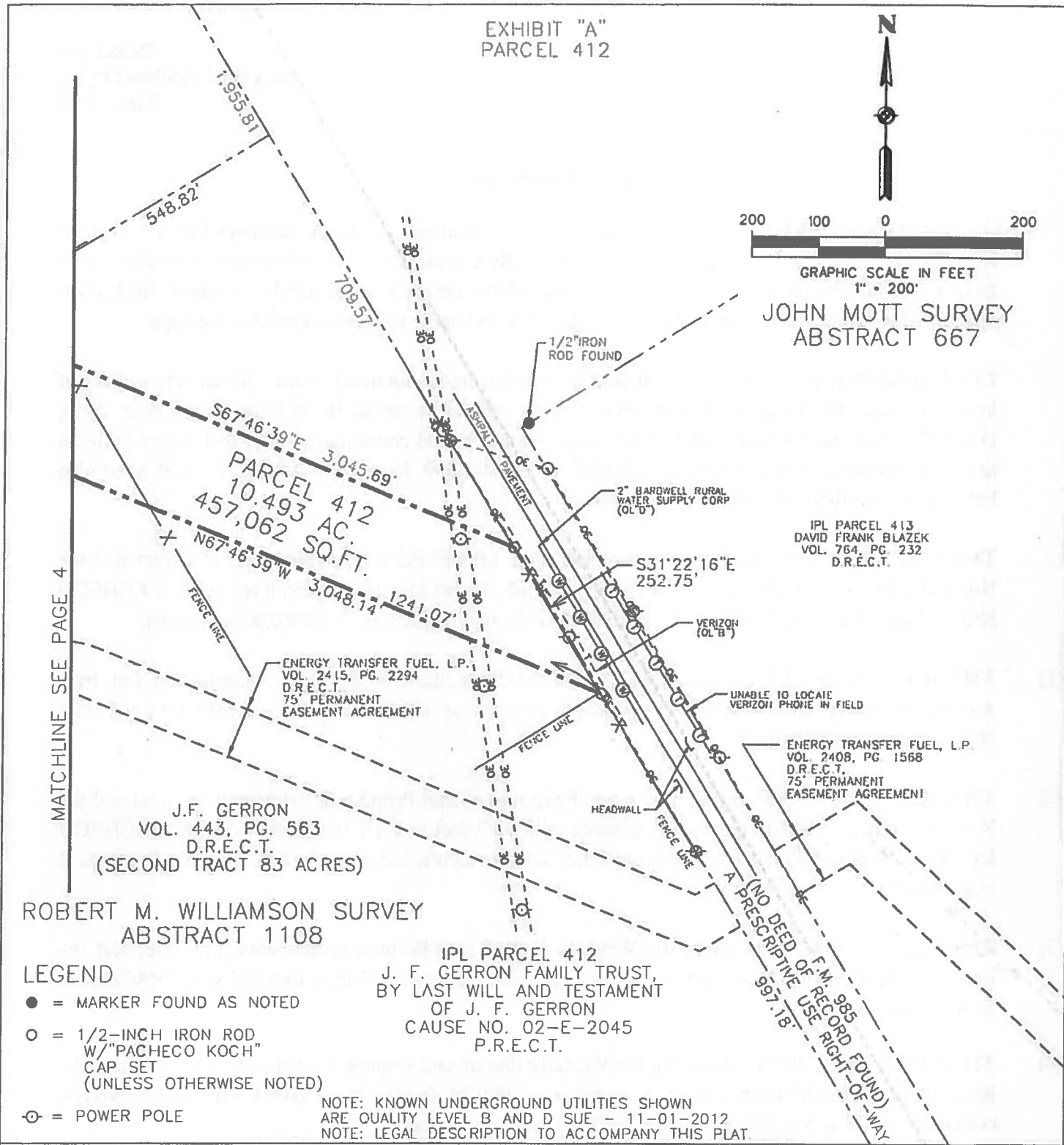
IPL PARCEL 412  
J. F. GERRON FAMILY TRUST,  
BY LAST WILL AND TESTAMENT  
OF J. F. GERRON  
CAUSE NO. 02-E-2045  
P.R.E.C.T.

LEGEND

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

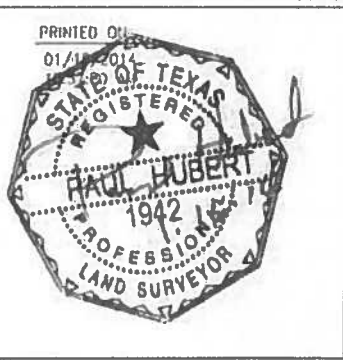
NOTE: KNOWN UNDERGROUND UTILITIES SHOWN  
ARE QUALITY LEVEL B AND D SUE - 11-01-2012  
NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

MATCHLINE SEE PAGE 4



**Pacheco Koch**  
DALLAS • FORT WORTH • HOUSTON  
8350 N. CENTRAL EXPWY., SUITE 1000  
DALLAS, TEXAS 75208  
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	01/16/2014
DRAWN BY	CRK
CHECKED BY	JPH
REVISED DATE	



SHEET TITLE	
EXHIBIT "A" SEGMENT 15-2, PARCEL 412 J. F. GERRON FAMILY TRUST, BY LAST WILL AND TESTAMENT OF J. F. GERRON	
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. 5 OF 7

Exhibit "A"  
Property Description

Being 2.818-acres (122,749 square feet) tract of land situated in the Giles A. Giddings Survey, Abstract Number 414, Ellis County, Texas and more particularly that certain 76.45 acre tract conveyed to Karen Elayna Gerron Benton and Doris Gerron by General Warranty Deed recorded in Volume 1662, Page 597, Deed Records, Ellis County, Texas (D.R.E.C.T.), and being further described as follows:

**COMMENCING** at a railroad rail found at the Northernmost Southerly corner of that certain tract of land conveyed by deed to Primula Investments, Ltd., as recorded in Volume 2414, Page 2440, D.R.E.C.T. and the Easterly corner of that certain tract of land conveyed by deed to J. Larry Sullivan and wife, Rebecca Ann Sullivan, as recorded in Volume 539, Page 760, D.R.E.C.T.; said point also being in the Northerly line of said Gerron tract;

**THENCE** N 59°28'53" E, along the Southerly line of said Primula Investments, Ltd. tract and the Northerly line of said Gerron tract, a distance of 365.72 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for the **POINT OF BEGINNING** (N: 6,776,165.329, E: 2,540,055.448 Grid);

- (1) **THENCE** N 59°28'53" E, continuing along the Southerly line of said Primula Investments, Ltd. tract and the Northerly line of said Gerron tract, a distance of 171.50 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set;
- (2) **THENCE** S 59°30'49" E, departing the Southerly line of said Primula Investments, Ltd. tract and the Northerly line of said Gerron tract, a distance of 636.82 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set in a Westerly line of said Primula Investments, Ltd. Tract and the Easterly line of said Gerron tract;
- (3) **THENCE** S 31°18'54" E, along the Westerly line of said Primula Investments, Ltd. tract and the Easterly line of said Gerron tract, a distance of 317.46 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set;
- (4) **THENCE** N 59°30'49" W, departing the Westerly line of said Primula Investments, Ltd. tract and the Easterly line of said Gerron tract, a distance of 999.74 feet to the **POINT OF BEGINNING**, containing 2.818-acres (122,749 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 11th day of June, 2013, to Stewart Title Guaranty Company, Ellis County Abstract and Title Co. 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 Stewart Title Guaranty Company, with an effective date of April, 5, 2013, issued date of April 29, 2013 GF # 1302057 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

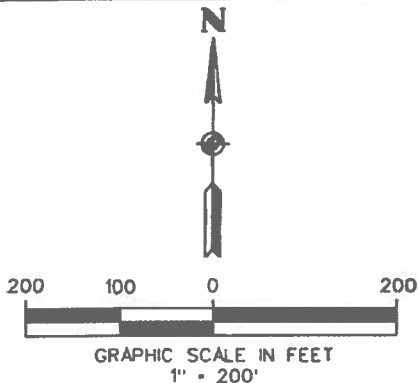


Dated: 4/22/2013

EXHIBIT "A"  
PARCEL 418

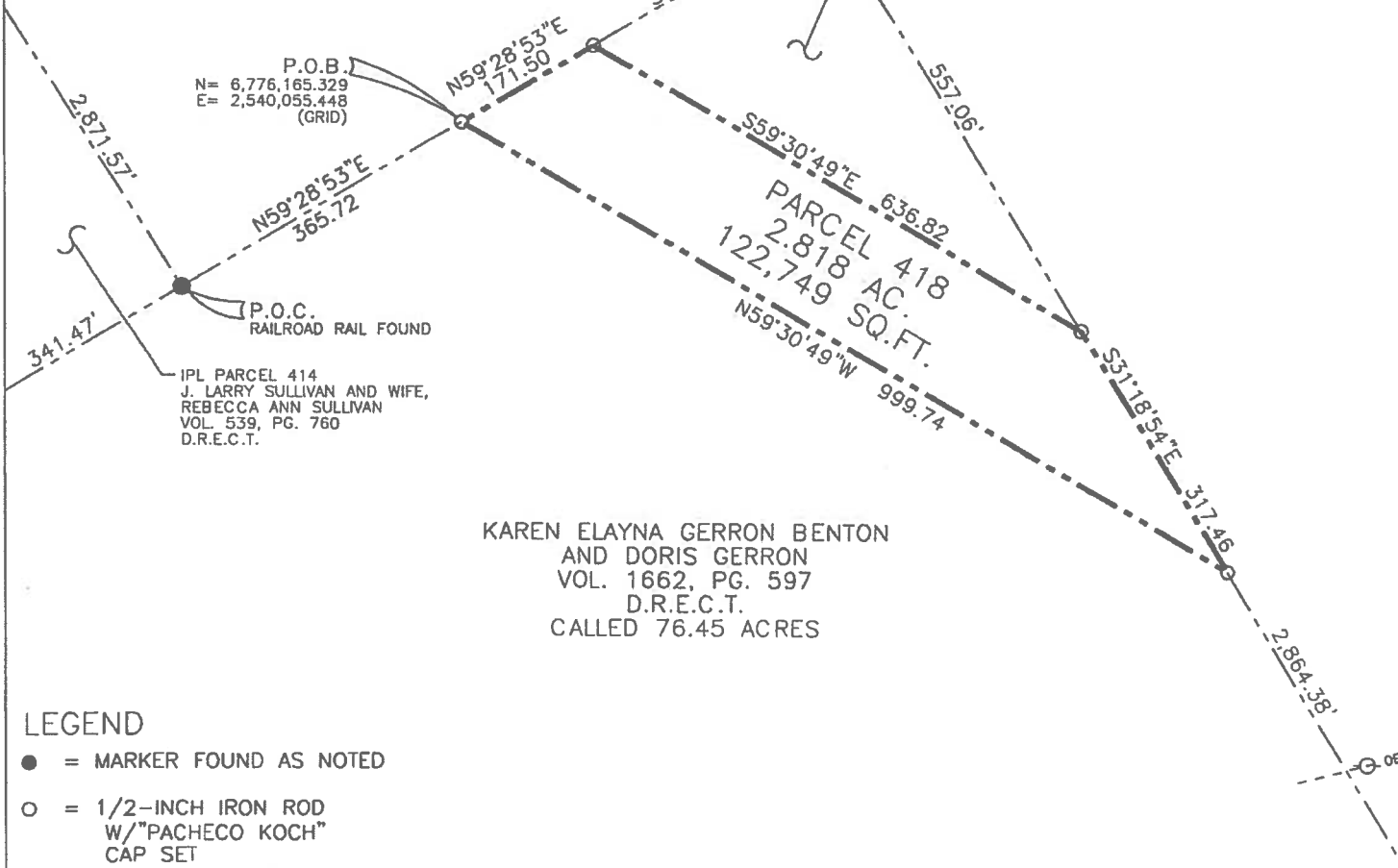
GILES A. GIDDINGS SURVEY  
ABSTRACT 414

IPL PARCEL 416  
PRIMULA INVESTMENTS, LTD.  
VOL. 2414, PG. 2440  
D.R.E.C.T.



IPL PARCEL 416  
PRIMULA INVESTMENTS, LTD.  
VOL. 2414, PG. 2440  
D.R.E.C.T.

KAREN ELAYNA GERRON BENTON  
AND DORIS GERRON  
VOL. 1662, PG. 597  
D.R.E.C.T.  
CALLED 76.45 ACRES



IPL PARCEL 414  
J. LARRY SULLIVAN AND WIFE,  
REBECCA ANN SULLIVAN  
VOL. 539, PG. 760  
D.R.E.C.T.

KAREN ELAYNA GERRON BENTON  
AND DORIS GERRON  
VOL. 1662, PG. 597  
D.R.E.C.T.  
CALLED 76.45 ACRES

LEGEND

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

NOTE: NO SUE DATA PROVIDED AS OF - 06/12/2013  
NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

**Pacheco Koch**  
DALLAS • FORT WORTH • HOUSTON  
6350 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

PRINTED ON:  
7/22/2013  
2:44:02 PM



SHEET TITLE

EXHIBIT "A"  
SEGMENT 15-2, PARCEL 418  
KAREN ELAYNA GERRON BENTON  
AND DORIS GERRON

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

PROJ NO: P202090330  
SCALE: 1" = 200'  
DATE: 07/22/2013  
DRAWN BY: CRK  
CHECKED BY: NK  
REVISED DATE:



Exhibit "A"  
Property Description

Being a 22.658 acres (986,961 square feet) tract of land out of the G.A. Giddings Survey, Abstract Number 414 and the R. Ray Survey, Abstract Number 889, Ellis County, Texas and more particularly that certain 266-1/2 acre tract described as "Tract Two", that certain 24.09 acre tract described as "Tract Seven" and that certain 155.92 acre tract described as "Tract Nine" conveyed to Gerron Family, Ltd. by Correction Special Warranty Deed recorded in Volume 1340, Page 304, Deed Records, Ellis County, Texas (D.R.E.C.T.) and being further described as follows:

**COMMENCING** at a 3-inch iron pipe found at the Westernmost Southwesterly corner of a tract of land conveyed by deed to James W. Mayes, as recorded in Volume 996, Page 63, D.R.E.C.T., the Northwesterly corner of a tract of land conveyed by deed to James W. Mayes, as recorded in Volume 1727, Page 321, D.R.E.C.T. and the Northerly corner of a called 17 acre tract of land described as "Tract One" conveyed by said deed to Gerron Family, Ltd.;

**THENCE** N 30°31'45" W, along a Southwesterly line of the first referenced Mayes tract, at a distance of 1,833.56 feet passing the most Easterly corner of said "Tract Two", continuing along a Northeasterly line of said "Tract Two" in all a total distance of 2,394.85 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set and the **POINT OF BEGINNING** (N: 6,772,565.698, E: 2,549,492.182 Grid);

- (1) **THENCE** N 78°45'45" W, departing the Southwesterly line of the first referenced Mayes tract and the Northeasterly line of said "Tract Two", at a distance of 145.36 feet passing a Northwesterly line of said "Tract Two" and the Southeasterly line of said "Tract Seven", at a distance of 1,227.07 feet passing the Southwesterly line of said "Tract Seven" and a Northeasterly line of said "Tract Two", continuing in all a total distance of 2,902.11 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set;
- (2) **THENCE** N 72°22'24" W, at a distance of 721.03 feet passing the Northwesterly line of said "Tract Two" and the Southeasterly line of said "Tract Nine"; continuing in all a total distance of 3,275.18 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set;
- (3) **THENCE** N 59°30'49" W, a distance of 490.43 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set in the Northwesterly line of said "Tract Nine" and a Southeasterly line of a tract of land conveyed by deed to Primula Investments, Ltd., as recorded in Volume 2414, Page 2440, D.R.E.C.T.;
- (4) **THENCE** N 29°16'29" E, along the Northwesterly line of said "Tract Nine" and the Southeasterly line of said Primula Investments tract, a distance of 150.04 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set;
- (5) **THENCE** S 59°30'49" E, departing the Northwesterly line of said "Tract Nine" and the Southeasterly line of said Primula Investments tract, a distance of 420.15 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set;

- (6) **THENCE S 65°56'36" E**, at a distance of 112.39 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set;
- (7) **THENCE S 72°22'24" E**, at a distance of 2,582.44 feet passing the Southeasterly line of said "Tract Nine" and the Northwesterly line of said "Tract Two", continuing in all a total distance of 3,193.35 to a 1/2-inch iron rod with "PACHECO KOCH" cap set;
- (8) **THENCE S 78°45'45" E**, at a distance of 1,420.17 feet passing a Northeasterly line of said "Tract Two" and the Southwesterly line of said "Tract Seven", continuing in all a total distance of 2,759.77 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set in the Northeasterly line of said "Tract Seven" and a Southwesterly line of the first referenced Mayes tract;
- (9) **THENCE S 30°31'45" E**, along the Northeasterly line of said "Tract Seven" and the Southwesterly line of the first referenced Mayes tract, at a distance of 112.40 feet passing the Easterly corner said "Tract Seven" and the easternmost Northerly corner of said "Tract Two", continuing along a Northeasterly line of said "Tract Two" in all a total distance of 201.12 feet to the **POINT OF BEGINNING**, containing 22.658 acres (986,961 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.

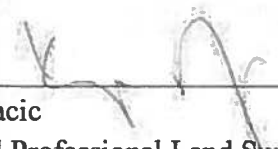
NOTE: Plat to accompany this legal description.

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

I do certify on this 12th day of June, 2013, to Stewart Title Guaranty Company, Ellis County Abstract and Title Co., 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 Stewart Title Guaranty Company, with an effective date of April 19, 2013, issued date of April 29, 2013 GF # 1302056 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



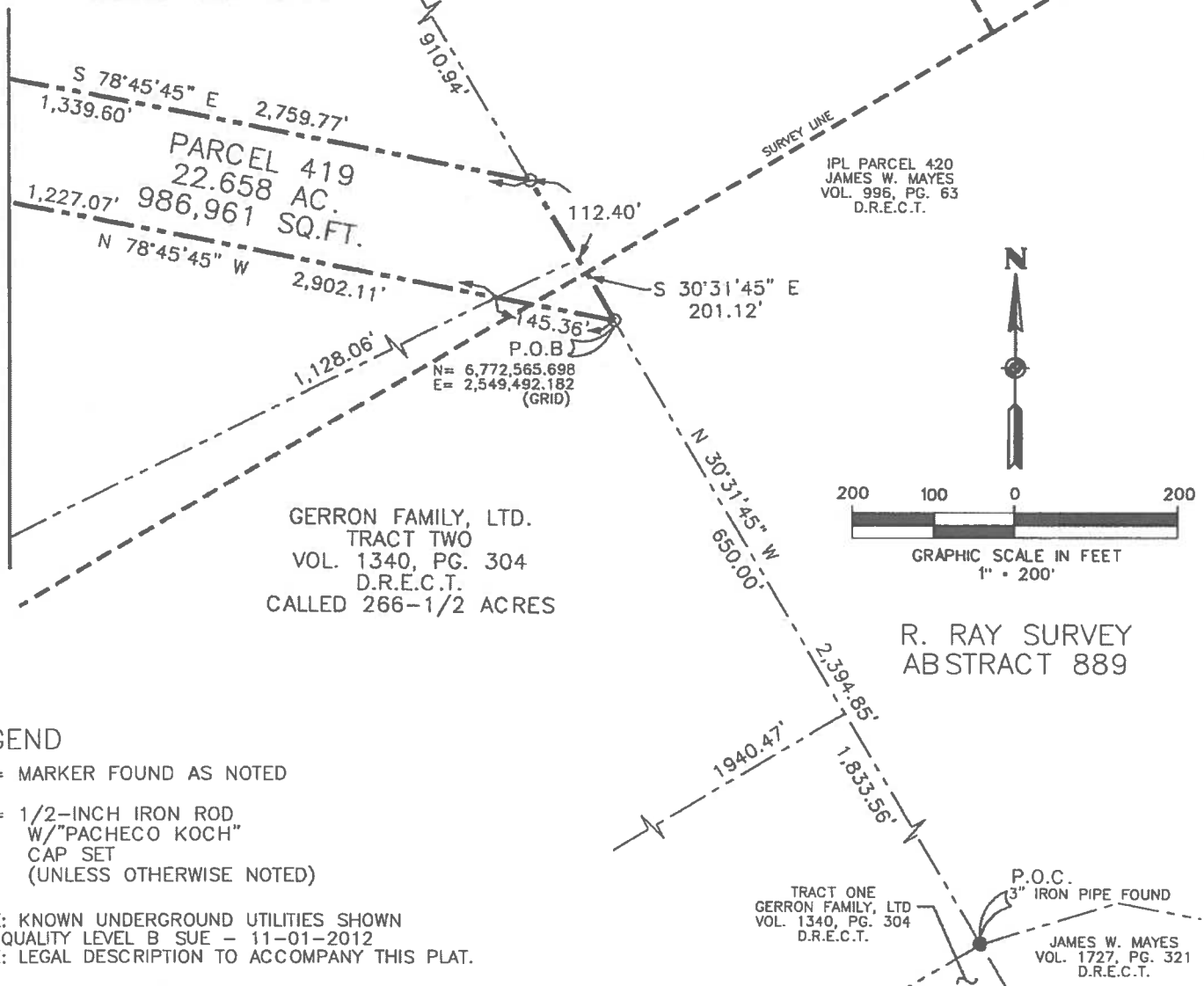
Dated: 6/19/2013

EXHIBIT "A"  
PARCEL 419

A. GONSAGA SURVEY  
ABSTRACT 381

G.A. GIDDINGS SURVEY  
ABSTRACT 414

GERRON FAMILY, LTD.  
TRACT SEVEN  
VOL. 1340, PG. 304  
D.R.E.C.T.  
CALLED 24.09 ACRES



MATCHLINE SEE SHEET 5

GERRON FAMILY, LTD.  
TRACT TWO  
VOL. 1340, PG. 304  
D.R.E.C.T.  
CALLED 266-1/2 ACRES

R. RAY SURVEY  
ABSTRACT 889

LEGEND

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

NOTE: KNOWN UNDERGROUND UTILITIES SHOWN  
ARE QUALITY LEVEL B SUE - 11-01-2012  
NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

**Pacheco Koch**  
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8350 N. CENTRAL EXPWY., SUITE 1000  
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PH. 972.235.3031 FAX 972.235.9544  
TX REG. ENGINEERING FIRM F-489  
TX REG. SURVEYING FIRM LS-100080-00

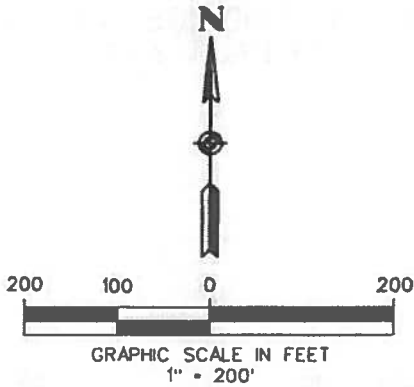
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SCALE:	1" = 200'
DATE:	07/19/2013
DRAWN BY:	CM
CHECKED BY:	NK
REVISED DATE:	

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7/19/2013  
10:00:00AM

SHEET TITLE	
EXHIBIT "A" SEGMENT 15-2, PARCEL 419 GERRON FAMILY, LTD.	
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 13	

EXHIBIT "A"  
PARCEL 419

GILES A. GIDDINGS  
SURVEY  
ABSTRACT 414



GERRON FAMILY, LTD.  
TRACT TWO  
VOL. 1340, PG. 304  
D.R.E.C.T.  
CALLED 266-1/2ACRES

GERRON FAMILY, LTD.  
TRACT SEVEN  
VOL. 1340, PG. 304  
D.R.E.C.T.  
CALLED 24.09 ACRES

PARCEL 419  
22.658 AC.  
986,961 SQ.FT.

GERRON FAMILY, LTD.  
TRACT TWO  
VOL. 1340, PG. 304  
D.R.E.C.T.  
CALLED 266-1/2ACRES

GERRON FAMILY, LTD.  
TRACT SEVEN  
VOL. 1340, PG. 304  
D.R.E.C.T.  
CALLED 24.09 ACRES

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 4

LEGEND

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

NOTE: KNOWN UNDERGROUND UTILITIES SHOWN  
ARE QUALITY LEVEL B SUE - 11-01-2012  
NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

**Pacheco Koch**  
DALLAS • FORT WORTH • HOUSTON  
8350 N. CENTRAL EXPWY., SUITE 1000  
DALLAS, TEXAS 76208  
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:	07/19/2013
DRAWN BY:	CM
CHECKED BY:	NK
REVISED DATE:	

PRINTED ON:  
7/19/2013  
10:00:00AM

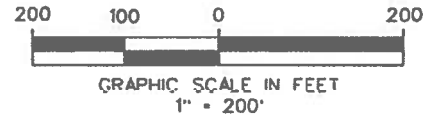
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**EXHIBIT "A"**  
**SEGMENT 15-2, PARCEL 419**  
**GERRON FAMILY, LTD.**

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

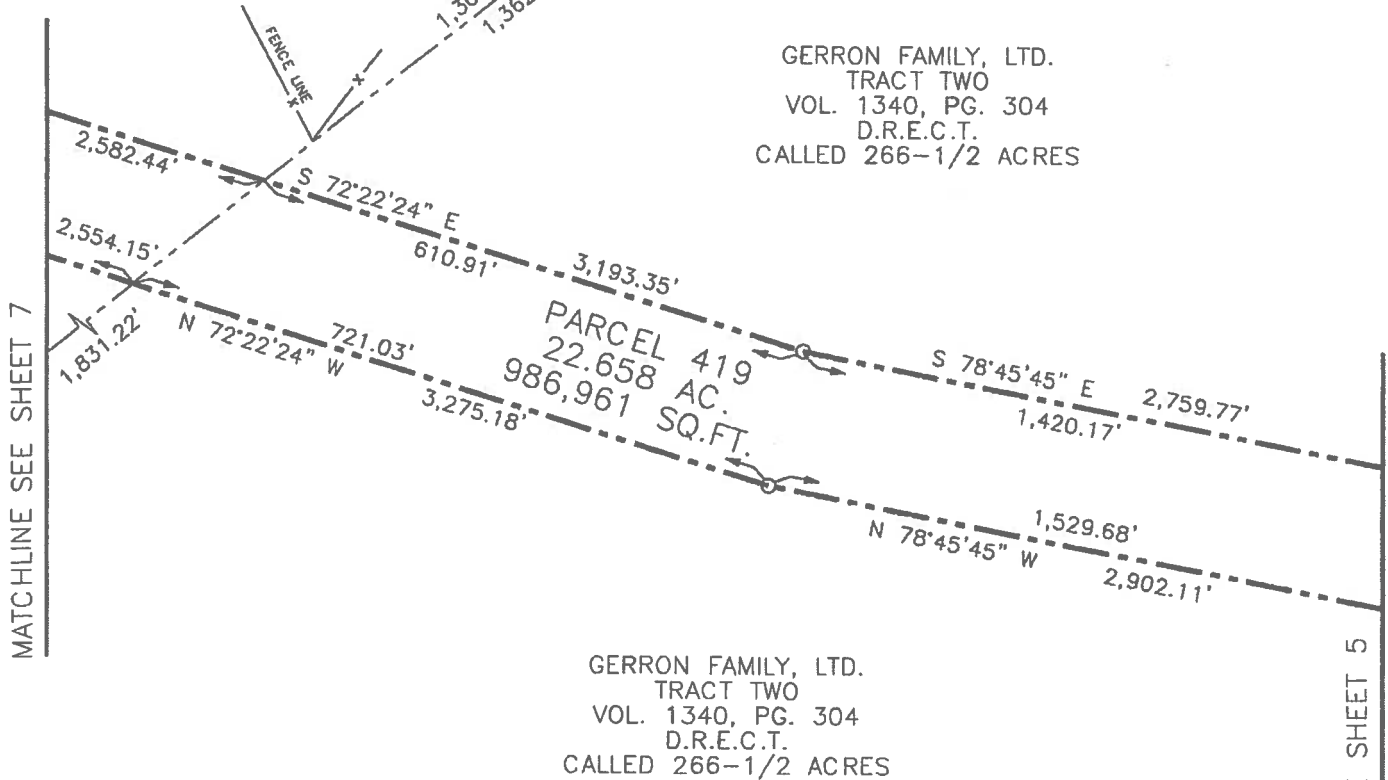
EXHIBIT "A"  
PARCEL 419

GILES A. GIDDINGS SURVEY  
ABSTRACT 414



GERRON FAMILY, LTD.  
TRACT NINE  
VOL. 1340, PG. 304  
D.R.E.C.T.  
CALLED 155.92 ACRES

GERRON FAMILY, LTD.  
TRACT TWO  
VOL. 1340, PG. 304  
D.R.E.C.T.  
CALLED 266-1/2 ACRES



GERRON FAMILY, LTD.  
TRACT TWO  
VOL. 1340, PG. 304  
D.R.E.C.T.  
CALLED 266-1/2 ACRES

**LEGEND**

- = MARKER FOUND AS NOTED
- = 1/2-INCH IRON ROD  
W/7" PACHECO KOCH  
CAP SET  
(UNLESS OTHERWISE NOTED)

NOTE: KNOWN UNDERGROUND UTILITIES SHOWN  
ARE QUALITY LEVEL B SUE - 11-01-2012  
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-489  
TX REG. SURVEYING FIRM LS-100080-00

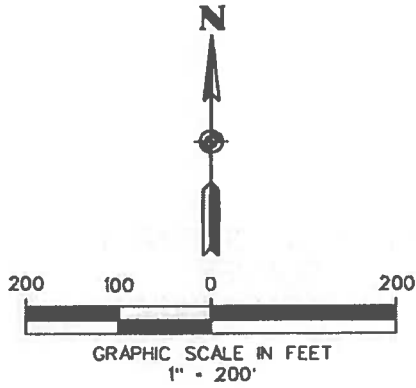
PROJ NO:	P202090330
SCALE:	1" = 200'
DATE:	07/19/2013
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REVISED DATE:	

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7/19/2013  
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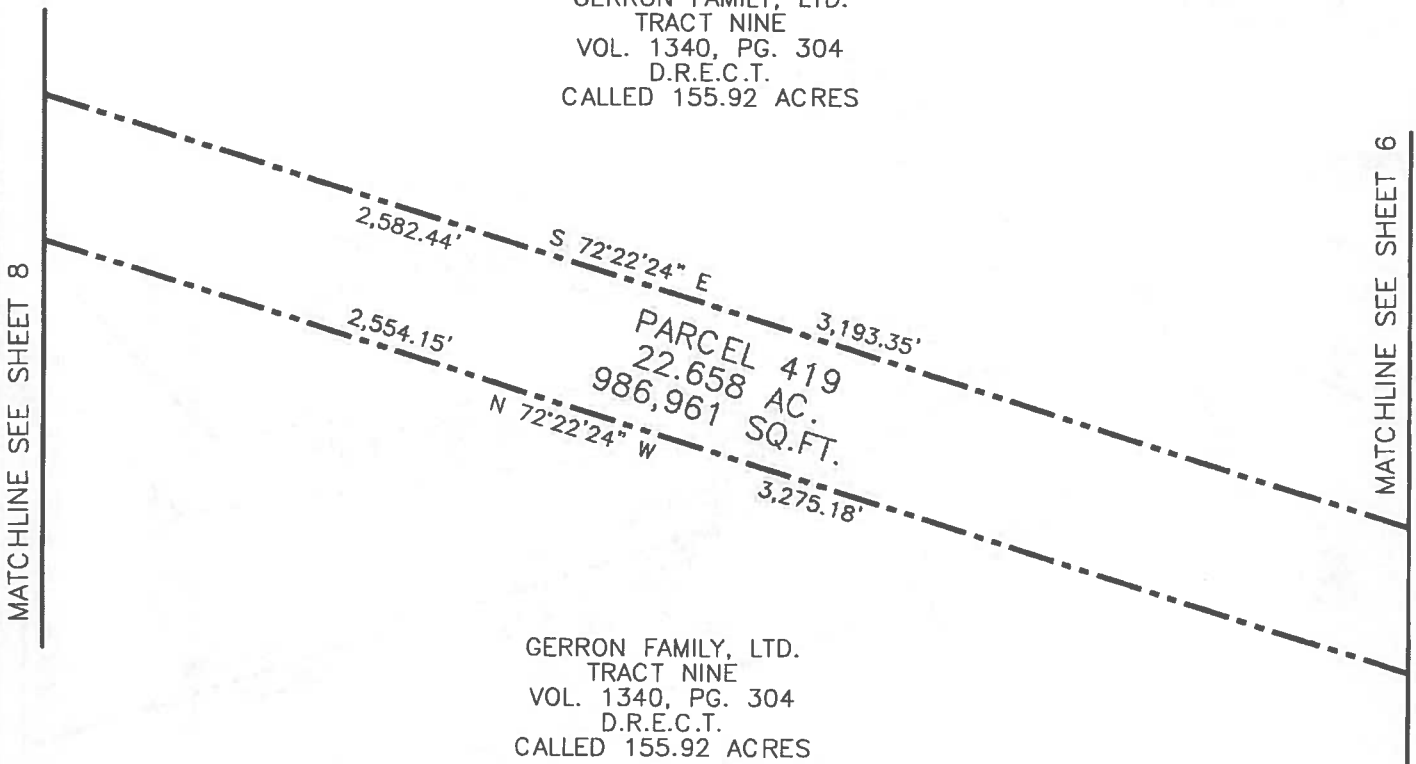
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EXHIBIT "A" SEGMENT 15-2, PARCEL 419 GERRON FAMILY, LTD.	
PROJECT	INTEGRATED PIPELINE PROJECT
BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83)(2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED SCALE FACTOR 0.9999460030	PG. 6 OF 13

EXHIBIT "A"  
PARCEL 419

GILES A. GIDDINGS SURVEY  
ABSTRACT 414



GERRON FAMILY, LTD.  
TRACT NINE  
VOL. 1340, PG. 304  
D.R.E.C.T.  
CALLED 155.92 ACRES



GERRON FAMILY, LTD.  
TRACT NINE  
VOL. 1340, PG. 304  
D.R.E.C.T.  
CALLED 155.92 ACRES

LEGEND

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

NOTE: KNOWN UNDERGROUND UTILITIES SHOWN  
ARE QUALITY LEVEL B SUE - 11-01-2012  
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-409  
TX REG. SURVEYING FIRM LS-100080-00

PRINTED ON:  
7/19/2013  
10:00:00AM



SHEET TITLE

EXHIBIT "A"  
SEGMENT 15-2, PARCEL 419  
GERRON FAMILY, LTD.

PROJECT

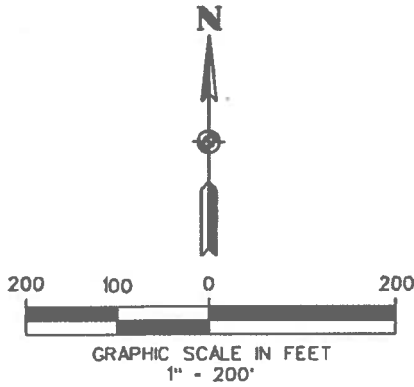
INTEGRATED PIPELINE PROJECT

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

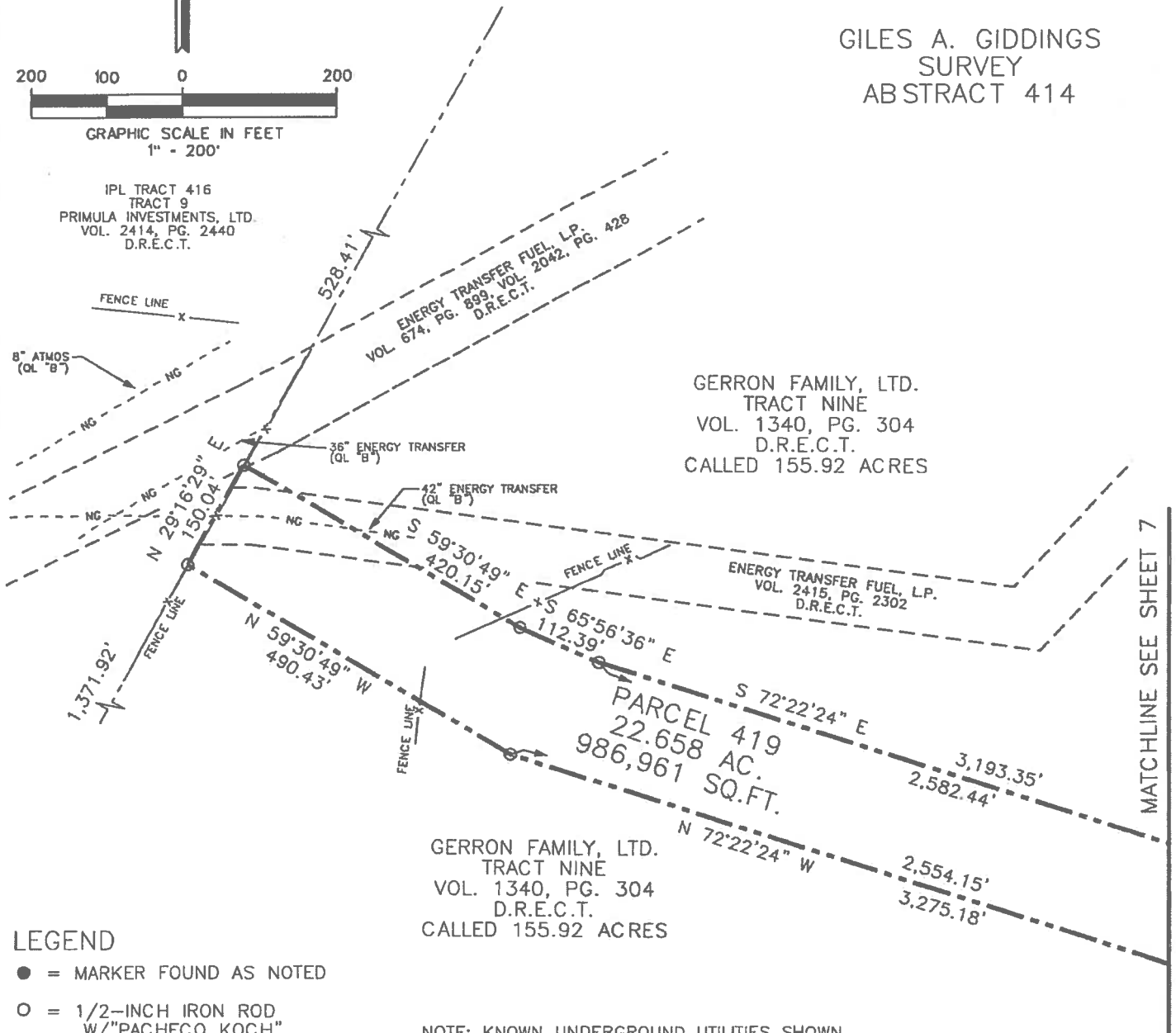
PG. 7 OF 13

EXHIBIT "A"  
PARCEL 419

GILES A. GIDDINGS  
SURVEY  
ABSTRACT 414



IPL TRACT 416  
TRACT 9  
PRIMULA INVESTMENTS, LTD.  
VOL. 2414, PG. 2440  
D.R.E.C.T.



GERRON FAMILY, LTD.  
TRACT NINE  
VOL. 1340, PG. 304  
D.R.E.C.T.  
CALLED 155.92 ACRES

GERRON FAMILY, LTD.  
TRACT NINE  
VOL. 1340, PG. 304  
D.R.E.C.T.  
CALLED 155.92 ACRES

LEGEND

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

NOTE: KNOWN UNDERGROUND UTILITIES SHOWN  
ARE QUALITY LEVEL B SUE - 11-01-2012  
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 972.235.8544  
TX REG. ENGINEERING FIRM F-489  
TX REG. SURVEYING FIRM L8-100080-00

PROJ NO:	P202090330
SCALE:	1" = 200'
DATE:	07/19/2013
DRAWN BY:	CM
CHECKED BY:	NK
REVISED DATE:	

PRINTED ON:  
7/19/2013  
10:00:00AM

SHEET TITLE	
EXHIBIT "A" SEGMENT 15-2, PARCEL 419 GERRON FAMILY, LTD.	
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. 8 OF 13



In addition, R. Steve Christian and the staff of TRWD are authorized to initiate eminent domain proceedings, to take all steps which may be reasonably necessary to complete the acquisition of the above-described properties, to pay all customary, reasonable and necessary closing and related costs, to deposit the amount of the special commissioners' award into the registry of the court in any eminent domain proceeding, and to appeal any such award. Director Lane seconded the motion and the vote in favor passed. Director Kelleher abstained.

15.

With the recommendation of management, Director Leonard moved to grant authority to acquire permanent easement interests in, over, under, and across the following described property for the public use and purpose of construction and operation of the IPL Project. Funding for this acquisition is included in the Bond Fund.

IPL Parcel 111 (Williams Family Trust)	A permanent easement interest across a 1.664-acre tract of land situated in the Martha Dowdrick Survey, Abstract Number 450, Tarrant County, Texas, and being more particularly described as a portion of that certain 21.63-acre tract conveyed to Mary E. Williams, Trustee of the Williams Family Trust, as recorded in Instrument No. D200155602, Deed Records, Tarrant County, Texas, and being further described in the survey plat for Parcel 111 attached hereto for the negotiated purchase price of \$16,000.
---	---

IPL Parcel 114 (Vance Family Trust C)	A permanent easement interest across a 1.588-acre tract of land situated in the Martha Dowdrick Survey, Abstract Number 450, Tarrant County, Texas, and being more particularly described as a portion of that certain 13.748-acre Tract 1 and 7.131-acre Tract 2 conveyed to Edward F. and Gladys L. Vance, as recorded in Volume 10672, Page 628, Deed Records, Tarrant County, Texas, and Gladys Lucille Vance, Trustee of the Vance Family Trust C, dated April 25, 1988, as recorded in deed, Instrument No. D209329859, Official Public Records, Tarrant County, Texas, and being further described in the survey plat for Parcel 114 attached hereto for the negotiated purchase price of \$32,000.
--	--

IPL Parcel 308  
(Blackford Loving Trust)

A permanent easement interest across a 3.724-acre tract of land situated in the T.D. Mason Survey, Abstract Number 1227, Ellis County, Texas, and being more particularly described as a portion of that certain 105.79-acre tract described as Second Tract conveyed to Kenneth C. and Freda Dunn Blackford, Trustees of the Blackford Loving Trust, by instrument recorded in Volume 846, Page 80, Deed Records, Ellis County, Texas, and being further described in the survey plat for Parcel 308 attached hereto for the negotiated purchase price of \$75,000.

IPL Parcel 312  
(PMF Capital, LLC)

A permanent easement interest across a 3.984-acre tract of land situated in the J. Estes Survey, Abstract Number 335, Ellis County, Texas, and being more particularly described as a portion of that certain 110.795-acre tract described as Tract 1 conveyed to PMF Capital, LLC, by instrument recorded in Volume 2608, Page 2040, Official Public Records, Ellis County, Texas, and being Lots 7 - 9 of Quarter Horse Estates, a subdivision of record according to the map or plat thereof recorded in Cabinet B, Page 143, Plat Records, Ellis County, Texas, and being further described in the survey plat for Parcel 312 attached hereto for the appraised value of \$59,400.

IPL Parcel 423  
(L Bar L Ennis, L.P.)

Fee simple title to the surface estate only of a 1.000-acre tract of land (Parcel 423.2) and a permanent easement interest across a 1.338-acre tract of land (Parcel 423.1, Part 1), such land being situated in the George B. McKinstry Survey, Abstract Number 668, Ellis County, Texas, and each tract being more particularly described as part of that called 207.075-acre tract of land described by deed to L Bar L Ennis, L.P., a Texas limited partnership, as recorded in Volume 2169, Page 2125, Deed Records, Ellis County, Texas, together with a permanent easement interest across a 5.672-acre tract of land (Parcel 423.1, Part 2) situated in the George B. McKinstry Survey, Abstract Number 668, Ellis County and Navarro County, Texas, and being more particularly described as part of that called 67-6/10-acre tract of land described by deed to L Bar L Ennis, L.P., as recorded in Volume 2188, Page 874, Deed Records, Ellis County, Texas, and being further described in the survey plats for Parcels 423.1 and 423.2 attached hereto for the negotiated purchase price of \$55,000.

EXHIBIT "A"  
Property Description

Being 1.664-acres (72,494 square feet) of land situated in the Martha Dowdrick Survey, Abstract Number 450, Tarrant County, Texas, and more particularly that certain 21.63 acre tract conveyed to Mary E. Williams, Trustee of the Williams Family Trust, as recorded in Instrument # D200155602, Deed Records, Tarrant County, Texas, (D.R.T.C.T.), and being further described as follows:

**COMMENCING** at a 1/2 inch iron rod found for the Southeast corner of said Williams tract and the Southwest corner of a tract of land as described by deed to Nancy L. Vance, as recorded in Instrument # D192115682, D.R.T.C.T. and on the North Right-of-Way line of F.M. 1187;

**THENCE** N 1°31'56" E, along the East line of said Williams tract and the West line of said Vance tract, a distance of 1,950.81 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: 6,896,340.669, E: 2,364,773.933 Grid);

- (1) **THENCE** N 86°59'40" W, along the South line of tract herein described, a distance of 527.46 feet to a set 5/8 inch iron rod with Transystems cap;
- (2) **THENCE** S 78°10'54" W, along the South line of tract herein described, a distance of 91.46 feet to a set 5/8 inch iron rod with Transystems cap for the Southwest corner of tract herein described and on the East line of a tract of land as described by deed to Norris Bullard and wife, Cynthia A. Bullard, as recorded in Volume 6894, Page 967, D.R.T.C.T.;
- (3) **THENCE** N 0°45'40" W, along the West line of tract herein described and the East line of said Bullard tract, a distance of 4.71 feet to the center of a creek, being known as Willow Branch for the Northwest corner of tract herein described, on the East line of said Bullard tract and the Southwest corner of a tract of land as described by deed to Barry L. Copeland and wife, Lisa A. Copeland, as recorded in Instrument # D205261745, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.);
- (4) **THENCE** along the center of said creek the following calls:  
N 62°57'20" E, a distance of 91.55 feet;  
N 78°36'26" E, a distance of 50.26 feet;  
N 49°48'12" E, a distance of 47.16 feet;  
N 1°13'04" E, a distance of 51.51 feet;  
N 43°31'41" E, a distance of 34.97 feet to the North line of tract herein described;
- (5) **THENCE** S 86°59'40" E, leaving said centerline of creek, along the North line of tract herein described, a distance of 428.91 feet to a set 5/8 inch iron rod with Transystems cap for the Northeast corner of tract herein described, on the East line of said Williams tract and the West line of said Vance tract;

- (6) **THENCE** S 1°31'56" W, along the East line of said Williams tract and the West line of said Vance tract, a distance of 150.05 feet to the **POINT OF BEGINNING**, containing 1.664-acres (72,494 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 9th 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 20, 2012, issued date of October 24, 2012, GF # FT244122-4412200612 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: 10-9-2012

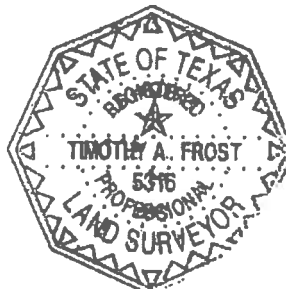


EXHIBIT "A"  
PARCEL 111

MARTHA DOWDRICK SURVEY  
ABSTRACT 450

IPL PARCEL 112  
BARRY L. COPELAND AND  
WIFE, LISA A. COPELAND  
INST. # D205261745  
O.P.R.T.C.T.

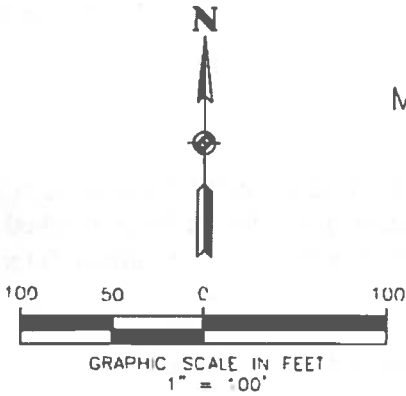
MARY E. WILLIAMS, TRUSTEE  
OF THE WILLIAMS FAMILY TRUST  
INST. # D200155602  
D.R.T.C.T.  
CALLED 21.63 ACRES

PARCEL 111  
1.664 AC.  
72,494 SQ.FT.

IPL PARCEL 113  
NANCY L. VANCE  
INST. # D192115982  
D.R.T.C.T.

P.O.B.  
N = 6,896,340.669  
E = 2,364,773.933  
(GRID)

P.O.C.  
1/2" IRF



MICHAEL JAMES  
SURVEY  
ABSTRACT 879

IPL PARCEL 110  
NORRIS BULLARD AND WIFE,  
CYNTHIA A. BULLARD  
VOL. 6894, PG. 967  
D.R.T.C.T.

50' 10" VERTICAL PIPE  
50' 16" VERTICAL PIPE

15" DARNETT CATHETERING  
14" KOCH  
14" CARRIZO

50' 10" VERTICAL PIPE  
50' 16" VERTICAL PIPE

CARRIZO OIL & GAS INC  
UNDETERMINABLE EASEMENT AND P.O.W.  
(AGREEMENT SHOWS 15' AND 20')

SIGN PECOS GAS PIPELINE  
(866-515-1998)

LEGEND

- = MARKER FOUND AS NOTED
- = 5/8" CIRS STAMPED TRANSYSTEMS

NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.  
NOTE: KNOWN UNDERGROUND UTILITIES SHOWN ARE QUALITY LEVEL B SUE - (10-15-2012)

**TranSystems**

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

PROJ NO	92029030
SCALE	1" = 100'
DATE	10-19-2012
DRAWN BY	RF
CHECKED BY	IAF
REVISED DATE	11-07-2012

PRINTED ON:  
11/7/2012  
7:04:05 AM

*Timothy A. Frost*  
10-9-2012

SHEET TITLE  
EXHIBIT "A"  
SEGMENT 9, PARCEL 111  
MARY E. WILLIAMS, TRUSTEE  
OF THE WILLIAMS FAMILY TRUST

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

EXHIBIT "A-1"

- c. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed. *(Surveyor has no opinion)*
- d. A lease with certain terms, covenants, conditions and provisions set forth therein.

Dated: September 18, 1952  
Lessor: C. H. Vance and wife, Naomi Vance  
Lessee: B. D. Taylor  
Recording Date: March 20, 1953  
Recording No: Volume 2543, Page 58, Real Property Records, Tarrant County, Texas.  
*(Affects, Parent Tract)*

- e. A lease with certain terms, covenants, conditions and provisions set forth therein.

Dated: August 31, 2004  
Lessor: Nancy L. Vance  
Lessee: Adexco Production Company  
Recording Date: October 1, 2004  
Recording No: under Clerk's File No. D204307830, Real Property Records, Tarrant County, Texas.  
As affected by Partial Assignment of Lease filed November 1, 2004, under Clerk's File No. D204340169, Real Property Records, Tarrant County, Texas. Assignment and Bill of Sale filed December 9, 2005, under Clerk's File No. D205366597, together with Unit Designation filed March 20, 2007, recorded under Clerk's File No. D207096799, and Memorandum of Extension of Oil Gas and Mineral Lease filed June 20, 2007, under Clerk's File No. D207215361, 1st Amended Unit filed April 9, 2008, under Clerk's File No. D208129178, 2nd Amendment to Vance Unit filed April 1, 2009, under Clerk's File No. D209086488, Real Property Records, Tarrant County, Texas.  
*(Affects)*

- f. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Barnett Gathering, LP.  
Purpose: Multiple Pipeline Right of Way and Easement  
Recording Date: August 9, 2007  
Recording No: under Clerk's File No. D207281097, Real Property Records, Tarrant County, Texas.  
*(Does Not Affect)*

- g. Visible and apparent easements not shown by the public records. *(Surveyor has no opinion)*
- h. Any portion of the Land located within the boundaries of any roadway or highway. *(Surveyor has no opinion)*
- i. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Carrizo Oil & Gas Inc.  
Purpose: Pipeline easement and right of way  
Recording Date: November 12, 2008  
Recording No: under Clerk's File No. D208425631, Real Property Records, Tarrant County, Texas  
Affects: subject property  
*(Affects, Shown on Survey)*

EXHIBIT "A"  
Property Description

Being 1.588-acres (69,163 square feet) of land situated in the Martha Dowdrick Survey, Abstract Number 450, Tarrant County, Texas, and more particularly that certain 13.748 acre Tract I and 7.131 acre Tract 2 conveyed to Edward F. Vance and wife, Gladys L. Vance, as recorded in Volume 10672, Page 628, Deed Records, Tarrant County, Texas (D.R.T.C.T.) and Gladys Lucille Vance, Trustee of the Vance Family Trust C, dated April 25, 1988, as recorded in Estate Distribution Deed, Instrument #D209329859, 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 for the Westerly Southwest corner of said Vance Family Trust tract, and an ell corner of a tract of land as described by deed to Nancy L. Vance, as recorded in Instrument #D192115682, Deed Records, Tarrant County, Texas (D.R.T.C.T.);

**THENCE** N 0°47'08" E, along the West line of said Vance Family Trust tract and the East line of said Nancy L. Vance tract, a distance of 979.18 feet to a set 5/8 inch iron rod with Transystems cap at the Southwest corner of tract herein described and the **POINT OF BEGINNING** (N: 6,896,325.904, E: 2,365,055.144 Grid);

- (1) **THENCE** N 0°47'08" E, along the West line of said Vance Family Trust tract and the East line of said Nancy L. Vance tract, a distance of 150.11 feet to a set 5/8 inch iron rod with Transystems cap for the Northwest corner of tract herein described;
- (2) **THENCE** S 86°59'40" E, along the North line of tract herein described, a distance of 1.89 feet to a set 5/8 inch iron rod with Transystems cap;
- (3) **THENCE** N 51°31'06" E, along the North line of tract herein described, a distance of 362.96 feet to a set 5/8 inch iron rod with Transystems cap on the Northeast line of said Vance tract and the South line of a tract of land as described by deed to Barry L. Copeland and wife, Lisa A. Copeland, as recorded in Instrument #D205261745, O.P.R.T.C.T.;
- (4) **THENCE** S 68°32'10" E, along the Northeast line of tract herein described, the Northeast line of said Vance Family Trust tract and the South line of said Copeland tract, a distance of 148.86 feet to a set 5/8 inch iron rod with Transystems cap for an ell corner of tract herein described, on the East line of said Vance tract, being the Southeast corner of said Copeland tract and on the West line of a tract of land as described by deed to James Christopher Knapp, as recorded in Instrument #D195219638, D.R.T.C.T.;
- (5) **THENCE** S 30°30'16" E, along the East line of tract herein described, the East line of said Vance Family Trust, and the West line of said Knapp tract, a distance of 21.36 feet to a set 5/8 inch iron rod with Transystems cap for the Southeast corner of tract herein described;
- (6) **THENCE** S 51°31'06" W, along the South line of tract herein described, a distance of 491.36 feet to a set 5/8 inch iron rod with Transystems cap;

- (7) **THENCE** N 86°59'40" W, along the South line of tract herein described, a distance of 52.89 feet to the **POINT OF BEGINNING**, containing 1.588-acres (69,163 square feet) of land, more or less.

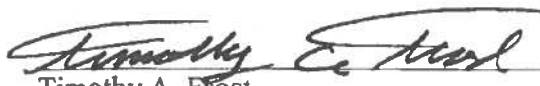
NOTE: Basis of bearing is the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum 1983 (NAD 83)(2007) with all distances adjusted to surface by project combined scale factor of 0.9998802448.

NOTE: Plat to accompany this legal description

I do certify on this 3rd day of January, 2013, 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 November 26, 2012, issued date of October 12, 2012, GF # FT244122-4412200930 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.

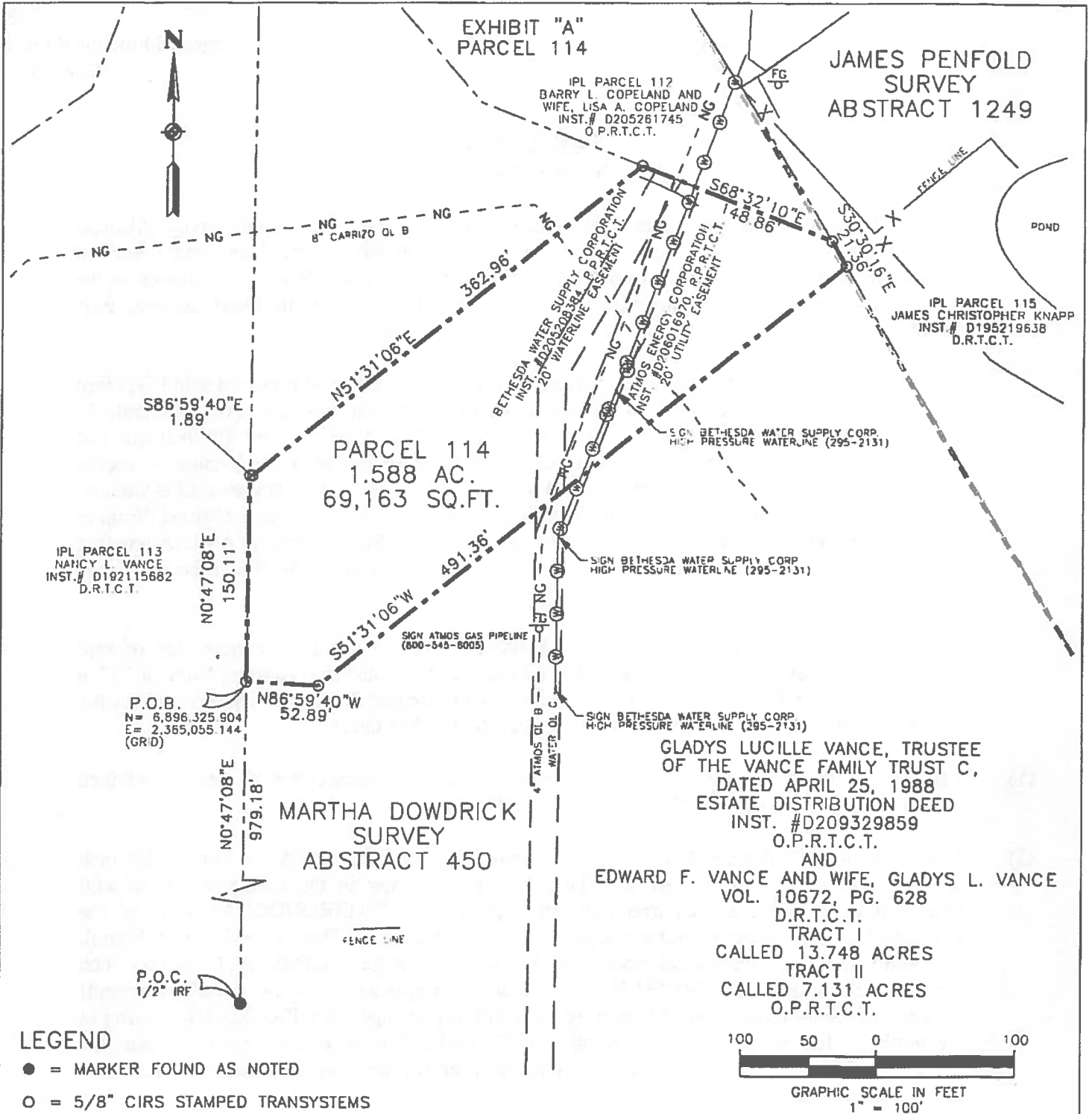
This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition III Survey.

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

Dated: 1-3-2013







**TranSystems**

500 WEST SEVENTH STREET  
SU TF 1100  
FORT WORTH, TX 76102  
(B17) 339-8950 (TF1)  
(B17) 336-2247 (FAX)

PROJECT NO: P202090330  
SCALE: 1" = 100'  
DATE: 01-03-2013  
DRAWN BY: R1  
CHECKED BY: JAF  
REVISED DATE: 01-21-2013

PRINTED ON: 1-3-2013

STATE OF TEXAS  
COUNTY OF TARRANT  
THOMAS A. PROBST  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5519

*Thomas A. Probst*  
1-3-2013

SHEET TITLE  
**EXHIBIT "A"**  
**SEGMENT 9, PARCEL 114**  
**GLADYS LUCILLE VANCE, TRUSTEE**  
**OF THE VANCE FAMILY TRUST C,**  
**DATED APRIL 25, 1988**

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

PG. 3 OF 6

EXHIBIT "A"  
Property Description

Being 3.724-acres (162,198 square feet) of land situated in the T.D. Mason Survey, Abstract Number 1227, Ellis County, Texas, and more particularly that certain 105.79 acre tract described as Second Tract conveyed to Kenneth C. Blackford and Freda Dunn Blackford Trustees of the Blackford Loving Trust, by instrument recorded in Volume 846, Page 80, Deed Records, Ellis County, Texas, (D.R.E.C.T.), and being further described as follows:

**COMMENCING** at a 5/8 inch iron rod found for the most easterly east corner of said Blackford tract, said 5/8 inch iron rod being the south corner of that certain tract conveyed to Gerald C. Morgan, by instrument recorded in Volume 964, Page 101, D.R.E.C.T., said 5/8 inch iron rod being in the northerly line of Lot 16, Block 1, of Emerald Forest, a subdivision of record according to the map or plat thereof recorded in Volume 3, Page 17, Plat Records, Ellis County, Texas (P.R.E.C.T.), said 5/8 inch iron rod being the east corner of the said Abstract Number 1227, said 5/8 inch iron rod being the south corner of the W. Moody Survey, Abstract Number 747, Ellis County, Texas, said 5/8 inch iron rod also being in the northerly line of the W. Abney Survey, Abstract Number 32, Ellis County, Texas;

**THENCE** North 31 degrees 20 minutes 23 seconds West, along the common line of said Blackford tract, said Morgan tract, said Abstract Number 1227, and said Abstract Number 747, a distance of 769.78 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for the **POINT OF BEGINNING** (N:6,820,075.319, E:2,444,314.523 Grid);

- (1) **THENCE** North 70 degrees 51 minutes 52 seconds West, a distance of 858.23 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner;
- (2) **THENCE** North 30 degrees 41 minutes 17 seconds West, a distance of 367.90 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner in the northerly line of said Blackford tract, said 5/8 inch iron rod with cap stamped "GORRONDONA" being in the southerly line of that certain tract conveyed to Juanita P. Farrell, as Trustee for the "J.M. Farrell, Jr., Family Trust," by instrument recorded in Volume 1805, Page 948, D.R.E.C.T., said 5/8 inch iron rod with cap stamped "GORRONDONA" being in Angus Road (+/- 14' asphalt pavement) (no deed of record found), said 5/8 inch iron rod with cap stamped "GORRONDONA" being in the northerly line of said Abstract Number 1227, said 5/8 inch iron rod with cap stamped "GORRONDONA" also being in the southerly line of the J. Liles Survey, Abstract Number 660, Ellis County, Texas;
- (3) **THENCE** North 58 degrees 35 minutes 41 seconds East, along the common line of said Blackford tract, said Farrell tract, said Abstract Number 1227, said Abstract Number 660, and along said Angus Road, a distance of 150.01 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner, from which a 5/8 inch iron rod found for the north corner of said Blackford tract bears North 58 degrees 35 minutes 41 seconds East, a distance of 392.00 feet, said 5/8 inch iron rod being the east corner of said Farrell tract, said 5/8 inch iron rod being in the westerly line of that certain tract described as Tract One conveyed to J.A. Loftis Jr., by instrument recorded in Volume 2218, Page 2110, O.P.R.E.C.T., said 5/8 inch iron rod being the north corner of said Abstract Number 1227, said 5/8 inch iron rod being the east corner of said

Abstract Number 660, said 5/8 inch iron rod also being in the westerly line of said Abstract Number 747;

- (4) **THENCE** South 30 degrees 41 minutes 17 seconds East, a distance of 314.92 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner;
- (5) **THENCE** South 70 degrees 51 minutes 52 seconds East, a distance of 621.57 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner in the easterly line of said Blackford tract, said 5/8 inch iron rod with cap stamped "GORRONDONA" being in the westerly line of said Morgan tract, said 5/8 inch iron rod with cap stamped "GORRONDONA" being in the easterly line of said Abstract Number 1227, said 5/8 inch iron rod with cap stamped "GORRONDONA" also being in the westerly line of said Abstract Number 747;
- (6) **THENCE** South 31 degrees 20 minutes 23 seconds East, along the common line of said Blackford tract, said Morgan tract, said Abstract Number 1227, and said Abstract Number 747, a distance of 235.70 feet to the **POINT OF BEGINNING** and containing 3.724 acres (162,198 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 15th day of March, 2013, to Ellis County Abstract and Title Co., 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 Stewart Title Guaranty Company, with an effective date of February 15, 2013, issued date of February 26, 2013, GF #1301138 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: 3/15/13



EXHIBIT "A"  
PARCEL 308

LEGEND

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

J. LILES SURVEY  
ABSTRACT 660

IPL PARCEL 306  
JUANITA P. FARRELL,  
AS TRUSTEE FOR THE  
"J.M. FARRELL, JR., FAMILY TRUST,"  
VOLUME 1805, PAGE 948  
D.R.E.C.T.

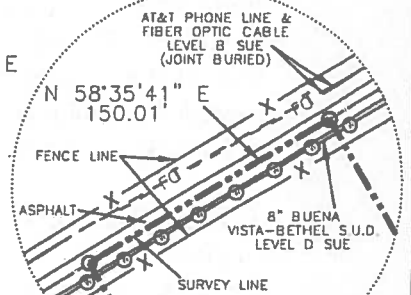
W. MOODY SURVEY  
ABSTRACT 747

TRACT ONE  
J.A. LOFTIS JR.  
VOLUME 2218, PAGE 2110  
O.P.R.E.C.T.

GERALD C. MORGAN  
VOLUME 691, PAGE 188  
D.R.E.C.T.

IPL PARCEL 309  
REMAINDER OF  
GERALD C. MORGAN  
VOLUME 964, PAGE 101  
D.R.E.C.T.

DETAIL "A"  
NOT TO SCALE



N 58°35'41" E  
150.01'

ANGUS ROAD  
(± 14' ASPHALT  
PAVEMENT)  
(NO DEED OF  
RECORD FOUND)

5/8" IRF

N 58°35'41" E  
392.00'

AT&T PHONE LINE &  
FIBER OPTIC CABLE  
LEVEL B SUE  
(JOINT BURIED)

SEE  
DETAIL "A"

S 30°41'17" E  
314.92'

S 70°51'52" E  
621.57'

FENCE LINE

GRAVEL  
BUILDING

FENCE LINE

N 30°41'17" W  
367.90'

N 70°51'52" W  
858.23'

S 31°20'23" E  
235.70'

PARCEL 308  
3.724 AC.  
162,198 SQ. FT.

P.O.B.  
N=6,820,075.319  
E=2,444,314.523  
(GRID)

N 31°20'23" W  
769.78'

P.O.C.  
5/8" IRF

T.D. MASON SURVEY  
ABSTRACT 1227

SECOND TRACT  
KENNETH C. BLACKFORD  
AND FRED A. DUNN BLACKFORD  
TRUSTEES OF THE BLACKFORD LOVING TRUST  
VOLUME 846, PAGE 80  
D.R.E.C.T.  
CALLED 105.79 ACRES

W. ABNEY SURVEY  
ABSTRACT 32

LOT 16 LOT 15

BLOCK 1  
EMERALD FOREST  
VOLUME 3, PAGE 17  
P.R.E.C.T.

LOT 17 300 150 300

LOT 18

GRAPHIC SCALE IN FEET  
1" = 300'

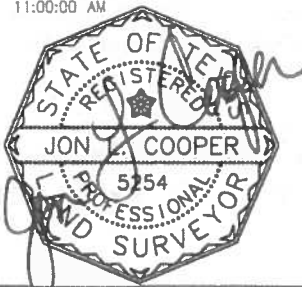
NOTE: KNOWN UNDERGROUND UTILITIES SHOWN ARE  
QUALITY LEVEL B AND D SUE (10/16/2012)  
NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT

**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" = 300'  
DATE: 03-15-2013  
DRAWN BY: CA  
CHECKED BY: JC  
REVISED DATE:

PRINTED ON:  
03/15/2013  
11:00:00 AM



SHEET TITLE

EXHIBIT "A"  
SEGMENT 14, PARCEL 308  
KENNETH C. BLACKFORD  
AND FRED A. DUNN BLACKFORD TRUSTEES  
OF THE BLACKFORD LOVING TRUST

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 0.99999460030

EXHIBIT "A"  
Property Description

Being 3.984-acres (173,543 square feet) of land situated in the J. Estes Survey, Abstract Number 335, Ellis County, Texas, and more particularly that certain 110.795 acre tract described as Tract 1 conveyed to PMF Capital, LLC, by instrument recorded in Volume 2608, Page 2040, Official Public Records, Ellis County, Texas, (O.P.R.E.C.T.), and Lot 7, Lot 8, and Lot 9, of Quarter Horse Estates, a subdivision of record according to the map or plat thereof recorded in Cabinet B, Page 143, Plat Records, Ellis County, Texas (P.R.E.C.T.), and being further described as follows:

**COMMENCING** at a 5/8 inch iron rod with cap stamped "Carter & Burgess" found for the northwest corner of said PMF Capital, LLC tract, said 5/8 inch iron rod with cap stamped "Carter & Burgess" being the northeast corner of that certain tract conveyed to Tamminga Family Partnership, a Texas general partnership, by instrument recorded in Volume 1484, Page 458, O.P.R.E.C.T., said 5/8 inch iron rod with cap stamped "Carter & Burgess" being in the southerly line of that certain tract conveyed to Waxahachie Independent School District, by instrument recorded in Volume 1431, Page 8, O.P.R.E.C.T., said 5/8 inch iron rod with cap stamped "Carter & Burgess" also being in the southerly line of Lot 16, of said Quarter Horse Estates;

**THENCE** South 31 degrees 06 minutes 08 seconds East, along the common line of said PMF Capital, LLC tract and said Tamminga Family Partnership tract, a distance of 1237.78 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for the **POINT OF BEGINNING** (N:6,818,302.885, E:2,447,654.957 Grid);

- (1) **THENCE** South 55 degrees 52 minutes 21 seconds East, a distance of 456.46 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner;
- (2) **THENCE** South 69 degrees 30 minutes 18 seconds East, a distance of 907.38 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner in the southerly line of said PMF Capital, LLC tract, said 5/8 inch iron rod with cap stamped "GORRONDONA" being in the southerly line of said Quarter Horse Estates, said 5/8 inch iron rod with cap stamped "GORRONDONA" being in the northerly right-of-way line of F.M. Highway No. 1446 (a variable width right-of-way) (no deed of record found), said 5/8 inch iron rod with cap stamped "GORRONDONA" also being the beginning of a non-tangent curve to the left having a radius of 1969.86 feet, a central angle of 02 degrees 07 minutes 46 seconds, and whose chord bears South 60 degrees 34 minutes 43 seconds West, a distance of 73.21 feet;
- (3) **THENCE** along said non-tangent curve to the left, and along the common line of said PMF Capital, LLC tract, said Quarter Horse Estates, and the northerly right-of-way line of said F.M. Highway No. 1446, an arc length of 73.21 feet to a point for corner, from which a 1/2 inch iron rod found for reference bears South 07 degrees 17 minutes 24 seconds West, a distance of 0.26 feet;
- (4) **THENCE** South 59 degrees 28 minutes 53 seconds West, and along the common line of said PMF Capital, LLC tract, said Quarter Horse Estates, and the northerly right-of-way line of said

F.M. Highway No. 1446, a distance of 120.92 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner;

- (5) **THENCE** North 69 degrees 30 minutes 18 seconds West, a distance of 802.10 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner;
- (6) **THENCE** North 55 degrees 52 minutes 21 seconds West, a distance of 149.32 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner in the westerly line of said PMF Capital, LLC tract, said 5/8 inch iron rod with cap stamped "GORRONDONA" being in the easterly line of said Tamminga Family Partnership tract;
- (7) **THENCE** North 31 degrees 06 minutes 08 seconds West, along the common line of said PMF Capital, LLC tract and said Tamminga Family Partnership tract, a distance of 358.01 feet to the **POINT OF BEGINNING** and containing 3.984 acres (173,543 square feet) of land, more or less.

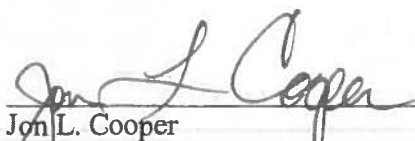
NOTE: Basis of bearing is the Texas State Plane Coordinate System, North Central Zone (4202) North American Datum 1983 (NAD83)(2007) with all distances adjusted to surface by project combined scale factor 0.9999460030.

NOTE: Plat to accompany this legal description.

I do certify on this 8th day of January, 2013, to Town Square Title Company, LLC, 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 December 10, 2012, issued date of December 14, 2012, GF #6442 affecting the subject property and listed in Exhibit "A-1" attached hereto.

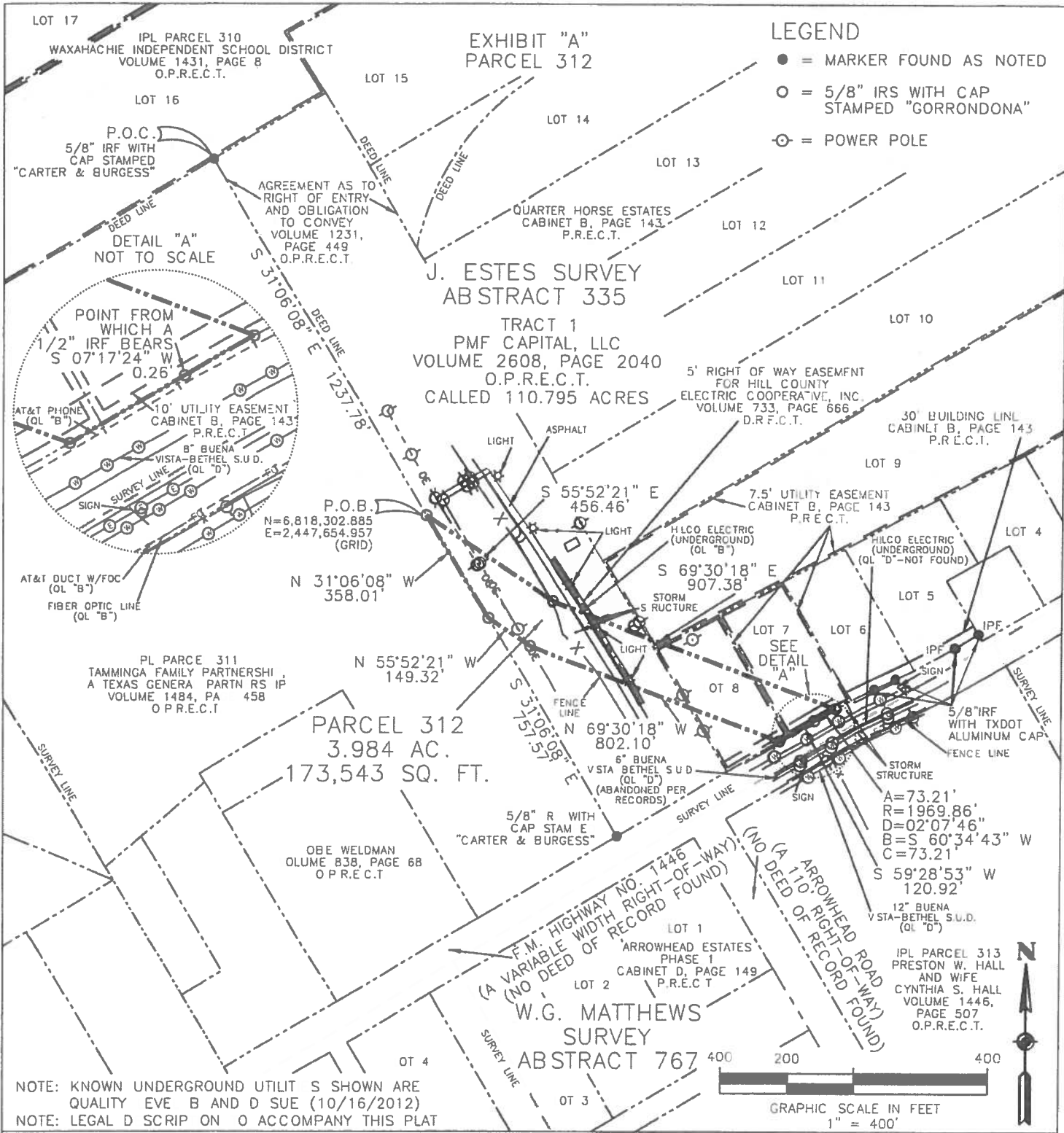
Except as shown on the survey: (i) there are no visible encroachments upon the subject property by visible improvements on adjacent property, (ii) there are no visible encroachments on adjacent property, streets or alleys by any visible improvements on the subject property, and (iii) there are no visible 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: 9/12/13



NOTE: KNOWN UNDERGROUND UTILITIES SHOWN ARE QUALITY EYE B AND D SUE (10/16/2012)  
 NOTE: LEGAL DESCRIPTION ACCOMPANY THIS PLAT

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

PRCJ NO:	P202090330
SCALE:	1" = 400'
DATE:	01-08-2013
DRAWN BY:	CA
CHECKED BY:	JC
REVISED DATE:	09-12-2013

PRINTED ON:  
 09/12/2013  
 10:00:00 AM

**JON L. COOPER**  
 5234  
 PROFESSIONAL LAND SURVEYOR

SHEET 11

**EXHIBIT "A"**  
**SEGMENT 14, PARCEL 312**  
**PMF CAPITAL, LLC**

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 5



EXHIBIT "A"  
Property Description

Being 1.338-acres (58,277 square feet) of land situated in the George B. McKinstry Survey, Abstract Number 668, Ellis County, Texas and more particularly being part of that called 207.075 acre tract of land described by Warranty Deed to L Bar L Ennis, L.P., a Texas Limited Partnership, as recorded in Volume 2169, Page 2125, Deed Records, Ellis County, Texas (D.R.E.C.T.), and being further described as follows:

**COMMENCING** at a 1/2-inch iron rod found at an angle point in the westerly line of said L Bar L Ennis tract and an angle point in the easterly line of that certain tract of land described by deed to Jack E. Cooper, et ux Margaret S. Cooper, as recorded in Volume 944, Page 254, D.R.E.C.T.;

**THENCE** S 15°21'54" W, in and with the occupied roadway limits for Ensign Road (Ennis-Emhouse Road), a variable width prescriptive roadway (no deed of record found), and along the westerly line of said L Bar L Ennis tract and the easterly line of said Cooper tract, a distance of 216.94 feet to a PK nail with washer marked "PACHECO KOCH";

**THENCE** S 83°11'49" E, departing the westerly line of said L Bar L Ennis tract and the easterly line of said Cooper tract, a distance of 281.50 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for the **POINT OF BEGINNING** (N: 6,771,800.662, E: 2,557,105.730 Grid);

- (1) **THENCE** S 83°11'49" E, a distance of 325.20 feet to a set 1/2-inch iron rod with "PACHECO KOCH" cap in a northeasterly line of said L Bar L Ennis tract and being in a southwesterly line of that certain tract of land described by deed to James W. Mayes, as recorded in Volume 996, Page 63, D.R.E.C.T.;
- (2) **THENCE** S 32°16'08" E, along the northeasterly line of said L Bar L Ennis tract and the southwesterly line of said Mayes tract, a distance of 193.22 feet to a set 1/2-inch iron rod with "PACHECO KOCH" cap;
- (3) **THENCE** N 83°11'49" W, departing the northeasterly line of said L Bar L Ennis tract and the southwesterly line of said Mayes tract, a distance of 451.79 feet to a set 1/2-inch iron rod with "PACHECO KOCH" cap;
- (4) **THENCE** N 08°38'15" E, a distance of 150.08 feet to the **POINT OF BEGINNING**, containing 1.338-acres (58,277 square feet) of land, more or less.

EXHIBIT "A"  
Property Description

Being 5.672-acres (247,051 square feet) of land situated in the George B. McKinstry Survey, Abstract Number 668, Ellis and Navarro County, Texas; and more particularly being part of that called 67-6/10 acre tract of land described by Warranty Deed with Vendor's Lien to L Bar L Ennis, L.P., a Texas Limited Partnership, as recorded in Volume 2188, Page 874, Deed Records, Ellis County, Texas (D.R.E.C.T.), and being further described as follows:

**COMMENCING** at a 1/2-inch iron rod found at the south corner of said L Bar L Ennis tract and in the eastern most northeasterly line of that certain tract of land described by deed to James W. Mayes, as recorded in Volume 996, Page 63, D.R.E.C.T.; said point also being a southwesterly corner of one-half interest of that certain tract of land described by deed to Paula Gwyn Parks Harvey, Martha Lynn Parks Jarry, Diana Sue Parks and William Franklin Parks, as recorded in Book 1733, Page 1639, D.R.E.C.T. and by Order Admitting Will to Probate as a Muniment of Title to Dorothy L. Parks by Cause No. MT-2000-559, as recorded in Book 1744, Page 435, D.R.E.C.T.;

**THENCE** N 31°00'56" W, along the southwesterly line of said L Bar L Ennis tract and the northeasterly line of said Mayes tract, a distance of 1,044.25 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for the **POINT OF BEGINNING** (N: 6,771,431.686, E: 2,558,932.392 Grid);

- (1) **THENCE** N 31°00'56" W, continuing along the southwest line of said L Bar L Ennis tract and the northeasterly line of said Mayes tract, a distance of 189.89 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set;
- (2) **THENCE** S 83°11'49" E, departing the southwesterly line of said L Bar L Ennis tract and the northeasterly line of said Mayes tract, a distance of 1,647.33 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set in the northeasterly line of said L Bar L Ennis tract and a southwesterly line of said Paula Gwyn Parks Harvey, Martha Lynn Parks Jarry, Diana Sue Parks and William Franklin Parks tract;
- (3) **THENCE** S 30°50'33" E, along the northeasterly line of said L Bar L Ennis tract and the southwesterly line of said Paula Gwyn Parks Harvey, Martha Lynn Parks Jarry, Diana Sue Parks and William Franklin Parks tract, a distance of 189.44 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set;
- (4) **THENCE** N 83°11'49" W, departing the northeasterly line of said L Bar L Ennis tract and the southwesterly line of said Paula Gwyn Parks Harvey, Martha Lynn Parks Jarry, Diana Sue Parks and William Franklin Parks tract, a distance of 1,646.60 feet to the **POINT OF BEGINNING**, containing 5.672-acres (247,051 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.

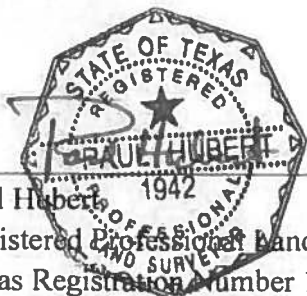
NOTE: Plat to accompany this legal description.

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

I do certify on this 27th day of June, 2014, to Fidelity National Title Insurance Company, Town Square Title 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 Fidelity National Title Insurance Company, with an effective date of June 3, 2013, issued date of June 6, 2013, GF # 6957 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

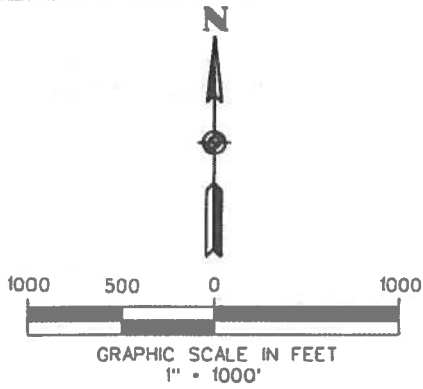


Paul Hubert  
Registered Professional Land Surveyor  
Texas Registration Number 1942

Dated: 6/30/14

EXHIBIT "A"  
PARCEL 423.1

GEORGE B. MCKINSTRY SURVEY  
ABSTRACT 668



IPL PARCEL 425  
ONE-HALF INTEREST  
PAULA GWYN PARKS HARVEY,  
MARTHA LYNN PARKS JARRY,  
DIANA SUE PARKS AND  
WILLIAM FRANKLIN PARKS  
TRACT ONE  
VOL. 1733, PG. 1639  
D.R.E.C.T.

ONE-HALF INTEREST  
DOROTHY L. PARKS  
CAUSE NO. MT-2000-559  
VOL. 1744, PG. 435  
D.R.E.C.T.

L BAR L ENNIS, L.P.,  
A TEXAS LIMITED PARTNERSHIP  
VOL. 2169, PG. 2125  
D.R.E.C.T.  
(CALLED 207.075 ACRES)

L BAR L ENNIS, LP,  
A TEXAS LIMITED  
PARTNERSHIP  
VOL. 2188, PG. 874  
D.R.E.C.T.  
(CALLED 67-6/10 ACRES)

PARCEL 423.1  
Part 1  
PARCEL  
423.2

PARCEL 423.1  
Part 2

IPL PARCEL 421  
JACK E. COOPER, ET UX,  
MARGARET S. COOPER  
VOL. 944, PG. 254  
D.R.E.C.T.

IPL PARCEL 420  
JAMES W. MAYES  
VOL. 996, PG. 63  
D.R.E.C.T.

ELLIS COUNTY LINE  
NAVARRO COUNTY LINE

ROBERT RAY SURVEY  
ABSTRACT 889

IPL PARCEL 420  
JAMES W. MAYES  
VOL. 996, PG. 63  
D.R.E.C.T.

IPL PARCEL 425  
ONE-HALF INTEREST  
PAULA GWYN PARKS HARVEY,  
MARTHA LYNN PARKS JARRY,  
DIANA SUE PARKS AND  
WILLIAM FRANKLIN PARKS  
TRACT ONE  
BOOK 1733, PG. 1639  
D.R.E.C.T.

ONE-HALF INTEREST  
DOROTHY L. PARKS  
CAUSE NO. MT-2000-559  
BOOK 1744, PG. 435  
D.R.E.C.T.

IPL PARCEL 420  
JAMES W. MAYES  
VOL. 996, PG. 63  
D.R.E.C.T.

GEORGE B.  
MCKINSTRY SURVEY  
ABSTRACT 932

**Pacheco Koch**  
DALLAS • FORT WORTH • HOUSTON  
8350 N. CENTRAL EXPWY., SUITE 1000  
DALLAS, TEXAS 75208  
PH. 972.235.3031 FAX 872.235.9544  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-100080-00

PRINTED ON:  
6/30/2014  
8:00:00



SHEET TITLE

EXHIBIT "A"  
SEGMENT 15-2, PARCEL 423.1 INDEX  
L BAR L ENNIS, L.P.,  
A TEXAS LIMITED PARTNERSHIP

PROJECT

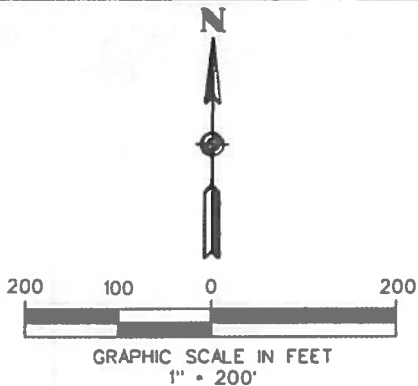
INTEGRATED PIPELINE PROJECT

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

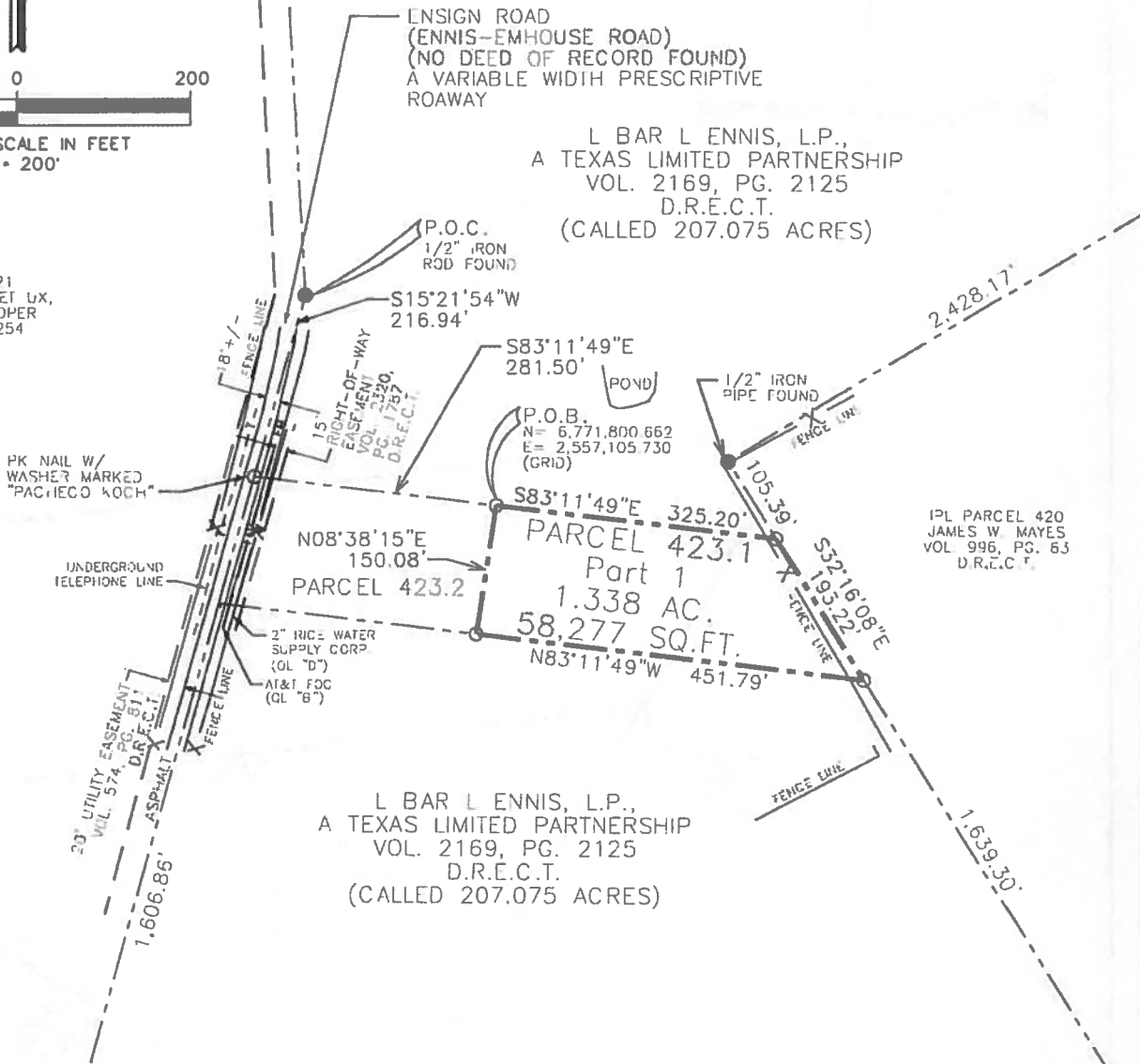
PG. 4 OF 10

PROJ NO: P202096330  
SCALE: 1" = 1000'  
DATE: 6/30/2014  
DRAWN BY: EJK  
CHECKED BY: JPH  
REVISED DATE:

EXHIBIT "A" GEORGE B. McKINSTRY SURVEY  
 PARCEL 423.1 Part 1 ABSTRACT 668



IPL PARCEL 421  
 JACQ E. COOPER, ET UX,  
 MARGARET S. COOPER  
 VOL. 944, PG. 254  
 D.R.E.C.T.



LEGEND

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

NOTE: KNOWN UNDERGROUND UTILITIES SHOWN  
 ARE QUALITY LEVEL B AND D SUE - 11-01-2012  
 NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

**Pacheco Koch**  
 DALLAS • FORT WORTH • HOUSTON  
 8350 N. CENTRAL EXPWY., SUITE 1000  
 DALLAS, TEXAS 75208  
 PH. 972.235.3031 FAX 972.235.9544  
 TX REG. ENGINEERING FIRM F-489  
 TX REG. SURVEYING FIRM LS-100080-00

PRCJ NO. 2202090330  
 SCALE: 1" = 200'  
 DATE: 6/30/2014  
 DRAWN BY: CRK  
 CHECKED BY: JPH  
 REVISED DATE:

PRINTED ON:  
 6/30/2014  
 8:00 AM

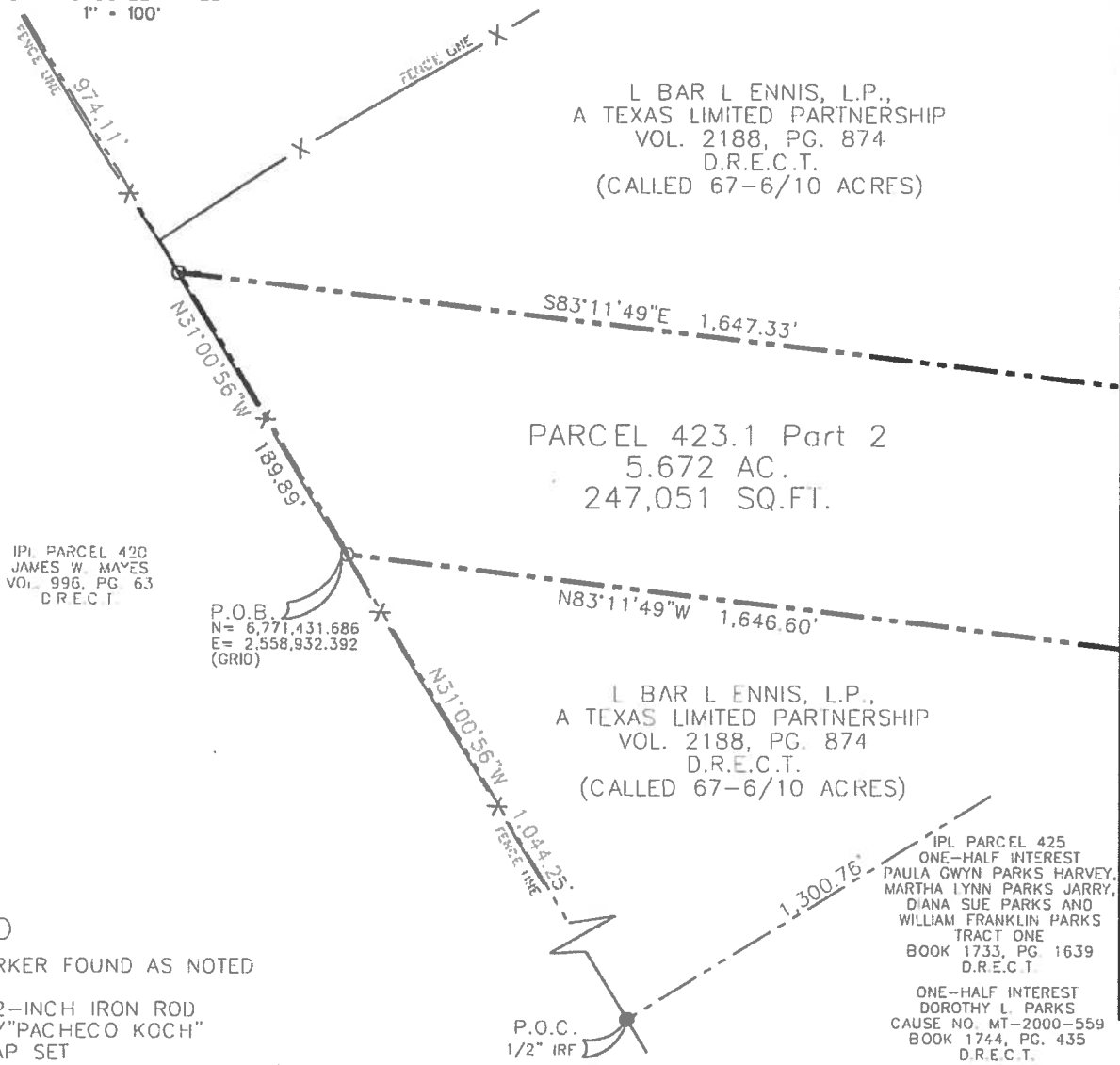
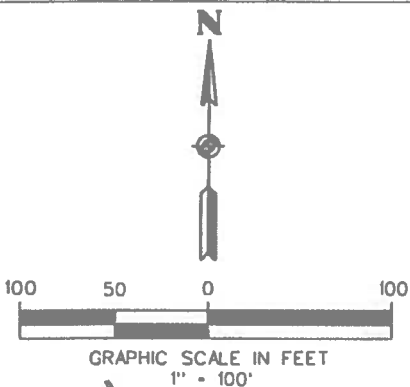
SHEET TITLE  
 EXHIBIT "A"  
 SEGMENT 15-2, PARCEL 423.1 Part 1  
 L BAR L ENNIS, L.P.,  
 A TEXAS LIMITED PARTNERSHIP

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. 5 OF 10

EXHIBIT "A" GEORGE B. MCKINSTRY SURVEY  
 PARCEL 423.1 Part 2 ABSTRACT 668



L BAR L ENNIS, L.P.,  
 A TEXAS LIMITED PARTNERSHIP  
 VOL. 2188, PG. 874  
 D.R.E.C.T.  
 (CALLED 67-6/10 ACRES)

PARCEL 423.1 Part 2  
 5.672 AC.  
 247,051 SQ.FT.

IPL PARCEL 420  
 JAMES W. MAYES  
 VOL. 996, PG. 63  
 D.R.E.C.T.

P.O.B.  
 N= 6,771,431.686  
 E= 2,558,932.392  
 (GRID)

L BAR L ENNIS, L.P.,  
 A TEXAS LIMITED PARTNERSHIP  
 VOL. 2188, PG. 874  
 D.R.E.C.T.  
 (CALLED 67-6/10 ACRES)

IPL PARCEL 425  
 ONE-HALF INTEREST  
 PAULA GWYN PARKS HARVEY,  
 MARTHA LYNN PARKS JARRY,  
 DIANA SUE PARKS AND  
 WILLIAM FRANKLIN PARKS  
 TRACT ONE  
 BOOK 1733, PG. 1639  
 D.R.E.C.T.  
 ONE-HALF INTEREST  
 DOROTHY L. PARKS  
 CAUSE NO. MT-2000-559  
 BOOK 1744, PG. 435  
 D.R.E.C.T.

MATCHLINE SEE PAGE 7

LEGEND

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

NOTE: NO KNOWN UNDERGROUND UTILITIES - 11/01/2012  
 NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

**Pacheco Koch**  
 DALLAS • FORT WORTH • HOUSTON  
 8350 N. CENTRAL EXPWY., SUITE 1000  
 DALLAS, TEXAS 75208  
 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" = 100'
DATE	6/30/2014
DRAWN BY	CRK
CHECKED BY	JPH
REVISED DATE	

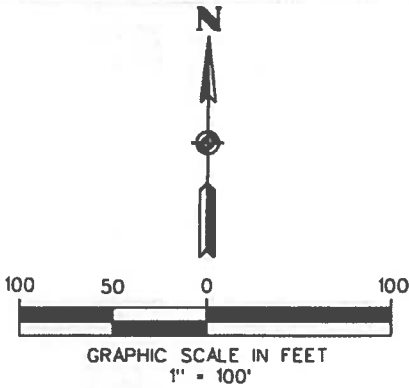
PRINTED ON:  
 6/30/2014  
 8:00:00 AM

SHEET TITLE  
 EXHIBIT "A"  
 SEGMENT 15-2, PARCEL 423.1 Part 2  
 L BAR L ENNIS, L.P.,  
 A TEXAS LIMITED PARTNERSHIP

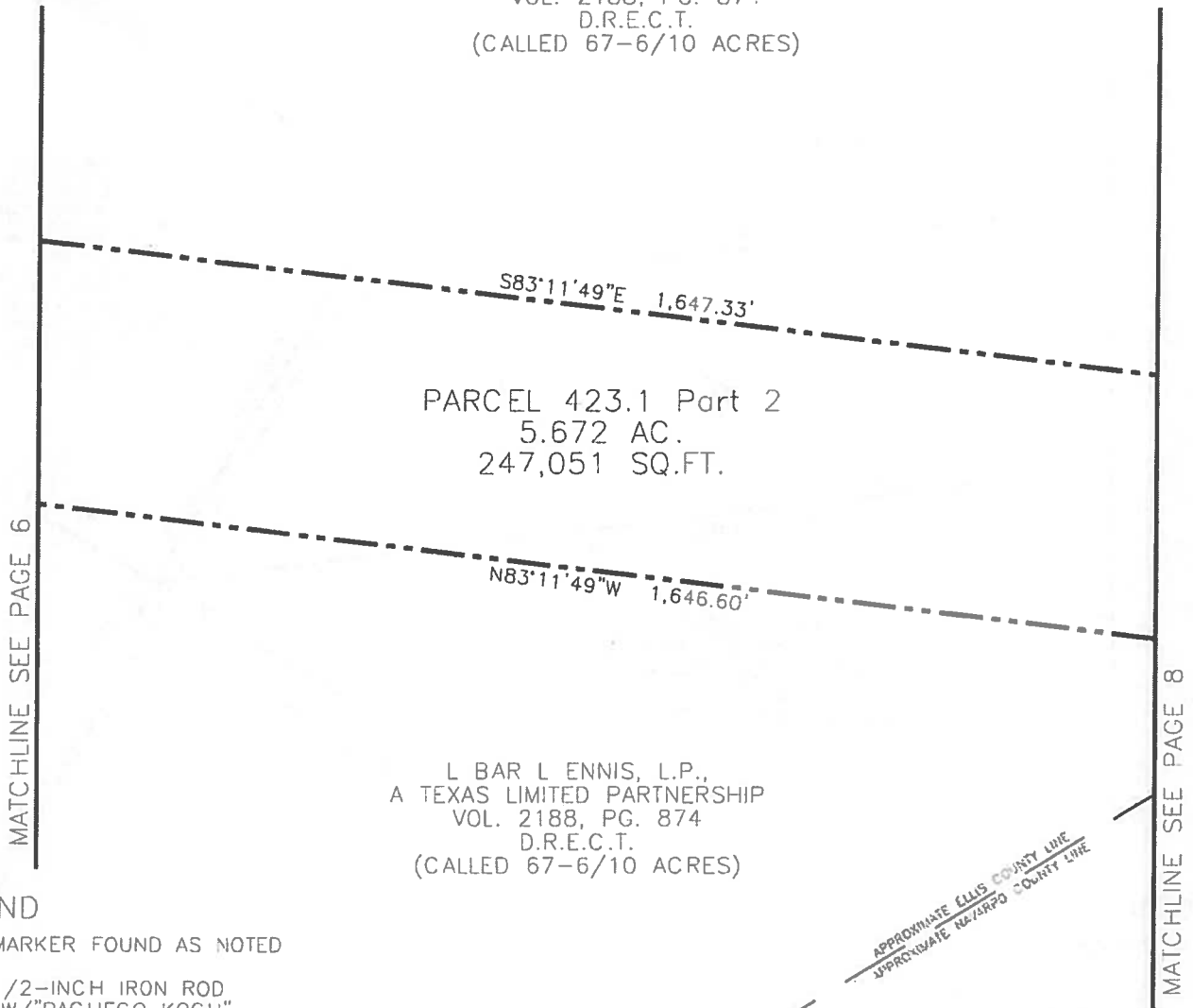
PROJECT  
 INTEGRATED PIPELINE PROJECT

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

EXHIBIT "A" GEORGE B. McKINSTRY SURVEY  
 PARCEL 423.1 Part 2 ABSTRACT 668



L BAR L ENNIS, L.P.,  
 A TEXAS LIMITED PARTNERSHIP  
 VOL. 2188, PG. 874  
 D.R.E.C.T.  
 (CALLED 67-6/10 ACRES)



LEGEND

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

NOTE: NO KNOWN UNDERGROUNND UTILITIES - 11/01/2012  
 NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

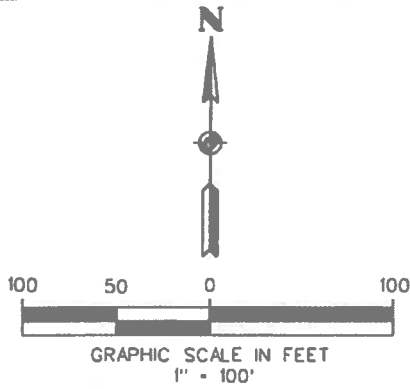
**Pacheco Koch**  
 DALLAS • FORT WORTH • HOUSTON  
 8350 N. CENTRAL EXPWY., SUITE 1000  
 DALLAS, TEXAS 75206  
 PH. 972.235.3031 FAX 972.235.9544  
 TX REG. ENGINEERING FIRM F-469  
 TX REG. SURVEYING FIRM LS-100080-00

PRGJ NO.	P202090330
SCALE:	1" = 100'
DATE:	6/30/2014
DRAWN BY:	CRK
CHECKED BY:	JPH
REVISED DATE:	

PRINTED ON:  
 6/30/2014 2:15 PM  
 8/2/2014

SHEET TITLE	
EXHIBIT "A" SEGMENT 15-2, PARCEL 423.1 Part 2 L BAR L ENNIS, L.P., A TEXAS LIMITED PARTNERSHIP	
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. 7 OF 10	

EXHIBIT "A" GEORGE B. MCKINSTRY SURVEY  
 PARCEL 423.1 Part 2 ABSTRACT 668



L BAR L ENNIS, L.P.,  
 A TEXAS LIMITED PARTNERSHIP  
 VOL. 2188, PG. 874  
 D.R.E.C.T.  
 (CALLED 67-6/10 ACRES)

IPL PARCEL 425  
 ONE-HALF INTEREST  
 PAULA GWYN PARKS HARVEY,  
 MARTHA LYNN PARKS JARRY,  
 DIANA SUE PARKS AND  
 WILLIAM FRANKLIN PARKS  
 TRACT ONE  
 VOL. 1733, PG. 1639  
 D.R.E.C.T.  
 ONE-HALF INTEREST  
 DOROTHY L. PARKS  
 CAUSE NO. MT-20G0-559  
 VOL. 1744, PG. 435  
 D.R.E.C.T.

PARCEL 423.1 Part 2  
 5.672 AC.  
 247,051 SQ.FT.

L BAR L ENNIS, L.P.,  
 A TEXAS LIMITED PARTNERSHIP  
 VOL. 2188, PG. 874  
 D.R.E.C.T.  
 (CALLED 67-6/10 ACRES)

MATCHLINE SEE PAGE 7

LEGEND

● = MARKER FOUND AS NOTED

○ = 1/2-INCH IRON ROD  
 W/ "PACHECO KOCH"  
 CAP SET

(UNLESS OTHERWISE NOTED) NOTE: NO KNOWN UNDERGROUND UTILITIES - 11/01/2012  
 NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

**Pacheco Koch**  
 DALLAS • FORT WORTH • HOUSTON  
 8350 N. CENTRAL EXPWY., SUITE 1000  
 DALLAS, TEXAS 75208  
 PH. 972.235.3031 FAX 972.235.9544  
 TX REG. ENGINEERING FIRM F-469  
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 6/30/2014  
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SHEET TITLE

EXHIBIT "A"  
 SEGMENT 15-2, PARCEL 423.1 Part 2  
 L BAR L ENNIS, L.P.,  
 A TEXAS LIMITED PARTNERSHIP

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

PROJECT NO.	P202090330
SCALE	1" = 100'
DATE	6/30/2014
DRAWN BY	CRK
CHECKED BY	JPH
REVISED DATE	



**EXHIBIT "A"**  
**Property Description**

Being 1.000-acre (43,561 square feet) of land situated in the George B. McKinstry Survey, Abstract Number 668, Ellis County, Texas and more particularly being part of that called 207.075 acre tract of land described by Warranty Deed to L Bar L Ennis, L.P., a Texas Limited Partnership, as recorded in Volume 2169, Page 2125, Deed Records, Ellis County, Texas (D.R.E.C.T.), and being further described as follows:

**COMMENCING** at a 1/2-inch iron rod found at an angle point in the westerly line of said L Bar L Ennis tract and an angle point in the easterly line of that certain tract of land described by deed to Jack E. Cooper, et ux Margaret S. Cooper, as recorded in Volume 944, Page 254, D.R.E.C.T.;

**THENCE** S 15°21'54" W, in and with the occupied roadway limits for Ensign Road (Ennis-Emhouse Road), a variable width prescriptive roadway (no deed of record found), and along the westerly line of said L Bar L Ennis tract and the easterly line of said Cooper tract, a distance of 216.94 feet to a PK nail with washer marked "PACHECO KOCH" set for the **POINT OF BEGINNING** (N: 6,771,834.006, E: 2,556,826.227 Grid);

- (1) **THENCE** S 83°11'49" E, departing the westerly line of said L Bar L Ennis tract and the easterly line of said Cooper tract, a distance of 281.50 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner;
- (2) **THENCE** S 08°38'15" W, a distance of 150.08 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set;
- (3) **THENCE** N 83°11'49" W, a distance of 299.28 feet to a PK nail with washer marked "PACHECO KOCH" set in the westerly line of said L Bar L Ennis tract and the easterly line of said Cooper tract in the aforesaid Ensign Road;
- (4) **THENCE** N 15°21'54" E, with said roadway and along the westerly line of said L Bar L Ennis tract and the easterly line of said Cooper tract, a distance of 151.70 feet to the **POINT OF BEGINNING**, containing 1.000-acre (43,561 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.

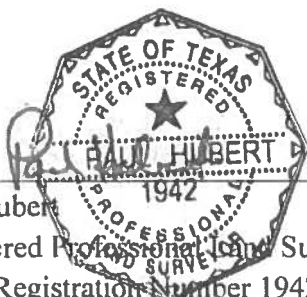
NOTE: Plat to accompany this legal description.

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

I do certify on this 27th day of June, 2014, to Fidelity National Title Insurance Company, Town Square Title 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 Fidelity National Title Insurance Company, with an effective date of June 3, 2013, issued date of June 6, 2013, GF # 6957 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

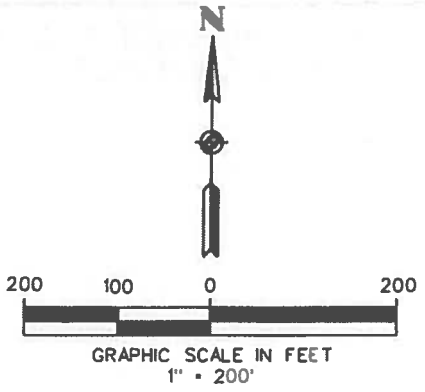
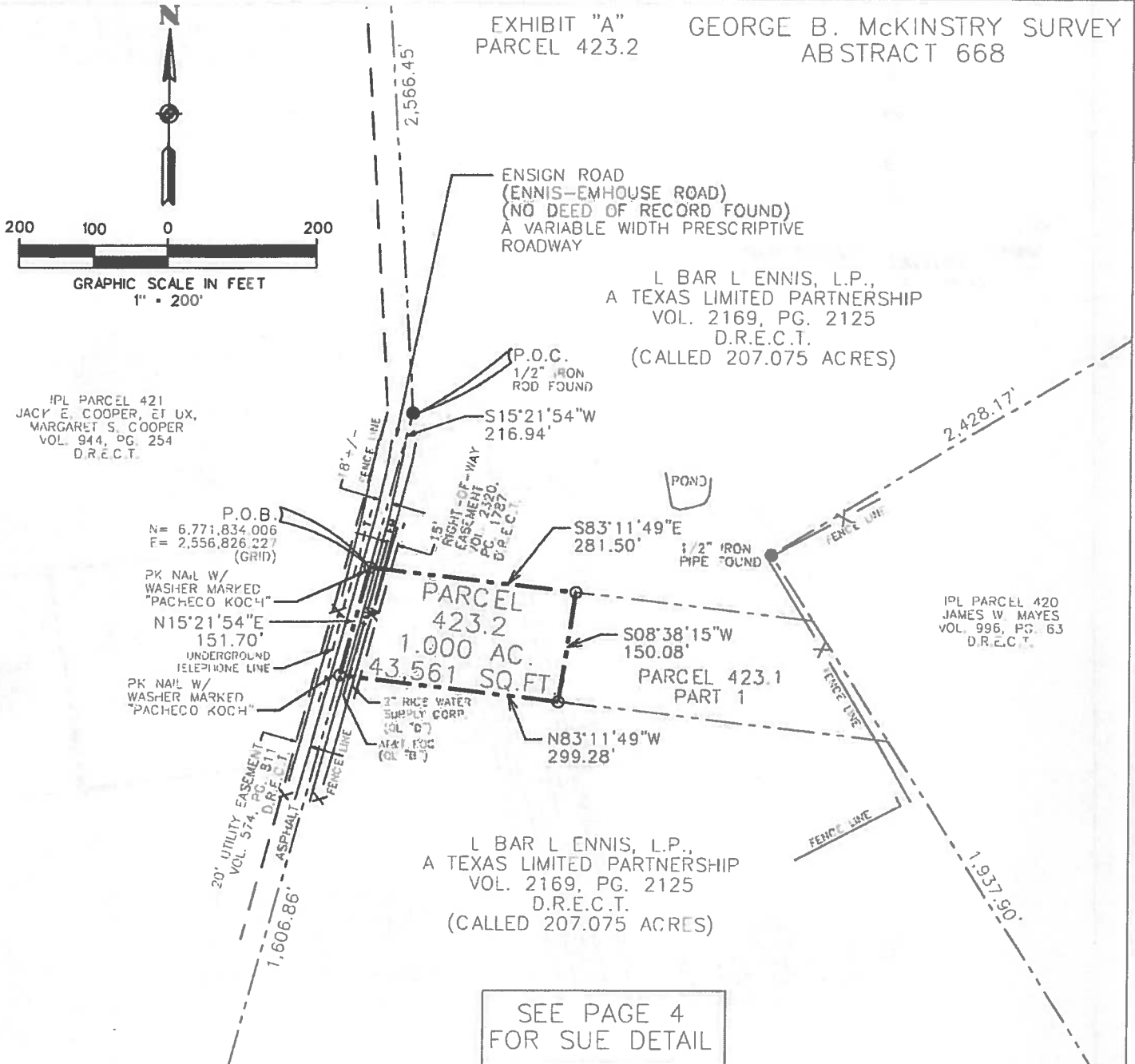


Paul Hubert  
Registered Professional Land Surveyor  
Texas Registration Number 1942

Dated: 6/30/14

EXHIBIT "A"  
PARCEL 423.2

GEORGE B. McKINSTRY SURVEY  
ABSTRACT 668



IPL PARCEL 421  
JACK E. COOPER, ET UX,  
MARGARET S. COOPER  
VOL. 944, PG. 254  
D.R.E.C.T.

L BAR L ENNIS, L.P.,  
A TEXAS LIMITED PARTNERSHIP  
VOL. 2169, PG. 2125  
D.R.E.C.T.  
(CALLED 207.075 ACRES)

IPL PARCEL 420  
JAMES W. MAYES  
VOL. 996, PG. 63  
D.R.E.C.T.

L BAR L ENNIS, L.P.,  
A TEXAS LIMITED PARTNERSHIP  
VOL. 2169, PG. 2125  
D.R.E.C.T.  
(CALLED 207.075 ACRES)

SEE PAGE 4  
FOR SUE DETAIL

LEGEND

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

NOTE: KNOWN UNDERGROUND UTILITIES SHOWN  
ARE QUALITY LEVEL B AND D SUE - 11-01-2012  
NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

**Pacheco Koch**  
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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

PRCJ NO: 2202090330  
SCALE: 1" = 200'  
DATE: 6/30/2014  
DRAWN BY: CJK  
CHECKED BY: JPH  
REVISED DATE:

PRINTED ON:  
6/30/2014  
8:00 AM

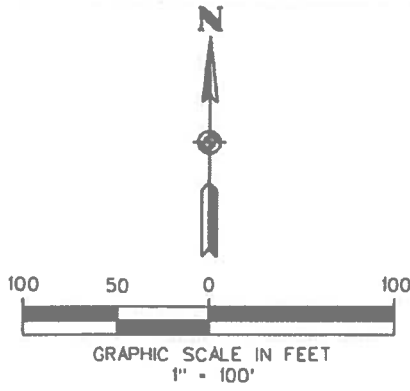
SHEET TITLE  
EXHIBIT "A"  
SEGMENT 15-2, PARCEL 423.2  
L BAR L ENNIS, L.P.,  
A TEXAS LIMITED PARTNERSHIP

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

EXHIBIT "A"  
PARCEL 423.2

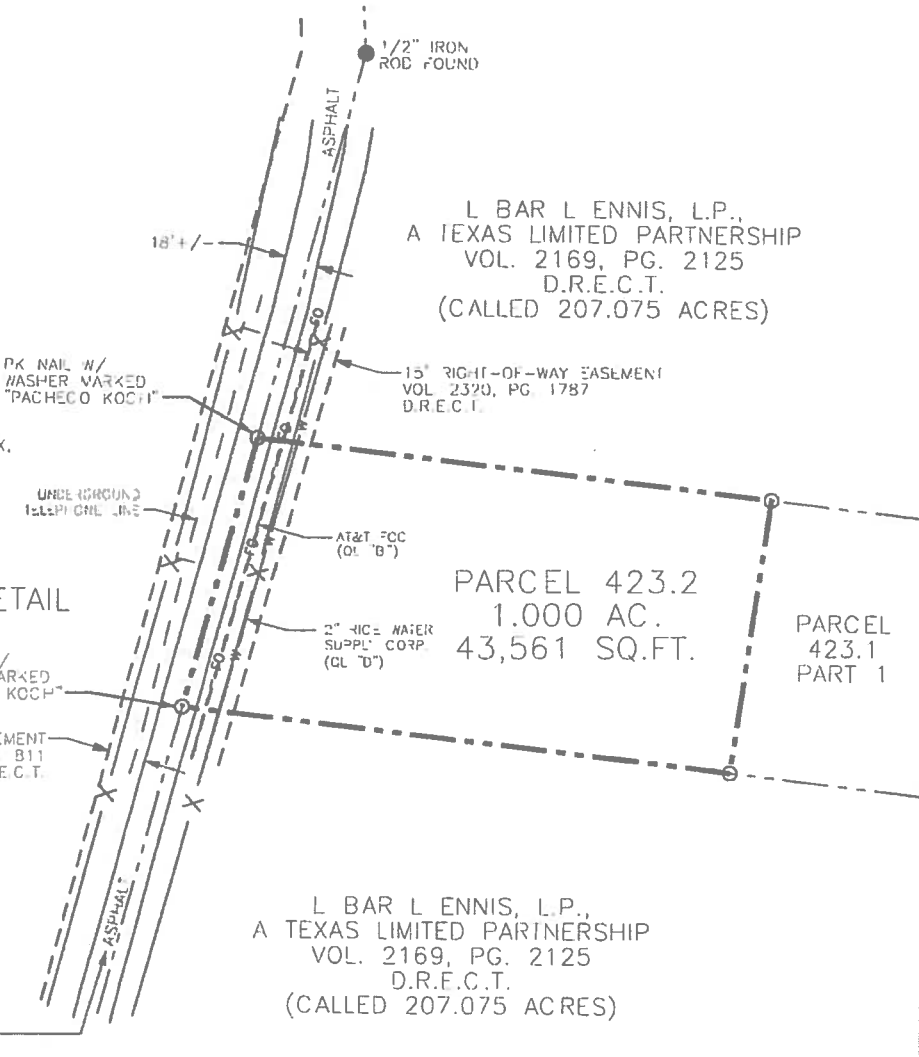
GEORGE B. MCKINSTRY SURVEY  
ABSTRACT 668



PL PARCEL 421  
JACK E. COOPER, ET LX.  
MARGARET S. COOPER  
VOL. 944, PG. 254  
D.R.E.C.T.

SUE DETAIL

ENSIGN ROAD  
(ENNIS-EMHOUSE ROAD)  
(NO DEED OF RECORD FOUND)  
A VARIABLE WIDTH PRESCRIPTIVE  
ROADWAY



L BAR L ENNIS, L.P.,  
A TEXAS LIMITED PARTNERSHIP  
VOL. 2169, PG. 2125  
D.R.E.C.T.  
(CALLED 207.075 ACRES)

PARCEL 423.2  
1.000 AC.  
43,561 SQ.FT.

PARCEL  
423.1  
PART 1

L BAR L ENNIS, L.P.,  
A TEXAS LIMITED PARTNERSHIP  
VOL. 2169, PG. 2125  
D.R.E.C.T.  
(CALLED 207.075 ACRES)

LEGEND

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

NOTE: KNOWN UNDERGROUND UTILITIES SHOWN  
ARE QUALITY LEVEL B AND D SUE - 11-01-2012  
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-489  
TX REG. SURVEYING FIRM LS-100080-00

PROJECT NO.	202098330
SCALE:	1" = 100'
DATE:	6/30/2014
DRAWN BY:	CRK
CHECKED BY:	JPH
REVISED DATE:	

PRINTED ON:  
6/30/2014  
8:00:00

SHEET TITLE  
EXHIBIT "A"  
SEGMENT 15-2, PARCEL 423.2  
L BAR L ENNIS, L.P.,  
A TEXAS LIMITED PARTNERSHIP

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 3Y PROJECT COMBINED SCALE FACTOR 0.9999460030

PG. 4 OF 6

In addition, R. Steve Christian is granted authority to execute all documents necessary to complete these transactions and to pay all reasonable and necessary closing and related costs incurred with these acquisitions. Director Lane seconded the motion and the vote in favor passed. Director Kelleher abstained.

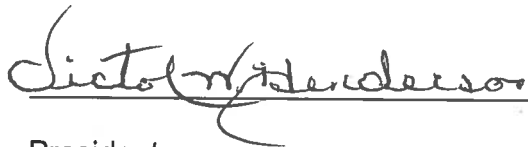
16.

On a future agenda, District staff will give a report on the Mansfield section of the IPL Project.

Director Kelleher moved that there be a review of an amendment to the ethics policy covering the exceptions on the last page. Director Lane seconded the motion.

17.

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



President



Secretary