

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF
TARRANT REGIONAL WATER DISTRICT
HELD ON THE 16th DAY OF DECEMBER 2014 AT 9:30 A.M.

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, Darrell Beason, Linda Christie, Randall Cocke, Jason Gehrig, Rachel Ickert, Nancy King, Chad Lorange, Mick Maguire, David Marshall, Sandy Newby, and Ed Weaver.

Also in attendance were George Christie, General Counsel for Tarrant Regional Water District (Water District); Lee Christie, Ethel Steele and Jeremy Harmon of Pope, Hardwicke, Christie, Schell, Kelly, & Ray LLP; Ross Fischer of Denton, Navarro, Rocha, Bernal, Hyde & Zech, P.C.; Denis Qualls from the City of Dallas Water Utilities; Bill Davis of Black & Veatch; Don McDaniel of TMG Imaging; Richard Fish of Lake Country POA; Earl Alexander; Matt Garcia of Kennedy/Jenks Consultants; David Medanich of First Southwest; Patrick Prevost of Burns & McDonnell; Ron Morrison of RBC Capital Markets; Alan Raynor of McCall Parkhurst & Horton, LLC; and Tailer Hall, Jacob Thomas, and William Busby of Direct Action Texas.

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 Lane and seconded by Director Leonard, the Directors voted to approve the minutes from the meeting held on November 18, 2014, with Directors Henderson, Leonard, Stevens and Lane voting in favor and Director Kelleher voting against. It was accordingly ordered that these minutes be placed in the permanent files of the Tarrant Regional Water District.

3.

On a motion made by Director Henderson and seconded by Director Kelleher, the Directors unanimously voted to approve a resolution honoring Madeline Robson on her retirement from the District.

4.

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

Project	Vendor	Amount Approved	Funding	Committee Review
ITB No. 15-027 Full Size SUV 2WD - Unit 2-323	Silsbee Ford, Silsbee, Texas	\$26,687.09	General	Construction and Operations

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

5.

With the recommendation of management, Director Stevens moved to approve the procurement of servers to support the monitoring of the District's critical infrastructure sites. Purchase or lease of these servers will be spread out over the course of the next several months using current Texas Department of Information Resources Cooperative Contract vendors. 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 Lane seconded the motion and the vote in favor passed. Director Kelleher abstained.

6.

With the recommendation of management, Director Leonard moved to approve the contract closeout and release of retainage in the amount of \$21,026.96 to The Fain Group, Inc. for the construction of Marine Lake Boardwalk. Funding for this contract is included in the General Fund. Director Lane seconded the motion and the vote in favor passed. Director Kelleher abstained.

7.

With the recommendation of management, Director Leonard moved to approve a contract amendment with Burns & McDonnell Engineering Company, Inc. at a cost not to exceed \$269,300 for Integrated Pipeline high voltage transmission and substation engineering – Phase 3 services. With this amendment, the total contract value will be \$2,344,580. Funding for this amendment is included in the Bond Fund. Director Lane seconded the motion and the vote in favor passed. Director Kelleher abstained.

8.

With the recommendation of management, Director Stevens moved to approve a change in the calculation of retainage being held for 3D Mechanical, Inc., to 5% of the total contract price, following the recent 50% completion milestone of their contract. All remaining contract payments are to be made in full. However, any changes to the contract price by change order or alternate base bid work for the project will require adjustment to the retainage schedule. 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.

With the recommendation of management, Director Stevens moved to approve a future electricity purchase for calendar years 2022 through 2024 and an associated three year agreement extension with Direct Energy. The expected annual cost for 6 megawatts of power in the years 2022 through 2024 at the current indicative pricing is less than \$2,350,000. The electricity price for 2022 through 2024 is based on market variability, and is estimated to be \$0.045 per kWh or less based on the most current information. Funding for this purchase will be included in the FY 2022 – FY 2024 Revenue Fund Budgets. Director Leonard seconded the motion and the vote in favor passed. Director Kelleher abstained.

10.

With the recommendation of management, Director Stevens moved to approve a one year pricing agreement with Hydros Consulting at a cost not to exceed \$75,000 for technical support and services for RiverWare implementation. Funding for this agreement is included in the FY 2015 Revenue Fund Budget. Director Lane seconded the motion and the vote in favor passed. Director Kelleher abstained.

11.

With the recommendation of management, Director Lane moved to approve a contract amendment with Black and Veatch in the amount of \$226,087 for design and implementation of the hydroelectric generation facility at the Arlington Outlet. With this amendment, the total contract value will be a not to exceed amount of \$2,553,310. Funding for this amendment is included in the Bond Fund. Director Leonard seconded the motion and the vote in favor passed. Director Kelleher abstained.

12.

With the recommendation of management, Director Kelleher moved to approve a contract with the University of Texas at Arlington at a cost not to exceed \$82,557 for characterization of the geotechnical properties of Eagle Mountain Dam. Funding for this contract is included in the Bond Fund. Director Leonard seconded the motion and the vote in favor was unanimous.

13.

With the recommendation of management, Director Leonard moved to approve the removal of the exception statement appearing at the end of the District's Ethics Policy. Director Lane seconded the motion and the vote in favor was unanimous.

14.

Staff Updates

- Update on System Status
- Video—Concerns of Police Survivors (COPS) Hunt at Lake Bridgeport
- Public Information Act Compliance Update

15.

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

The Board of Directors recessed for a break from 11:07 a.m. to 11:21 a.m.

16.

The presiding officer next called an executive session at 11:22 a.m. under V.T.C.A., Government Code, Section 551.071 to consult with legal counsel on a matter in which the duty of counsel under the Texas Disciplinary Rules of Professional Conduct clearly conflicts with Chapter 551, Texas Government Code, and to conduct a private consultation with attorneys regarding pending or contemplated litigation (*Monty Bennett*

v. Tarrant Regional Water District, Cause No. 153-264899-13, in the 153rd District Court of Tarrant County, Texas and Cause No. 02-13-00354-CV, in the Second Court of Appeals, Fort Worth Texas); and under Section 551.072 to deliberate the purchase, exchange, lease or value of real property. Upon completion of the executive session at 11:35 a.m., the President reopened the meeting.

17.

With the recommendation of management, Director Stevens moved to approve an exchange of land with Oncor Electric Delivery Company for the public use and purpose of the existing Fort Worth Floodway Project and also for the Trinity River Vision -- Central City Project. Funding for this exchange is included in the FY 2015 General Fund Budget.

Oncor to convey to TRWD the following:

A permanent easement over and across an approximately 2.707-acre tract of land situated in B.F. Crowley Survey, Abstract No. 307, in the City of Fort Worth, Tarrant County, Texas, and being a portion of Blocks 6, 7 and 12, and a portion of the adjacent street, East Addition, an addition to the City of Fort Worth, recorded in Volume 106, Page 98, Plat Records, Tarrant County, Texas, and being all of two tracts of land described as Tract A and Tract B in a deed to Texas Electric Service Company, recorded in Volume 3339, Page 661, Deed Records, Tarrant County, Texas and further being a portion of a tract of land described as Parcel Ten in a deed to Texas Electric Service Company, recorded in Volume 1108, Page 125, Deed Records, Tarrant County, Texas (Parcel 461), said tract being more particularly described by metes and bounds on the survey attached hereto as Exhibit "A";

A permanent easement over and across an approximately 0.040-acre tract of land situated in the B.F. Crowley Survey, Abstract No. 307, City of Fort Worth, Tarrant County, Texas, and being a portion of that same tract of land conveyed to Texas Electric Service Company, now owned and operated by Oncor Electric Delivery Company, LLC, by deeds recorded in Volume 3316, Page 180 and Volume 3409, Page 302, Deed Records, Tarrant County, Texas, said tract being a portion of Lots 6 & 7, Mrs. J.F. Wellington Subdivision, being an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 1703, Page 369, Deed Records, Tarrant County, Texas (Parcel 444), said tract being more particularly described by metes and bounds on the survey attached hereto as Exhibit "B"; and

Temporary construction easements over and across an approximately 0.018-acre tract of land (Parcel 444T-A), an approximately 0.027-acre tract of land (Parcel 444T-B), and an approximately 0.011-acre tract of land (Parcel 444C), each such tract being situated in the B.F. Crowley Survey, Abstract No. 307, City of Fort Worth, Tarrant County, Texas, and being portions of that same tract of land conveyed to Texas Electric Service Company, now owned and operated by Oncor Electric Delivery Company, LLC, by deeds recorded in Volume 3316, Page 180 and Volume 3409, Page 302, Deed Records, Tarrant County, Texas, said tract being a portion of Lots 6 & 7, Mrs. J.F. Wellington Subdivision, being an addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Volume 1703, Page 369, Deed Records, Tarrant County, Texas, said tracts being more particularly described by metes and bounds on the surveys attached hereto as Exhibits "C" through "E," respectively.

TRWD to convey to Oncor a non-exclusive easement and right-of-way for purposes of aerial lines for the transmission of electricity over and across an approximately 0.1415-acre tract of land situated in the B.F. Crowley Survey, Abstract 307, Tarrant County, Texas, being a portion of that certain 0.484-acre tract conveyed to Tarrant Regional Water District by deed recorded as Instrument Number D211116574, Deed Records, Tarrant County, Texas, said tract being more particularly described by metes and bounds on the survey attached hereto as Exhibit "F".

PARCEL #461
LEGAL DESCRIPTION

- BEING** a tract of land situated in the B.F. Crowley Survey, Abstract No. 307, in the City of Fort Worth, Tarrant County, Texas, and being a portion of Blocks 6, 7 and 12, and a portion of the adjacent street, East Addition, an addition to the City of Fort Worth, recorded in Volume 106, Page 98, Plat Records, Tarrant County, Texas, and being all of two tracts of land described as Tract A and Tract B in a deed to Texas Electric Service Company, recorded in Volume 3339, Page 661, Deed Records, Tarrant County, Texas (D.R.T.C.T.) and further being a portion of a tract of land described as Parcel Ten in a deed to Texas Electric Service Company, recorded in Volume 1108, Page 125, D.R.T.C.T.; said tract of land being more particularly described by metes and bounds as follows:
- COMMENCING** at a 3/4 inch smooth iron rod found (control monument) being on the easterly right-of-way line of a tract of land described in a deed to the State of Texas, recorded in Volume 3226, Page 599, D.R.T.C.T. and on the westerly line of a remainder tract of land described in a deed to the City of Fort Worth recorded in Volume 2473, Page 195, D.R.T.C.T.; THENCE along the easterly right-of-way line of said State of Texas tract the following courses and distances;
- North 09 degrees 29 minutes 39 seconds West, 192.14 feet to a 3/4 inch smooth iron rod found (control monument) being in the westerly line of a remainder tract described in a deed to the City of Fort Worth in Volume 2458, Page 84, D.R.T.C.T.;
- North 02 degrees 27 minutes 04 seconds East, continuing along the westerly line of said remainder tract a distance of 192.24 feet to a 5/8 inch TranSystems capped iron rod set;
- North 08 degrees 26 minutes 55 seconds East, 130.04 feet to a 5/8 Inch TranSystems capped iron rod set being the northwest corner of said City of Fort Worth remainder tract, the northeast corner of said State of Texas tract and on the southerly right-of-way line of railroad tract (a variable width R.O.W.) described in a deed to the City of Fort Worth and the City of Dallas, recorded in Volume 7726, Page 184B, D.R.T.C.T.;
- THENCE** North 78 degrees 07 minutes 47 seconds East along said southerly line of said railroad, 174.84 feet to a T.E.S.C.O. monument found (control monument) being the POINT OF BEGINNING of the herein described tract, and further being the northwesterly corner of said Tract A, and being the most westerly northeast corner of said City of Fort Worth remainder tract, recorded in Volume 2458, Page 84, D.R.T.C.T.;
- THENCE** North 78 degrees 07 minutes 47 seconds East, continuing along said southerly line of said railroad and the northerly line of said Tract A, a distance of 106.15 feet to a point in the creek being the northeasterly corner of said Tract A and the most easterly northwest corner of said City of Fort Worth remainder tract, recorded in Volume 2458, Page 84, D.R.T.C.T.;
- THENCE** South 43 degrees 53 minutes 14 seconds East, along the easterly line of said Tract A, Parcel Ten and Tract B, and the westerly line of tracts of land described in deeds to the City of Fort Worth, recorded in Volume 2458, Page 84, Volume 3320, Page 228, Volume 2473, Page 195, Volume 2510, Page 554 and Volume 3226, Page 597, D.R.T.C.T., a distance of 1252.98 feet to a 5/8 inch TranSystems capped iron rod set, being the southeasterly corner of said Tract B on the westerly line on a tract of land described as Tract No. 8 in a deed to Fort Worth Improvement District No. One, recorded in Volume 2182, Page 87, D.R.T.C.T.;

THENCE South 13 degrees 09 minutes 00 seconds West, along the southeasterly line of said Tract B and the westerly line of Tract No. 8, a distance of 107.27 feet to a 5/8 inch TranSystems capped Iron rod set, being the southwesterly corner of said Tract B and a easterly ell corner of a tract of land described in a deed to the City of Fort Worth, recorded in Volume 3226, Page 597, D.R.T.C.T.;

THENCE North 43 degrees 53 minutes 14 seconds West, along the westerly line of said Tract B, Parcel Ten and Tract A, and along the easterly line of tracts of land described in deeds to the City of Fort Worth, recorded in Volume 3226, Page 597, Volume 2510, Page 554, Volume 2473, Page 195, Volume 3320, Page 228 and Volume 2458, Page 84, D.R.T.C.T., a distance of 1367.62 feet to the POINT OF BEGINNING and containing 117,927 Square Feet or 2.707 Acres of Land, of which 2,318 Square Feet or 0.053 Acre are within the street of East Addition as shown per plat.

Note: Survey sketch to accompany this legal description.

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

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


I do hereby certify on this 23th day of February, 2011, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements located within five (5) feet of said boundaries, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements, and other matters of record as listed on ReIs Real Estate Information Services, abstractors Information letter dated October 22, 2009 and provided to the surveyor by the client affecting the subject property, and the location of all curb cuts and driveways, if any.

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

The subject property does not abut any street, no apparent access to and from the subject property, but the subject property encompasses a portion of East Addition which platted addition shows a variable width street right-of-way (street has no name on plat). The surveyor has no knowledge of this street right-of-way being closed or abandoned.

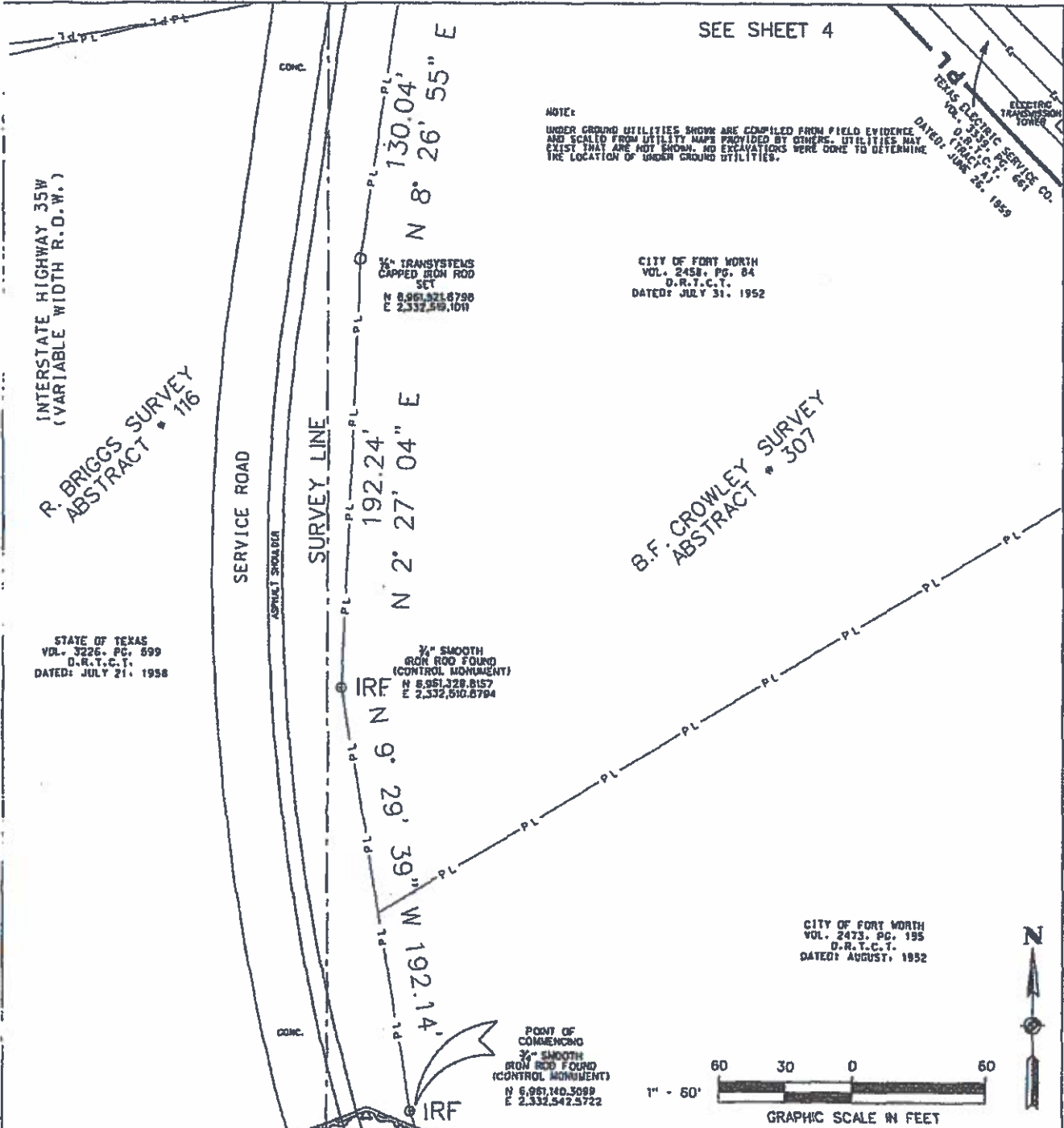
This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

By: TranSystems


Kenneth D. Erwin
Registered Professional Land Surveyor
No. 5554



Dated: 2-23-11



SEE SHEET 4

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.



CITY OF FORT WORTH
 VOL. 2458, PG. 84
 D.R.T.C.T.
 DATED: JULY 31, 1952

INTERSTATE HIGHWAY 35W
 (VARIABLE WIDTH R.O.W.)

R. BRIGGS SURVEY
 ABSTRACT # 116

STATE OF TEXAS
 VOL. 3226, PG. 599
 D.R.T.C.T.
 DATED: JULY 21, 1958

SERVICE ROAD

SURVEY LINE

B.F. CROWLEY SURVEY
 ABSTRACT # 307

3/4" TRANSYSTEMS
 CAPPED IRON ROD
 SET
 N 8.961,521.8750
 E 2,332,519.1011

3/4" SMOOTH
 IRON ROD FOUND
 (CONTROL MONUMENT)
 N 8.961,328.8157
 E 2,332,510.8794

POINT OF COMMENCING
 3/4" SMOOTH
 IRON ROD FOUND
 (CONTROL MONUMENT)
 N 8.961,140.5089
 E 2,332,542.5722

CITY OF FORT WORTH
 VOL. 2473, PG. 155
 D.R.T.C.T.
 DATED: AUGUST, 1952



TranSystems

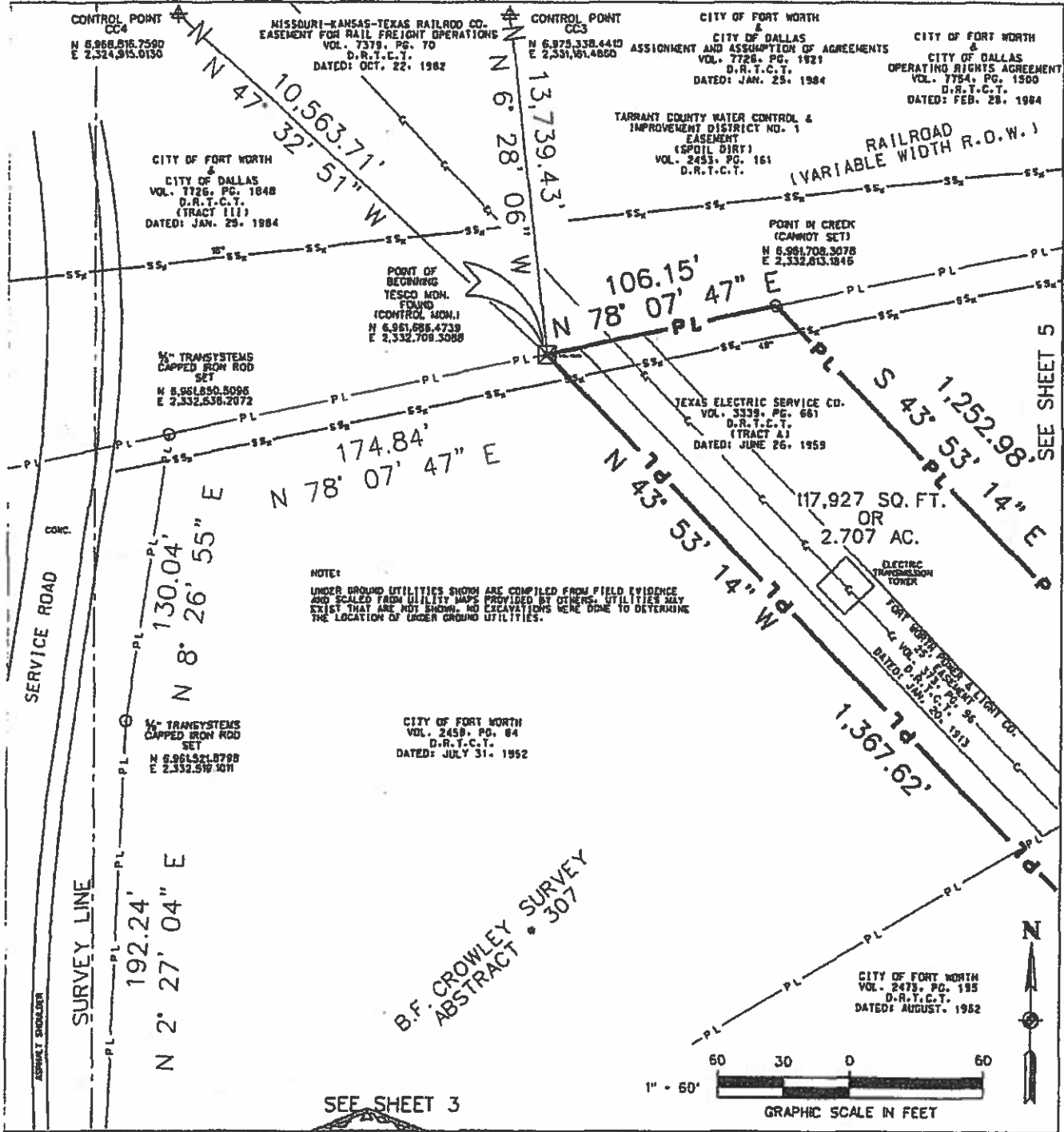
500 W. 7TH ST., SUITE 1100
 FORT WORTH, TEXAS 76102
 817-339-8950
 FAX 817-336-2247

PROJ NO: P202 06 0524
 SCALE: 60
 DATE: 2-7-11
 DESIGNED BY:
 DRAWN BY: K.O.E.
 CHECKED BY: D.L.D.
 FILE NAME: P461_V-PB0001-03.DGN
 PLOT: 2-23-11



Kenneth D. Erwin
 2-23-11

SHEET TITLE	LAND TITLE SURVEY ONCOR (TEXAS ELECTRIC SERVICE COMPANY) PARCEL #461
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 7



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

B.F. CROWLEY SURVEY
 ABSTRACT # 307

SEE SHEET 3

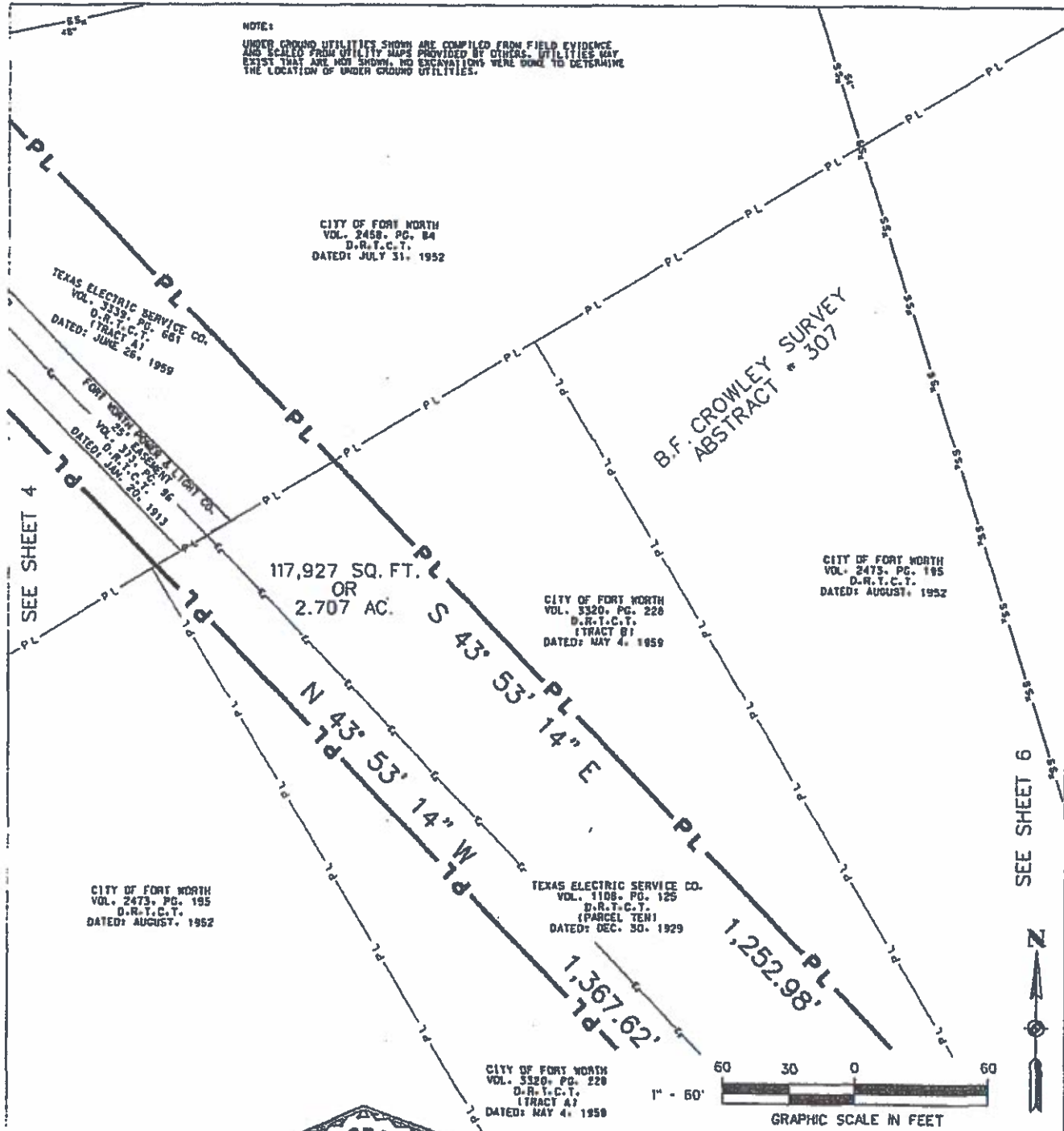
TranSystems
 500 W. 7TH ST., SUITE 1100
 FORT WORTH, TEXAS 76102
 817-339-8950
 FAX 817-336-2247
 PROJ NO: P202 06 0524
 SCALE: 60
 DATE: 2-7-11
 DESIGNED BY:
 DRAWN BY: K.D.E.
 CHECKED BY: D.L.D.
 FILE NAME: P461_V-P80001-04.DGN
 REVISED: 2-23-11



Kenneth D. Erwin
 2-23-11

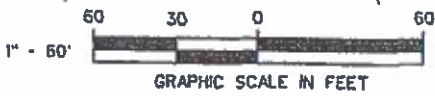
SHEET TITLE	LAND TITLE SURVEY ONCOR (TEXAS ELECTRIC SERVICE COMPANY) PARCEL #461
PROJECT	TRINITY RIVER VISION
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NOTE:
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 EXIST THAT ARE NOT SHOWN. NO ENCROUSIONS WERE MADE TO DETERMINE
 THE LOCATION OF UNDERGROUND UTILITIES.



SEE SHEET 4

SEE SHEET 6

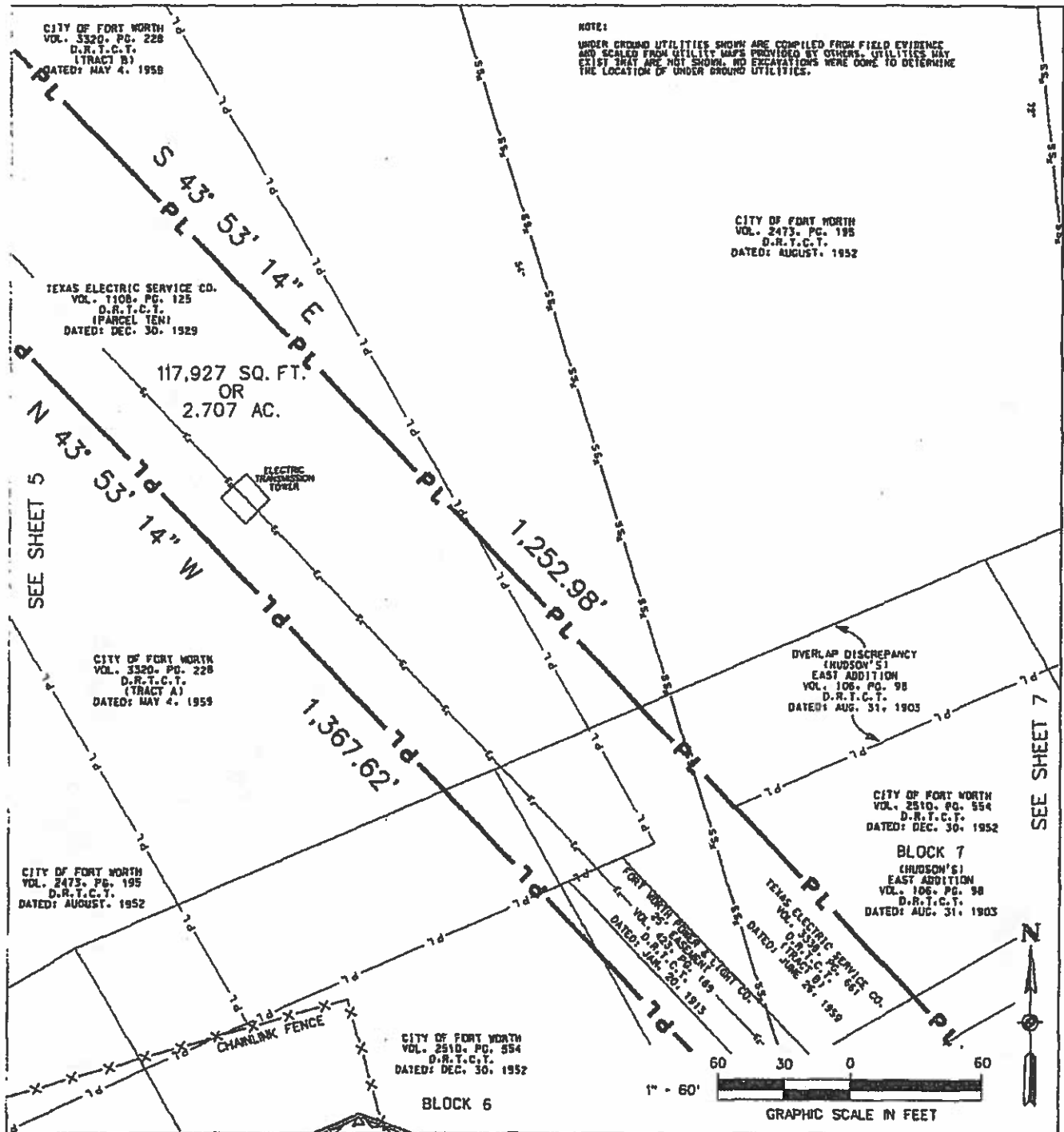


TranSystems
 500 W. 7TH ST., SUITE 1100
 FORT WORTH, TEXAS 76102
 817-339-8950
 FAX 817-336-2247
 PROJ NO: P202 05 0524
 SCALE: 60
 DATE: 2-2-11
 DESIGNED BY:
 DRAWN BY: K.D.E.
 CHECKED BY: D.L.D.
 FILE NAME: P461_V-P80001-05.DGN
 REVISED: 2-23-11



Kenneth D. Erwin
 2-23-11

SHEET TITLE	LAND TITLE SURVEY ONCOR (TEXAS ELECTRIC SERVICE COMPANY) PARCEL #461
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. 5 of 7



NOTE:
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 THE LOCATION OF UNDER GROUND UTILITIES.

CITY OF FORT WORTH
 VOL. 3320, PG. 228
 D.R.T.C.T.
 (TRACT B)
 DATED: MAY 4, 1958

CITY OF FORT WORTH
 VOL. 2473, PG. 195
 D.R.T.C.T.
 DATED: AUGUST, 1952

TEXAS ELECTRIC SERVICE CO.
 VOL. 1108, PG. 125
 D.R.T.C.T.
 (PARCEL TEN)
 DATED: DEC. 30, 1929

117,927 SQ. FT.
 OR
 2.707 AC.

SEE SHEET 5

CITY OF FORT WORTH
 VOL. 3320, PG. 228
 D.R.T.C.T.
 (TRACT A)
 DATED: MAY 4, 1958

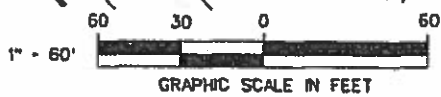
OVERLAP DISCREPANCY
 (HUDSON'S)
 EAST ADDITION
 VOL. 106, PG. 98
 D.R.T.C.T.
 DATED: AUG. 31, 1903

CITY OF FORT WORTH
 VOL. 2473, PG. 195
 D.R.T.C.T.
 DATED: AUGUST, 1952

CITY OF FORT WORTH
 VOL. 2510, PG. 554
 D.R.T.C.T.
 DATED: DEC. 30, 1952

BLOCK 7
 (HUDSON'S)
 EAST ADDITION
 VOL. 106, PG. 98
 D.R.T.C.T.
 DATED: AUG. 31, 1903

CITY OF FORT WORTH
 VOL. 2510, PG. 554
 D.R.T.C.T.
 DATED: DEC. 30, 1952



BLOCK 6



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: 2-7-11
 DESIGNED BY:
 DRAWN BY: K.D.E.
 CHECKED BY: O.L.D.
 FILE NAME: P461 V-P80001-06.DGN
 REVISED: 2-23-11

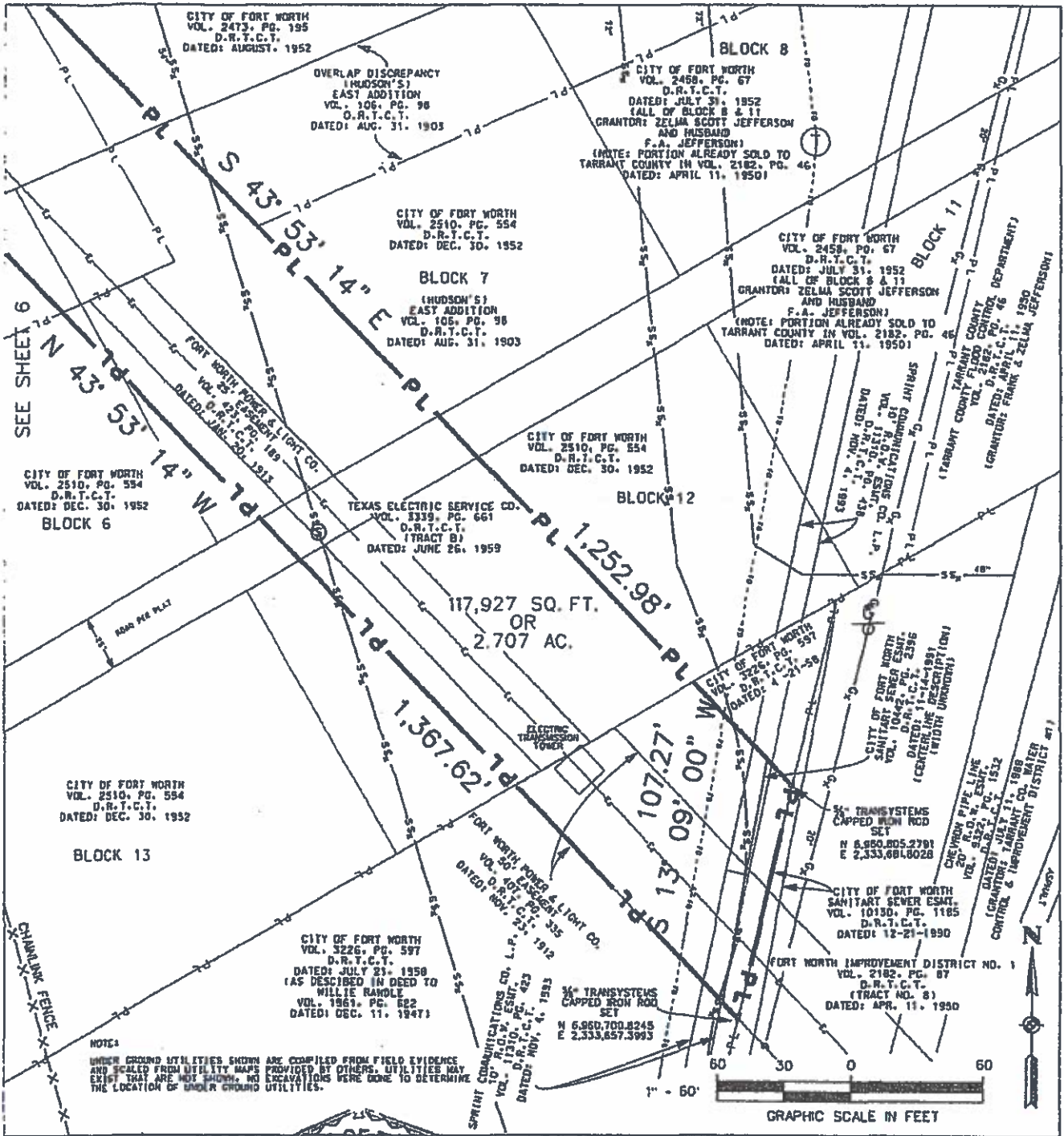


Kenneth D. Erwin
 2-23-11

SHEET TITLE LAND TITLE SURVEY
 ONCOR
 (TEXAS ELECTRIC SERVICE COMPANY)
 PARCEL #461

PROJECT TRINITY RIVER VISION

NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES
 BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE (4202) WITH
 AN ADJUSTMENT FACTOR OF 1.0001575289116



TranSystems
 500 W. 7TH ST., SUITE 1100
 FORT WORTH, TEXAS 76102
 817-339-8950
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Kenneth D. Erwin
 2-23-11

SHEET TITLE #	LAND TITLE SURVEY ONCOR (TEXAS ELECTRIC SERVICE COMPANY) PARCEL #461
PROJECT	TRINITY RIVER VISION
NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE (4202) WITH AN ADJUSTMENT FACTOR OF 1.0001375789116	PG. 7 of 7

**LEGAL DESCRIPTION
PARCEL 444**

BEING a strip of land situated in the B.F. Crowley Survey, Abstract No. 307, City of Fort Worth, Tarrant County, Texas and being a portion of that same tract of land conveyed to **TEXAS ELECTRIC SERVICE COMPANY**, now owned and operated by **ONCOR ELECTRIC DELIVERY COMPANY, LLC**, by deeds recorded in Volume 3316, Page 180 and Volume 3409, Page 302, Deed Records, Tarrant County, Texas (D.R.T.C.T.), said tract being a portion of Lots 6 & 7, Mrs. J.F. Wellington Subdivision, being an addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Volume 1703, Page 369, D.R.T.C.T., said strip of land being herein more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with cap stamped "SPOONER AND ASSOCIATES" set (1/2" CIRS) on the southeast property line of the said Oncor tract, same being the northwest right-of-way line of Interstate Highway 35, being a variable width right-of-way, said 1/2" CIRS being located South 77°26'43" West 20.00 feet from a 1/2" iron rod found at the east property corner of the said Oncor tract;

THENCE South 77°26'43" West, along the said property line and along the said right-of-way line, 17.44 feet to a 1/2" CIRS;

THENCE North 43°13'59" West 114.22 feet to a 1/2" CIRS;

THENCE North 23°47'23" West 1.48 feet to a 1/2" CIRS on the northwest property line of the said Oncor tract, same being the southeast right-of-way line of Heathcote Street, being a variable width right-of-way;

THENCE North 77°22'08" East, along the said property line and along the said right-of-way line, 16.85 feet to a 1/2" CIRS from which a 1/2" iron rod found at the north property corner of the said Oncor tract bears North 77°22'08" East 79.27 feet;

THENCE South 43°13'59" East 115.94 feet to the **POINT OF BEGINNING**.

The tract being herein described contains **0.040 acres (1,738 square feet)** of land.

Note: Survey sketch to accompany this legal description.

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

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

I do certify on this 14th day of March, 2011, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category IA, 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 provided to the surveyor by the client affecting the subject property.

EXHIBIT "B"

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 strip adjoins Interstate Highway 35, a variable width right-of-way and Heathcote Street, a variable with right-of-way, which all provides apparent access to and from the subject property.

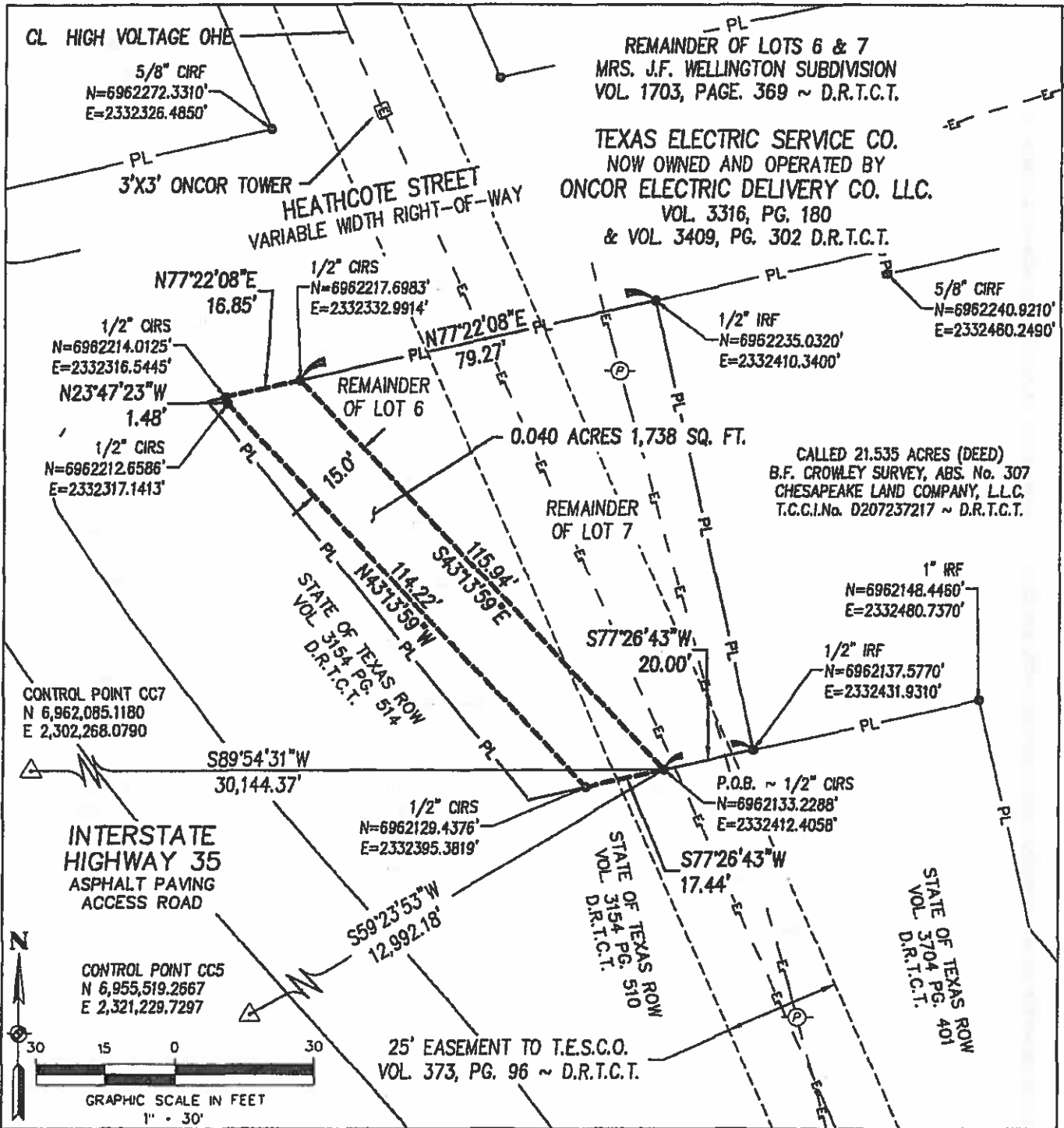
This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category IA, Condition II Survey.

By: Spooner and Associates, Inc.



Surveyors Name: Eric S. Spooner
Registered Professional Land Surveyor,
Texas No. 5922
Date of Survey: 4/11/2011





SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS

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

NAME:	10-088-PAR 444
PROJ. No.:	10-088
SCALE:	1" = 30'
DATE:	3-14-11
DRAWN:	F.S.S.
CALC:	F.S.S.
REVISED DATE:	

PRINTED ON:
DATE: 4/11/2011 TIME: 7:37 AM

ERIC S. SPOONER
5922
PROFESSIONAL
LAND SURVEYOR

SHEET TITLE
**PARCEL 444
ONCOR ELECTRIC DELIVERY CO. LLC.**

PROJECT
TRINITY RIVER VISION

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

PAGE
3 OF 3

**LEGAL DESCRIPTION
PARCEL 444T-A**

BEING a strip of land situated in the B.F. Crowley Survey, Abstract No. 307, City of Fort Worth, Tarrant County, Texas and being a portion of that same tract of land conveyed to **TEXAS ELECTRIC SERVICE COMPANY**, now owned and operated by **ONCOR ELECTRIC DELIVERY COMPANY, LLC**, by deeds recorded in Volume 3316, Page 180 and Volume 3409, Page 302, Deed Records, Tarrant County, Texas (D.R.T.C.T.), said tract being a portion of Lots 6 & 7, Mrs. J.F. Wellington Subdivision, being an addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Volume 1703, Page 369, D.R.T.C.T., said strip of land being herein more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with cap stamped "SPOONER AND ASSOCIATES" set (1/2" CIRS) on the southeast property line of the said Oncor tract, same being the northwest right-of-way line of Interstate Highway 35, being a variable width right-of-way, said 1/2" CIRS being located South 77°26'43" West 37.44 feet from a 1/2" iron rod found at the east property corner of the said Oncor tract;

THENCE South 77°26'43" West, along the said property line and along the said right-of-way line, 12.74 feet to a 1/2" CIRS at the south property corner of the said Oncor tract;

THENCE North 39°03'32" West, along the southwest property line of the said Oncor tract, same being the northeast right-of-way line of the said Interstate Highway 35, 111.39 feet to a 1/2" CIRS at the west property corner of the said Oncor tract, said 1/2" CIRS being on the southeast right-of-way line of Heathcote Street, being a variable width right-of-way;

THENCE North 77°22'08" East, along the northwest property line of the said Oncor tract and along the said southeast right-of-way line of Heathcote Street, 3.88 feet to a 1/2" CIRS from which a 1/2" iron rod found at the north property corner of the said Oncor tract bears North 77°22'08" East 96.12 feet;

THENCE South 23°47'23" East 1.48 feet to a 1/2" CIRS;

THENCE South 43°13'59 East 114.22 feet to the **POINT OF BEGINNING**.

The tract being herein described contains 0.018 acres (800 square feet) of land.

Note: Survey sketch to accompany this legal description.

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

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

I do certify on this 14th day of March, 2011, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category IA, 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

EXHIBIT "C"

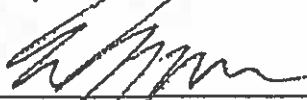
location of all visible easements and rights-of-way and the rights-of-way, easements and other matters of record as provided to the surveyor by the client affecting the subject property.

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

The strip adjoins Interstate Highway 35, a variable width right-of-way and Heathcote Street, a variable width right-of-way, which all 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.

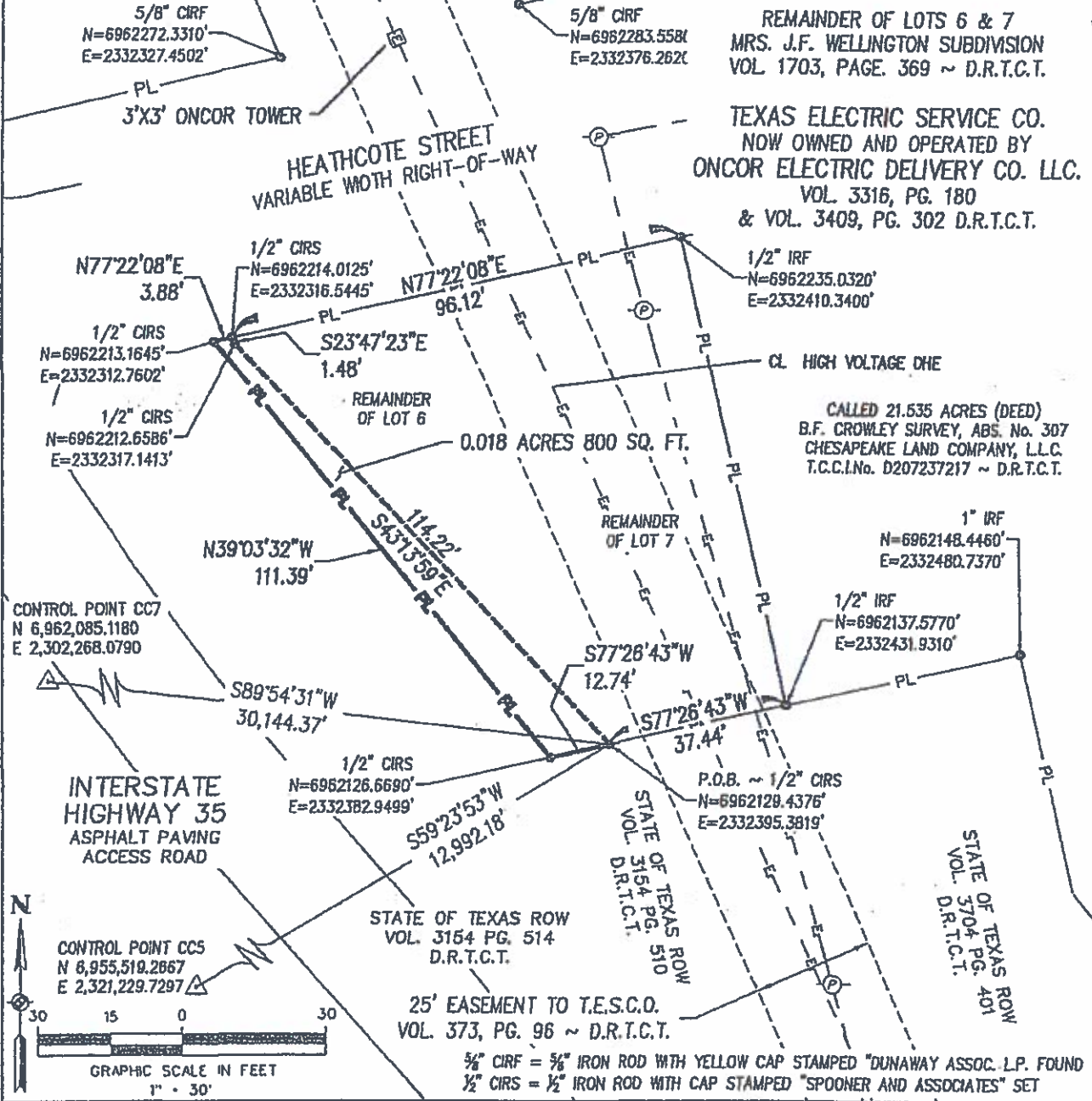
By: Spooner and Associates, Inc.



Surveyors Name: Eric S. Spooner
Registered Professional Land Surveyor,
Texas No. 5922
Date of Survey: 4/11/2011



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



SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS

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

NAME: 10-085-PAR 444T-A
PROJ. No. 10-085
SCALE: 1" = 30'
DATE: 3-14-11
DRAWN: E.S.S.
CALC: E.S.S.
REVISED DATE:

PRINTED ON:
DATE: 4/11/2011 TIME: 9:02 AM

STATE OF TEXAS
REGISTERED
ERIC S. SPOONER
L.P. 5927
LAND SURVEYOR

SHEET TITLE
**PARCEL 444T-A
ONCOR ELECTRIC DELIVERY CO. LLC.**

PROJECT
TRINITY RIVER VISION

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

PAGE
3 OF 3

**LEGAL DESCRIPTION
PARCEL 444T-B**

BEING a strip of land situated in the B.F. Crowley Survey, Abstract No. 307, City of Fort Worth, Tarrant County, Texas and being a portion of that same tract of land conveyed to **TEXAS ELECTRIC SERVICE COMPANY**, now owned and operated by **ONCOR ELECTRIC DELIVERY COMPANY, LLC**, by deeds recorded in Volume 3316, Page 180 and Volume 3409, Page 302, Deed Records, Tarrant County, Texas (D.R.T.C.T.), said tract being a portion of Lots 6 & 7, Mrs. J.F. Wellington Subdivision, being an addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Volume 1703, Page 369, D.R.T.C.T., said strip of land being herein more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod with cap stamped "SPOONER AND ASSOCIATES" set (1/2" CIRS) on the southeast property line of the said Oncor tract, same being the northwest right-of-way line of Interstate Highway 35, being a variable width right-of-way, said ½" CIRS being located South 77°26'43" West 8.38 feet from a ½" iron rod found at the east property corner of the said Oncor tract;

THENCE South 77°26'43" West, along the said property line and along the said right-of-way line, 11.63 feet to a 1/2" CIRS;

THENCE North 43°13'59" West 115.94 feet to a ½" CIRS on the northwest property line of the said Oncor tract, same being the southeast right-of-way line of Heathcote Street, being a variable width right-of-way;

THENCE North 77°22'08" East, along the said property line and along the said right-of-way line, 11.62 feet to a ½" CIRS from which a ½" iron rod found at the north property corner of the said Oncor tract bears North 77°22'08" East 67.65 feet;

THENCE South 43°13'59" East 115.96 feet to the **POINT OF BEGINNING**.

The tract being herein described contains 0.027 acres (1,159 square feet) of land.

Note: Survey sketch to accompany this legal description.

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

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

I do certify on this 14th day of March, 2011, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements located within five (5) feet of said boundaries, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements and other matters of record as provided to the surveyor by the client affecting the subject property.

EXHIBIT "D"

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 strip adjoins Interstate Highway 35, a variable width right-of-way and Heathcote Street, a variable with right-of-way, which all 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 IA, Condition II Survey.

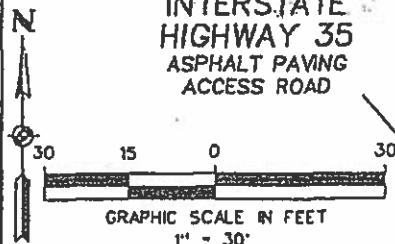
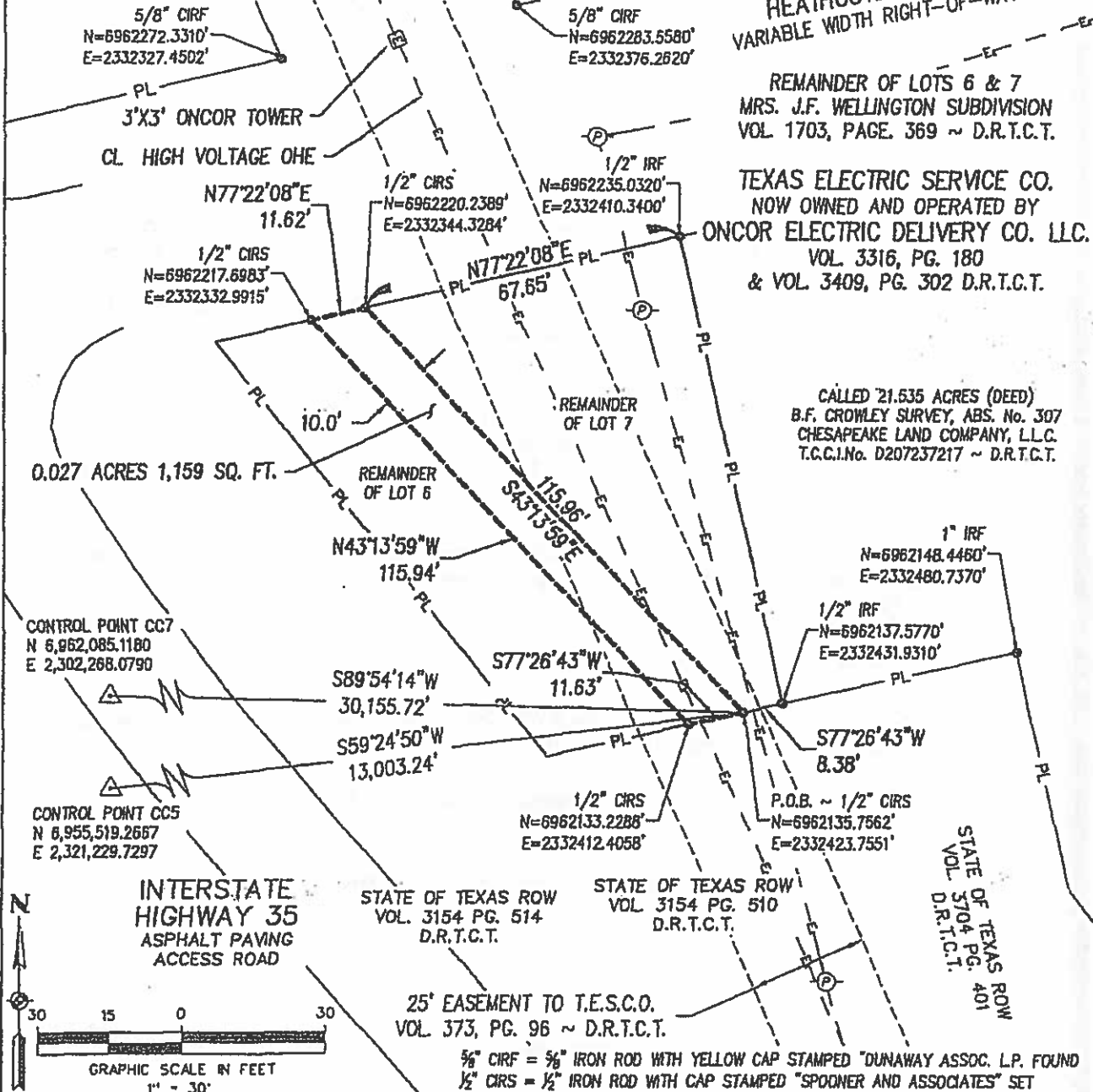
By: Spooner and Associates, Inc.



Surveyor Name: Eric S. Spooner
Registered Professional Land Surveyor,
Texas No. 5922
Date of Survey: 4/11/2011



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



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

NAME: 10-086-PAR 444T-B
 PROJ. No. 10-086
 SCALE: 1" = 30'
 DATE: 3-14-11
 DRAWN: F.S.S.
 CALC: F.S.S.
 REVISED DATE:

PRINTED ON:
 DATE: 4/11/2011 TIME: 9:03 AM

STATE OF TEXAS
 REGISTERED
 ★
 ERIC S. SPOONER
 5922
 PROFESSIONAL
 SURVEYOR

SHEET TITLE
PARCEL 444T-B
ONCOR ELECTRIC DELIVERY CO. LLC.

PROJECT
TRINITY RIVER VISION

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

PAGE
 3 OF 3

**LEGAL DESCRIPTION
PARCEL 444C**

BEING a strip of land situated in the B.F. Crowley Survey, Abstract No. 307, City of Fort Worth, Tarrant County, Texas and being a portion of that same tract of land conveyed to **TEXAS ELECTRIC SERVICE COMPANY**, now owned and operated by **ONCOR ELECTRIC DELIVERY COMPANY, LLC**, by deeds recorded in Volume 3316, Page 180 and Volume 3409, Page 302, Deed Records, Tarrant County, Texas (D.R.T.C.T.), said tract being a portion of Lots 6 & 7, Mrs. J.F. Wellington Subdivision, being an addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Volume 1703, Page 369, D.R.T.C.T., said strip of land being herein more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod found at the east property corner of the said Oncor tract, same being a southwest property corner of a tract of land conveyed to Chesapeake Land Company, L.L.C. by deed as recorded in Tarrant County Clerk's Instrument No. D207237217, D.R.T.C.T., said ½" iron rod found being on the northwest right-of-way line of Interstate Highway 35, being a variable width right-of-way;

THENCE South 77°26'43" West, along the southeast property line of the said Oncor tract and along the said right-of-way line, 8.38 feet to a ½" iron rod with cap stamped "SPOONER AND ASSOCIATES" set (1/2" CIRS);

THENCE North 43°13'59" West 37.48 feet to a ½" CIRS;

THENCE North 90°00'00" East 28.20 feet to a ½" CIRS on the northeast property line of the said Oncor tract, same being the southwest property line of the said Chesapeake tract;

THENCE South 12°29'31 East, along the said property lines, 26.11 feet to the **POINT OF BEGINNING**;

The tract being herein described contains **0.011 acres (494 square feet)** of land.

Note: Survey sketch to accompany this legal description.

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

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

I do certify on this 14th day of March, 2011, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements located within five (5) feet of said boundaries, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements and other matters of record as provided to the surveyor by the client affecting the subject property.

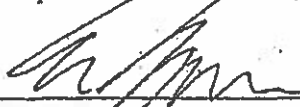
EXHIBIT "E"

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 strip adjoins Interstate Highway 35, a variable width right-of-way and Heathcote Street, a variable with right-of-way, which all 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 IA, Condition II Survey.

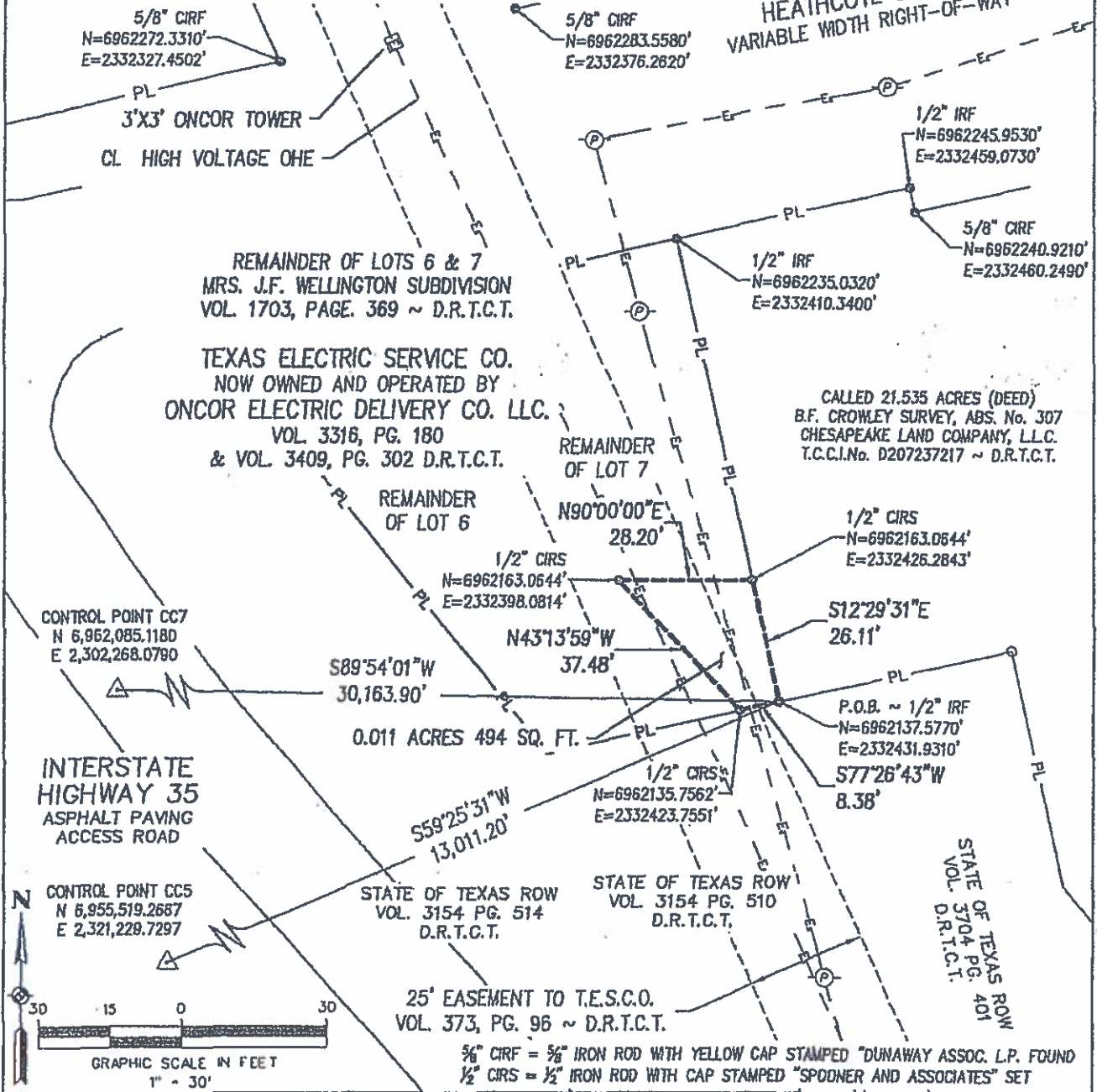
By: Spooner and Associates, Inc.


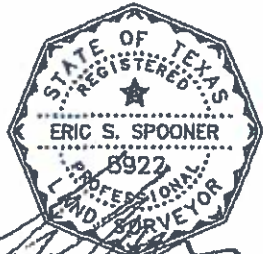


Surveyors Name: Eric S. Spooner
Registered Professional Land Surveyor,
Texas No. 5922
Date of Survey: 4/11/2011



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



 <p>SPOONER & ASSOCIATES REGISTERED PROFESSIONAL LAND SURVEYORS</p> <p>SPOONER & ASSOCIATES, INC. 3008 BYERS STREET, SUITE 100 EL PASO, TEXAS 76039 (817) 281-2355 (TEL)</p> <p>NAME: 10-085-PAR 444C PROJ. No: 10-085 SCALE: 1" = 30' DATE: 3-14-11 DRAWN: ESS CALC: ESS REVISED DATE:</p>	<p>PRINTED ON: DATE: 4/11/2011 TIME: 9:01 AM</p> 	<p>SHEET TITLE</p> <p>PARCEL 444C ONCOR ELECTRIC DELIVERY CO. LLC.</p>
	<p>PROJECT</p> <p>TRINITY RIVER VISION</p>	<p>NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON NAD 83 TEXAS NORTH CENTRAL (4202) WITH AN ADJUSTMENT FACTOR OF 1.0001375289116</p>

9828-TRWD-FN-R2

EXHIBIT A
FIELD NOTES
TARRANT REGIONAL WATER DISTRICT
0.1415 ACRE EASEMENT AREA

All that certain lot, tract or parcel of land being located in the B.F. CROWLEY SURVEY, ABSTRACT 307, Tarrant County, Texas, being a portion of that certain 0.484 acre tract conveyed to Tarrant Regional Water District by deed recorded as D211116574, Deed Records, Tarrant County, Texas (D.R., T.Co., Tx.) and being more particularly described, by metes and bounds, as follows:

BEGINNING at a 1/2 inch iron pin found (N 6,961,205.71 E 2,332,327.02) for common Northeast corner of said 0.484 acre tract and an interior corner of the remainder of that certain 21.535 acre Tract 4 conveyed to Chesapeake Land Development Company LLC by deed recorded as D207237217, D.R., T.Co., Tx.;

THENCE with the common East line of said 0.484 acre tract and a West line of the remainder of said 21.535 acre tract, South 00 degrees 00 minutes 19 seconds East a distance of 131.84 feet to a 1/2 inch iron pin found in the common South line of said 21.535 acre tract and North line of that certain Tract 1 conveyed to City of Dallas and City of Fort Worth for TRE Railway by deed recorded in Volume 7726, Page 1848 for common Southeast corner of said 0.484 acre tract and a Southwest corner of the remainder of said 21.535 acre tract;

THENCE with the common South line of said 0.484 acre tract and North line of said Tract 1, South 78 degrees 08 minutes 37 seconds West a distance of 19.28 feet to a point bearing North 78 degrees 08 minutes 37 seconds East a distance of 68.14 feet from a 5/8 inch iron pin found in the Easterly Right Of Way line of Interstate Highway 35W for common most Southerly corner of said 0.484 acre tract and a Southwest corner of said 21.535 acre tract;

THENCE departing said common line, North 19 degrees 00 minutes 00 seconds West a distance of 18.24 feet to a point for corner;

THENCE North 22 degrees 19 minutes 40 seconds West a distance of 128.14 feet to a point being located in the common North line of said 0.484 acre tract and a South line of the remainder of said 21.535 acre tract;

THENCE with said common line, North 89 degrees 58 minutes 58 seconds East a distance of 73.47 feet to the point of BEGINNING, containing 0.1415 of an acre of land.

(See attached "EXHIBIT B")

EXHIBIT "F"



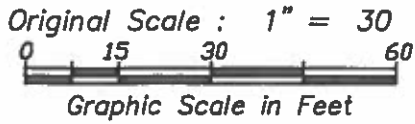
PREPARED FROM DEED RECORDS FURNISHED AND A
SURVEY MADE ON THE GROUND JAN., FEB. & MARCH, 2014.

Isaac Grier

ISAAC P. GRIER R.P.L.S. 5838

NOTE: Bearings, acreages and coordinates are based on NAD 83,
Grid, Central Zone, Texas State Plane Coordinate System. Grid to
surface scale factor = 1.00013808

Bearing, acreages and coordinates are based on NAD 83, Grid, Central Zone, Texas State Plane Coordinate System. Grid to surface scale factor = 1.00013808

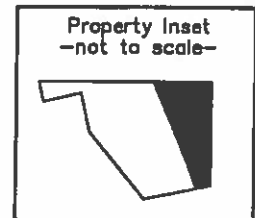


TANGENT TABLE		
No.	Bearing	Dist.
T-1	S 78°08'37" W	19.28'
T-2	N 19°00'00" W	18.24'

— LEGEND —	
I.P.F.	IRON PIN FOUND
ℙ	PROPERTY LINE
℄	CENTERLINE

N 6,961,205.71
E 2,332,327.02
1/2" I.P.F.
P.O.B.

Chesapeake Land Development Co. LLC
D207237217
D.R.T.Co., Tx.
21.535 Acre Tract 4



73.47'
N 89°58'58" E

Area = 0.1415 Acre

B.F. CROWLEY SURVEY,
ABSTRACT 307

Tarrant Regional Water District
D211116574
D.R.T.Co., Tx.
0.484 Acre

N 22°19'40" W
128.14'

centerline proposed
transmission line

S 00°00'19" E
131.84'

68.14'
N 78°08'37" E

5/8" I.P.F.

1/2" I.P.F.

IH 35W

EXHIBIT B
0.1434 ACRE TRACT
being a portion of
TARRANT REGIONAL
WATER DISTRICT
in the
B.F. CROWLEY SURVEY, A-307
Tarrant County, Texas

City of Dallas
City of Fort Worth
(TRE Railway ROW)
Vol. 7726, Page 1848
D.R.T.Co., Tx.
Tract 1



PREPARED FROM RECORDS FURNISHED AND A SURVEY
MADE ON THE GROUND JAN., FEB. & MARCH, 2014.

Isaac P. Grier
ISAAC P. GRIER

R.P.L.S NO. 5838

Sempco Surveying, Inc.
3208 S. Main St.
Ft. Worth, TX 76110
(817) 926-7876

Firm Reg. Cert. No. 10094500

Proj. No. 9828-TRWD-R2

SCALE 1"=30'	FORT WORTH-CLEBURNE 69KV (see attached field notes)	ONCOR ELECTRIC DELIVERY	SHEET NO.
DWN: IPG CK:JCH			1 OF 1
DATE: 08/15/14			

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

18.

With the recommendation of management, Director Stevens moved to grant authority to acquire a fee simple title, and 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 by purchase or, if negotiations to acquire the property 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 1
(Denton Texas
Venture, Ltd.)

Fee simple title to the surface estate only, including any improvements located thereon, of a 7.429-acre tract of land (Part 1) situated in the Abner H. Hodge Survey, Abstract Number 1789, and the John W. Asbury Survey, Abstract 52, Tarrant County, Texas, and being more particularly described as a portion of that certain 144.643-acre tract conveyed to Denton Texas Venture, LTD, as recorded in Instrument No. D205197517, Official Public Records, Tarrant County, Texas, save and except that certain 15.286-acre tract of land conveyed to the State of Texas, as recorded in Instrument No. D209260349, Official Public Records, Tarrant County, Texas, together with a permanent easement interest in, over and across a 3.363-acre tract of land (Part 2), such 3.363-acre tract being in the said John W. Asbury Survey and also being a portion of the above-described 144.643-acre tract, such fee and easement tracts being further described in the survey plat for Parcel 1 attached hereto. An appraisal prepared by an independent, qualified real estate appraiser using standard accepted valuation techniques established the amount of \$886,756 as just compensation for the above-described property.

EXHIBIT "A"
Property Description

Being 7.429-acres (323,600 square feet) of land situated in the Abner H Hodge Survey, Abstract Number 1789 and the John W Asbury Survey, Abstract 52, Tarrant County, Texas, and more particularly that certain 144.643 acre tract conveyed to Denton Texas Venture, LTD, as recorded in Instrument #D205197517, Official Public Records, Tarrant County, Texas, (O.P.R.T.C.T.), save and except that certain 15.286 acre tract of land to State of Texas, as recorded in Instrument #D209260349 and being further described as follows:

COMMENCING at a found 1/2 inch iron rod at the Northwest corner of said Denton Texas tract and on the South Right-of-Way line of Columbus Road, a 60 foot wide Right-of-Way, No Recording Information found;

THENCE N 89°57'21" E, along the North line of said Denton Texas tract and the South line of said Columbus Road, a distance of 461.94 feet to a set 5/8 inch iron rod with Transystems cap at the Northwest corner of tract herein described, and the **POINT OF BEGINNING** (N: 6,913,572.578, E: 2,302,001.571 Grid);

- (1) **THENCE** N 89°57'21" E, along the North line of said Denton Texas tract and the South line of said Columbus Road, a distance of 148.18 feet to a set 5/8 inch iron rod with Transystems cap for the Northeast corner of tract herein described;
- (2) **THENCE** S 45°00'00" W, along the East line of tract herein described, a distance of 69.50 feet to a set 5/8 inch iron rod with Transystems cap;
- (3) **THENCE** S 0°00'00" E, along the East line of tract herein described, a distance of 636.86 feet to a set 5/8 inch iron rod with Transystems cap;
- (4) **THENCE** S 89°58'43" E, along the East line of tract herein described, a distance of 156.78 feet to a set 5/8 inch iron rod with Transystems cap;
- (5) **THENCE** S 0°00'00" E, along the East line of tract herein described, a distance of 567.47 feet to a set 5/8 inch iron rod with Transystems cap for the Southeast corner of tract herein described;
- (6) **THENCE** N 89°58'11" W, along the South line of tract herein described, at a distance of 87.98 feet passing a set 5/8 inch iron rod with Transystems cap, continuing along South line of tract herein described, at a distance of 203.60 passing a set 5/8 inch iron rod with Transystems cap, continuing along South line of tract herein described a total distance of 561.94 feet to set 5/8 inch iron rod with Transystems cap for the Southwest corner of tract herein described;

- (7) **THENCE N 0°00'00" W**, along the West line of tract herein described, a distance of 382.74 feet to a set 5/8 inch iron rod with Transystems cap;
- (8) **THENCE N 69°18'50" E**, along the West line of tract herein described, a distance of 240.41 feet to a set 5/8 inch iron rod with Transystems cap;
- (9) **THENCE N 0°00'00" W**, along the West line of tract herein described, a distance of 99.64 feet to a set 5/8 inch iron rod with Transystems cap;
- (10) **THENCE S 89°58'43" E**, along the West line of tract herein described, a distance of 130.25 feet to a set 5/8 inch iron rod with Transystems cap;
- (11) **THENCE N 0°00'00" W**, along the West line of tract herein described, a distance of 636.84 feet to a set 5/8 inch iron rod with Transystems cap;
- (12) **THENCE N 45°00'00" W**, along the West line of tract herein described, a distance of 69.34 feet to the **POINT OF BEGINNING**, containing 7.429-acres (323,600 square feet) of land, more or less.

Being 3.363-acres (146,512 square feet) of land situated in the John W Asbury Survey, Abstract 52, Tarrant County, Texas, and more particularly that certain 144.643 acre tract conveyed to Denton Texas Venture, LTD, as recorded in Instrument #D205197517, Official Public Records, Tarrant County, Texas, (O.P.R.T.C.T.), save and except that certain 15.286 acre tract of land to State of Texas, as recorded in Instrument #D209260349 (State Highway 121) and being further described as follows:

COMMENCING at a found 5/8 inch capped iron rod at the Southwest corner of said Denton Texas tract;

THENCE N 89°41'36" E, along the South line of said Denton Texas tract, a distance of 2,197.79 feet to a point on the East line of said Denton Texas tract and on the West line of said State of Texas tract (State Highway 121);

THENCE N 0°23'12" W, along the East line of said Denton Texas tract and the West line of said State of Texas tract (State Highway 121), a distance of 500.29 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: 6,911,393.436, E: 2,303,085.159 Grid);

- (1) **THENCE** N 57°48'36" W, along the South line of tract herein described, a distance of 739.81 feet to a set 5/8 inch iron rod with Transystems cap, point also being the beginning of a curve to the right;
- (2) **THENCE** along said curve to the right, along the Southwest line of tract herein described, an arc distance of a 683.33 feet, through a central angle of 40°59'48", a radius of 955.00 feet and a long chord which bears N 37°18'42" W, 668.85 feet to a set 5/8 inch iron rod with Transystems cap for the Northwest corner of tract herein described;
- (3) **THENCE** S 89°58'11" E, along the North line of tract herein described, a distance of 115.62 feet to a set 5/8 inch iron rod with Transystems cap for the Northeast corner of tract herein described, point also the beginning of a curve to the left;
- (4) **THENCE** along said curve to the left, along the Northeast line of tract herein described, an arc distance of 571.11 feet, through a central angle of 38°43'28", a radius of 845.00 feet and a long chord which bears S 38°26'52" E, 560.30 feet to a set 5/8 inch iron rod with Transystems cap;
- (5) **THENCE** S 57°48'36" E, along the North line of tract herein described, a distance of 669.53 feet to a set 5/8 inch iron rod with Transystems cap for the Southern Northeast corner of tract herein described, on the East line of said Denton Texas tract and on the West line of said State of Texas tract(State Highway 121) ;
- (6) **THENCE** S 0°23'12" E, along the East line of tract herein described, the East line of said Denton Texas tract and the West line of said State of Texas tract (State Highway 121), a distance of 130.54 feet to the **POINT OF BEGINNING**, containing 3.363-acres (146,512 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 19th day of June, 2014, to Fidelity National Title Agency, Inc. 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 Agency, Inc., with an effective date of January 7, 2013, issued date of January 22, 2013, GF # FT244122-4412201241 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: 6-19-2014



COLUMBUS ROAD
(NO DEED OF RECORD FOUND)
60' RIGHT-OF-WAY

EXHIBIT "A"
PARCEL 1 INDEX



ABNER H HODGE
SURVEY
ABSTRACT 1789

PARCEL 1
PART 1

JOHN W ASBURY
SURVEY
ABSTRACT 52

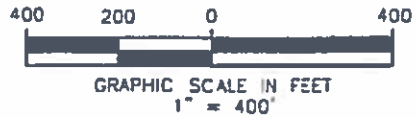
PARCEL 1
PART 2

DENTON TEXAS VENTURE, LTD
INST. #D205197517
O.P.R.T.C.T.
CALLED 144.643 ACRES
SAVE & EXCEPT 15.286 ACRES

STATE OF TEXAS
INST. #D209260349, O.P.R.T.C.T.

TEXAS TRANSPORTATION COMMISSION
CONTROL OF ACCESS - PARTIAL ACQUISITION
INST. #D208026420, O.P.R.T.C.T.

IPL PARCEL 3
COMERICA BANK
INST. #D209215784
O.P.R.T.C.T.
TRACT 1



TranSystems

500 WEST SEVENTH STREET
SUITE 1100
FORT WORTH, TX 76102
(817) 339-8950 (TEL)
(817) 336-2247 (FAX)
TBPLS FIRM REG NO 10038300

PROJ NO:	P202090330
SCALE:	1" = 400'
DATE:	02-01-2013
DRAWN BY:	RLI
CHECKED BY:	TAF
REVISED DATE:	06-26-2014

PRINTED ON
6/26/2014
7:23 AM

Timothy A. Frost
6-26-2014

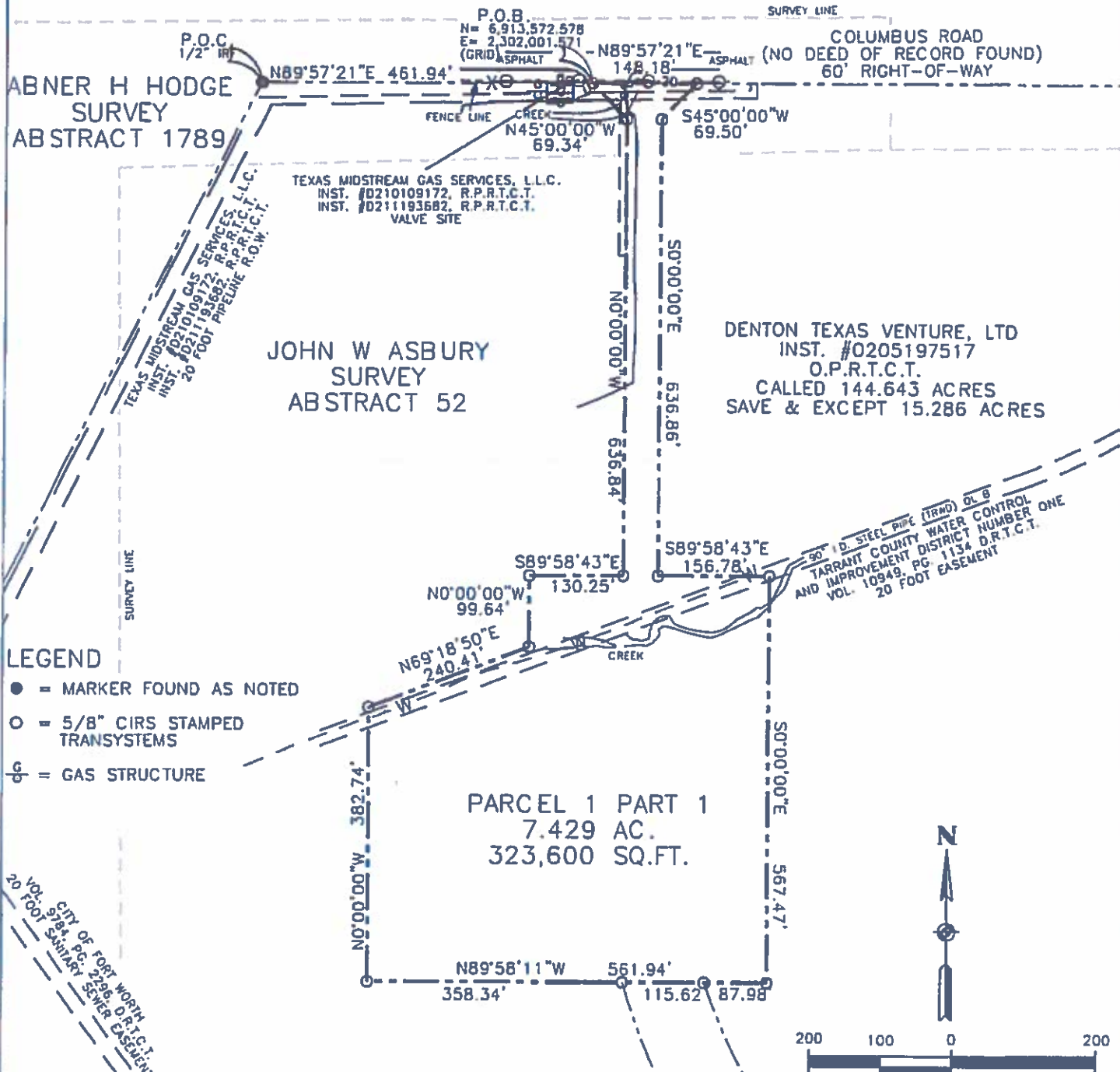
SHEET TITLE

EXHIBIT "A"
SEGMENT 9, PARCEL 1 INDEX
DENTON TEXAS VENTURA, 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 0.9998802448

EXHIBIT "A"
PARCEL 1 PART 1



LEGEND

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

NOTE: KNOWN UNDERGROUND UTILITIES SHOWN ARE QUALITY LEVEL B SUE- (12-10-2012)
NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

<p>500 WEST SEVENTH STREET SUITE 1100 FORT WORTH, TX 76102 (817) 339-8950 (TEL) (817) 336-2247 (FAX) TBPLS FIRM REG NO 10038360</p>	<p>PRINTED ON 6/26/2014 7:17:24 AM</p>	<p>SHEET TITLE</p> <p>EXHIBIT "A" SEGMENT 9, PARCEL 1 PART 1 DENTON TEXAS VENTURA, LTD</p>	
	<p>PROJ NO: P202090330 SCALE: 1" = 200' DATE: 02-01-2013 DRAWN BY: RLT CHECKED BY: TAF REVISED DATE: 06-26-2014</p>	<p>PROJECT</p> <p>INTEGRATED PIPELINE PROJECT</p>	<p>BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83)(2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED SCALE FACTOR 0.9998802448</p>
		<p>PG. 6 OF 9</p>	

EXHIBIT "A"
PARCEL 1 PART 2

DENTON TEXAS VENTURE, LTD
INST. #D205197517
O.P.R.T.C.T.
CALLED 144.643 ACRES
SAVE & EXCEPT 15.286 ACRES

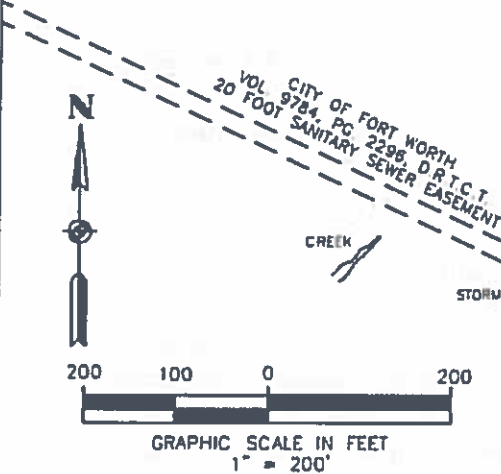
DELTA= 38° 43' 28" (LT)
R= 845.00'
L= 571.11'
CB= S 38° 26' 52" E
LC= 560.30'

JOHN W ASBURY
SURVEY
ABSTRACT 52

DELTA= 40° 59' 48" (RT)
R= 955.00'
L= 683.33'
CB= N 37° 18' 42" W
LC= 668.85'

STATE OF TEXAS
INST. #D209260349, D.P.R.T.C.T.
TEXAS TRANSPORTATION COMMISSION
CONTROL OF ACCESS - PARTIAL ACQUISITION
INST. #D208028420, O.P.R.T.C.T.

STATE HIGHWAY 121



P.O.B.
N= 6,911,393.436
E= 2,303,085.159
(GRID)

PARCEL 1 PART 2
3.363 AC.
146,512 SQ.FT.

CITY OF FORT WORTH
INST. #D212180171, R.P.R.T.C.T.
20 FOOT SANITARY SEWER EASEMENT

CITY OF FORT WORTH
INST. #D206328002, R.P.R.T.C.T.
DRAINAGE EASEMENT

LEGEND

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

5/8" CIRF
C&B
P.O.C.

SURVEY LINE

NOTE: KNOWN UNDERGROUND UTILITIES SHOWN ARE QUALITY LEVEL B SUE- (12-10-2012)
NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.



500 WEST SEVENTH STREET
SUITE 1100
FORT WORTH, TX 76102
(817) 339-8950 (TEL.)
(817) 338-2247 (FAX)
TBPUS FIRM REG NO 10038300

PROJ NO: P202090330
SCALE: 1" = 200'
DATE: 02-01-2013
DRAWN BY: RT
CHECKED BY: TAF
REVISED DATE: 06-26-2014

PRINTED ON
6/26/2014
7:21:51 AM



SHEET TITLE

EXHIBIT "A"
SEGMENT 9, PARCEL 1 PART 2
DENTON TEXAS VENTURA, 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 0.9998802448

PG. 7 OF 9

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, with Directors Henderson, Leonard, Stevens, and Lane voting in favor, and Director Kelleher voting against.

19.

With the recommendation of management, Director Stevens moved to grant authority to acquire permanent easement interests in, over, under, and across the following described properties 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 400
(Primula Investments,
Ltd.)

A permanent easement interest across a 10.350-acre tract of land situated in the Joseph Boren Survey, Abstract Number 36, Ellis County, Texas, and being more particularly described as a portion of that certain 152.855-acre tract described as Tract 10 conveyed to Primula Investments, Ltd. by deed, as recorded in Volume 2414, Page 2440, Deed Records, Ellis County, Texas, and being further described in the survey plat for Parcel 400 attached hereto for the negotiated purchase price of \$69,324.83.

IPL Parcel 416
(Primula Investments,
Ltd.)

A permanent easement interest across a 3.339-acre tract and a 9.209-acre tract of land situated in the Giles A. Giddings Survey, Abstract Number 414, Ellis County, Texas, and being more particularly described as portions of that certain 185.299-acre tract described as Tract 9 conveyed to Primula Investments, Ltd. by deed recorded in Volume 2414, Page 2440, Deed Records, Ellis County, Texas, and being further described in the survey plat for Parcel 416 attached hereto for the negotiated purchase price of \$80,675.17.

Exhibit "A"
Property Description

Being 10.350-acres (450,858 square feet) of land situated in the Joseph Boren Survey, Abstract Number 36, Ellis County, Texas and more particularly that certain 152.855 acre tract described as Tract 10 conveyed to Primula Investments, Ltd. by General Warranty Deed, as recorded in Volume 2414, Page 2440, Deed Records, Ellis County, Texas (D.R.E.C.T.), and being further described as follows:

COMMENCING at a point for corner in the approximate centerline of Roach Road (a prescriptive use right-of-way) (no deed of record found) and also being the Northwest corner of said Primula Investments, Ltd tract; from said point a 1/2-inch iron rod found bears N 58°50'35" E, a distance of 18.14 feet;

THENCE S 31°44'35" E, along the approximate centerline of Roach Road and the Westerly line of said Primula Investments, Ltd. tract, a distance of 712.84 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for the **POINT OF BEGINNING** (N: 6,785,303.655, E: 2,522,357.103 Grid);

- (1) **THENCE** N 58°24'50" E, departing the approximate centerline of Roach Road and the Westerly line of said Primula Investments, Ltd. tract, a distance of 179.15 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set;
- (2) **THENCE** S 86°48'07" E, a distance of 275.54 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set;
- (3) **THENCE** S 53°31'26" E, a distance of 2,641.30 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set in the apparent Northerly right-of-way line of State Highway No. 34 (a variable width right-of-way) (no deed of record found) and the Southerly line of said Primula Investments, Ltd. tract;
- (4) **THENCE** S 59°02'35" W, along the apparent Northerly right-of-way line of State Highway No. 34 and the Southerly line of said Primula Investments, Ltd. tract, a distance of 162.45 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set;
- (5) **THENCE** N 53°31'26" W, departing the Northerly right-of-way line of State Highway No. 34 and Southerly line of said Primula Investments, Ltd. tract, a distance of 2,436.60 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set;
- (6) **THENCE** N 69°26'17" W, a distance of 179.33 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set;

- (7) **THENCE S 75°50'03" W**, a distance of 179.33 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set;
- (8) **THENCE S 58°24'50" W**, a distance of 37.94 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set in the approximate centerline of Roach Road and Westerly line of said Primula Investments, Ltd. tract;
- (9) **THENCE N 31°44'35" W**, along the approximate centerline of Roach Road and Westerly line of said Primula Investments, Ltd. tract, a distance of 149.98 feet to the **POINT OF BEGINNING**, containing 10.350-acres (450,858 square feet) of land, more or less.

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

NOTE: Plat to accompany this legal description.

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

I do certify on this 23rd day of August, 2012, to 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 May 25, 2012, issued date of June 11, 2012 GF # 1204092 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



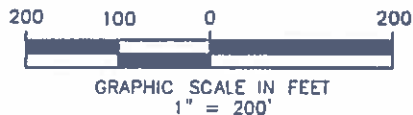
Nijaz Karacic
Registered Professional Land Surveyor
Texas Registration Number 5526



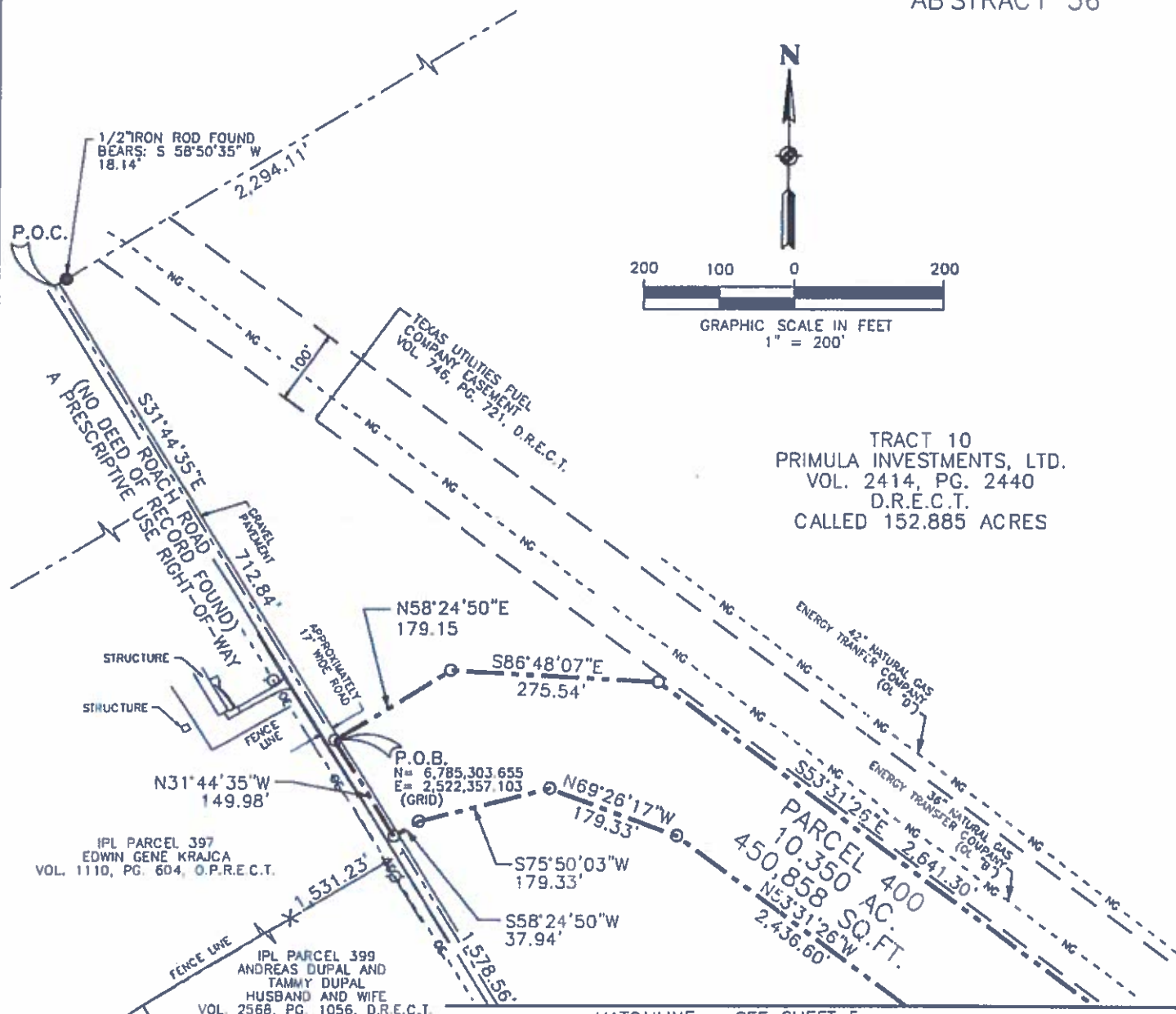
Dated: 10/18/2012

EXHIBIT "A"
PARCEL 400

JOSEPH BOREN SURVEY
ABSTRACT 36



TRACT 10
PRIMULA INVESTMENTS, LTD.
VOL. 2414, PG. 2440
D.R.E.C.T.
CALLED 152.885 ACRES



LEGEND

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

NOTE: KNOWN UNDERGROUND UTILITY LOCATIONS
SHOWN ARE QUALITY LEVEL B AND D SUE - 08/16/2012
NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

Pacheco Koch
DALLAS • FORT WORTH • HOUSTON
6350 N. CENTRAL EXPWY., SUITE 1000
DALLAS, TEXAS 75206
PH. 972.235.9031 FAX 972.235.9544
TX REG. ENGINEERING FIRM F-489
TX REG. SURVEYING FIRM LS-100080-00

PROJ NO:	P202090330
SCALE:	1" = 200'
DATE:	10-18-2012
DRAWN BY:	RLB
CHECKED BY:	NK
REVISED DATE:	

PRINTED ON:
10/18/2012
7:53:16 AM

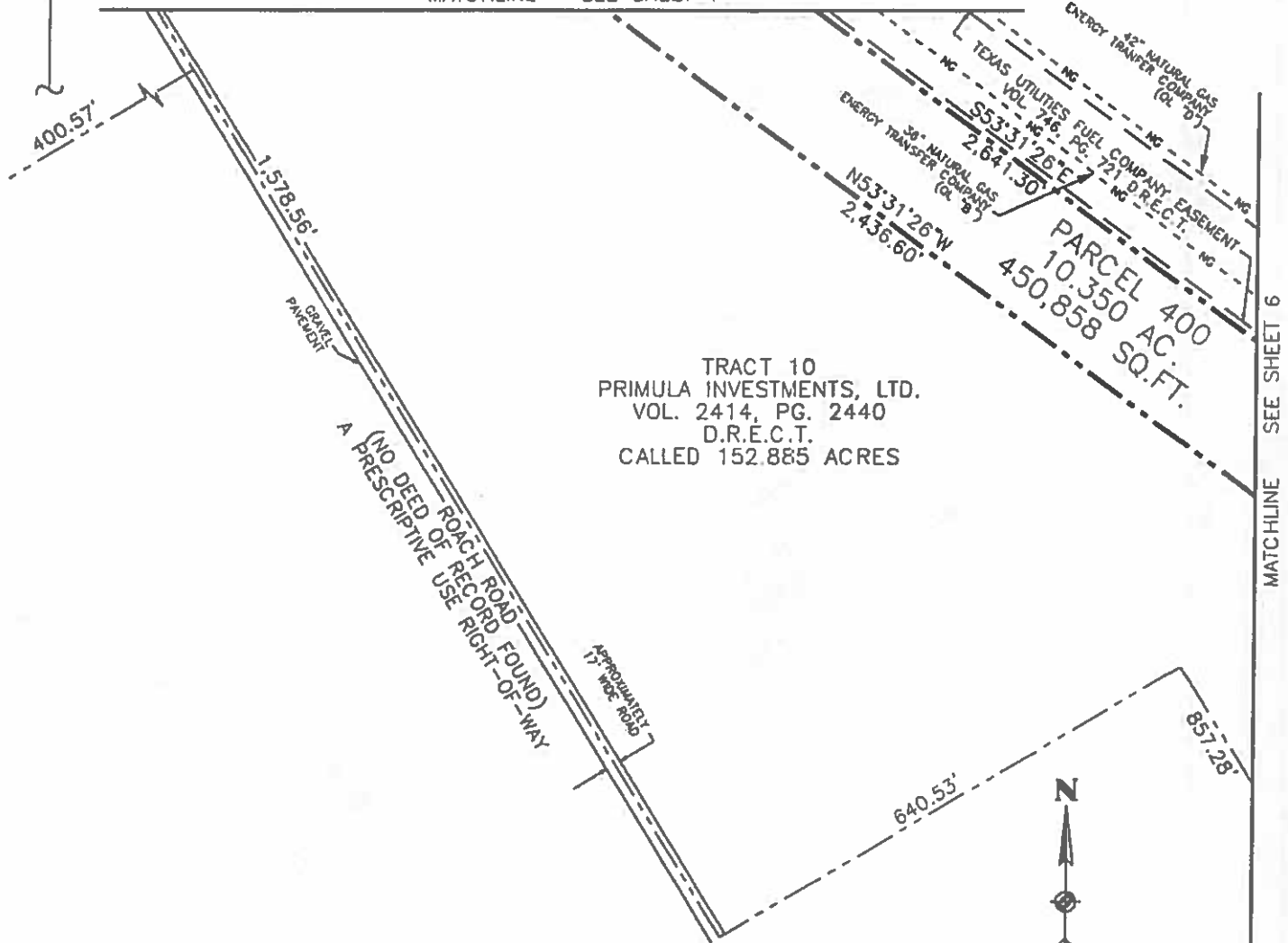
SHEET TITLE	
EXHIBIT "A" SEGMENT 15-2, PARCEL 400 PRIMULA INVESTMENTS, LTD.	
PROJECT	INTEGRATED PIPELINE PROJECT
BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83)(2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED SCALE FACTOR 0.9999460030	
PG. 4 OF 8	

EXHIBIT "A"
PARCEL 400

JOSEPH BOREN SURVEY
ABSTRACT 36

IPL PARCEL 399
ANDREAS DUPAL AND
TAMMY DUPAL
HUSBAND AND WIFE
VOL. 2568, PG. 1056
D.R.E.C.T.

MATCHLINE SEE SHEET 4

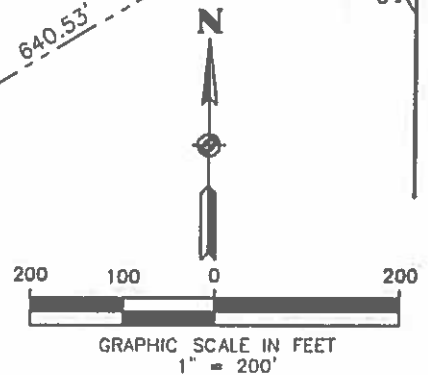


TRACT 10
PRIMULA INVESTMENTS, LTD.
VOL. 2414, PG. 2440
D.R.E.C.T.
CALLED 152.885 ACRES

PARCEL 400
10.350 AC.
450,858 SQ.FT.

LEGEND

- = MARKER FOUND AS NOTED
- = 1/2-INCH IRON ROD
W/ 7/8" PACHECO KOCH
CAP SET
- ⊙ = POWER POLE



NOTE: KNOWN UNDERGROUND UTILITY LOCATIONS
SHOWN ARE QUALITY LEVEL B AND D SUE - 08/16/2012
NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

Pacheco Koch
DALLAS • FORT WORTH • HOUSTON
8360 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
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DATE:	10-18-2012
DRAWN BY:	RLB
CHECKED BY:	NK
REVISED DATE:	

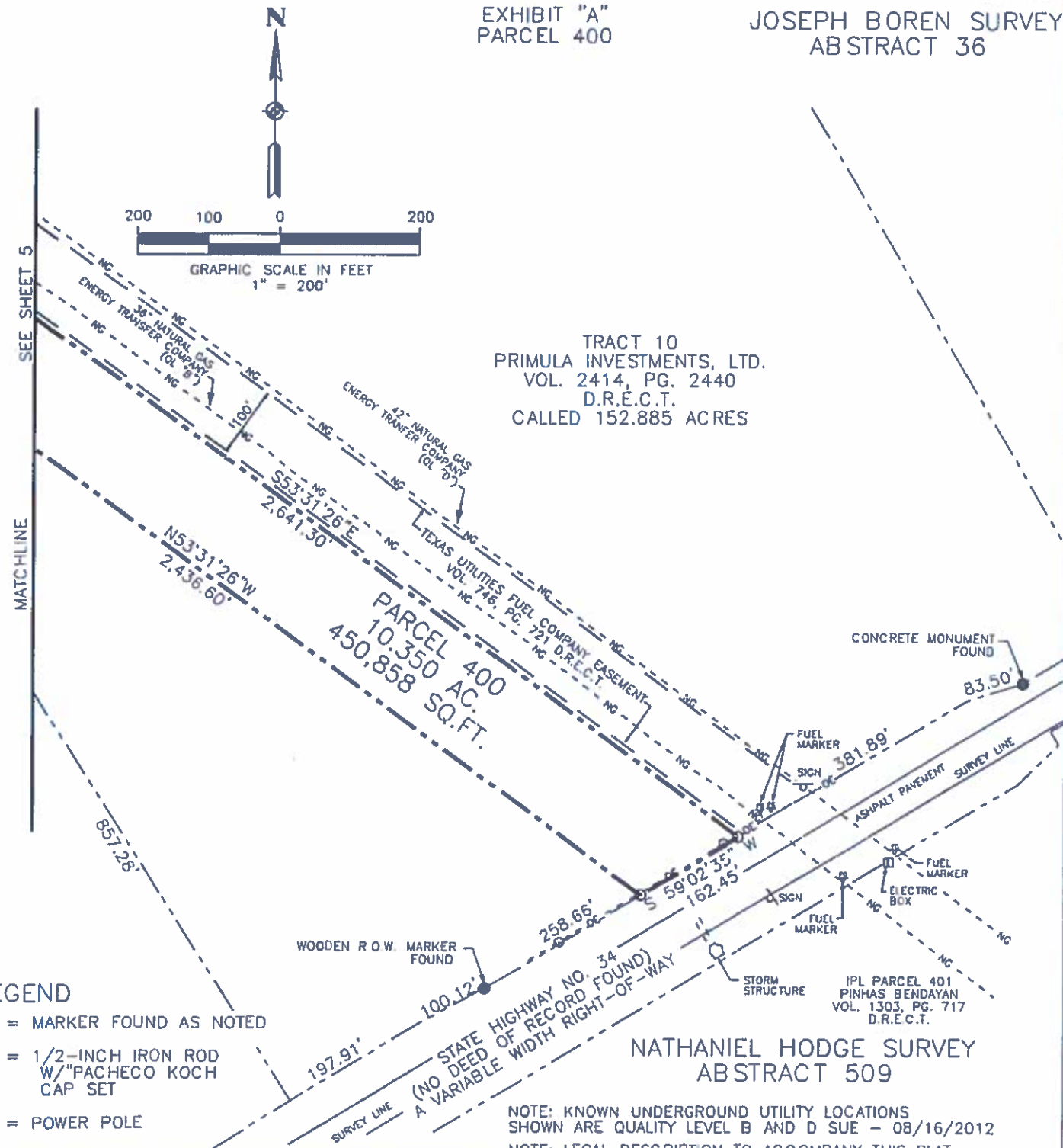
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10/18/2012
7:54:00 AM



SHEET TITLE	
EXHIBIT "A" SEGMENT 15-2, PARCEL 400 PRIMULA INVESTMENTS, 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. 5 OF 8

EXHIBIT "A"
PARCEL 400

JOSEPH BOREN SURVEY
ABSTRACT 36



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-100060-00

PROJ NO:	P202090330
SCALE:	1" = 200'
DATE:	10-18-2012
DRAWN BY:	RLB
CHECKED BY:	NK
REVISED DATE:	

PRINTED ON:
10/18/2012
7:54:45 AM

SHEET TITLE

EXHIBIT "A"
SEGMENT 15-2, PARCEL 400
PRIMULA INVESTMENTS, LTD.

PROJECT

INTEGRATED PIPELINE PROJECT

BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (+202) NORTH AMERICAN DATUM (NADB3)(2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED SCALE FACTOR 0.9999460030

Exhibit "A"
Property Description

Being 3.339-acres (145,426 square feet) tract of land situated in the Giles A. Giddings Survey, Abstract Number 414, Ellis County, Texas and more particularly that certain 185.299 acre tract described as Tract 9 conveyed to Primula Investments, Ltd. by General Warranty Deed recorded in Volume 2414, Page 2440, Deed Records, Ellis County, Texas (D.R.E.C.T.), and being further described as follows:

COMMENCING at a railroad spike found at the Northernmost South corner of said Primula Investments, Ltd. tract; said point being the East 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 that certain tract of land conveyed by deed to Karen Elayna Gerron Benton and Doris Gerron, as recorded in Volume 1662, Page 597, D.R.E.C.T.;

THENCE N 59°28'53" E, along the Southerly line of said Primula Investments, Ltd. tract and along the Northerly line of said Benton and 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°30'49" W, departing the Southerly line of said Primula Investments, Ltd. tract and the Northerly line of said Benton and Gerron tract, a distance of 785.32 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set in the Westerly line of said Primula Investments, Ltd. tract and the Easterly line of said Sullivan tract;
- (2) **THENCE** N 31°45'55" W, along the Westerly line of said Primula Investments, Ltd. tract and the Easterly line of said Sullivan tract, a distance of 322.19 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set;
- (3) **THENCE** S 59°30'49" E, departing the Westerly line of said Primula Investments, Ltd. tract and the Easterly line of said Sullivan tract, a distance of 1,153.59 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set in the Southerly line of said Primula Investments, Ltd. tract and in the Northerly line of said Benton and Gerron tract;
- (4) **THENCE** S 59°28'53" W, along the Southerly line of said Primula Investments, Ltd. tract and the Northerly line of said Benton and Gerron tract, a distance of 171.50 feet to the **POINT OF BEGINNING**, containing 3.339-acres (145,426 square feet) of land, more or less.

Exhibit "A"
Property Description

Being 9.209-acres (401,135 square feet) tract of land out of the Giles A. Giddings Survey, Abstract Number 414, Ellis County, Texas and more particularly that certain 185.299 acre tract described as Tract 9 conveyed to Primula Investments, Ltd. by General Warranty Deed recorded in Volume 2414, Page 2440, Deed Records, Ellis County, Texas (D.R.E.C.T.), and being further described as follows:

COMMENCING at a railroad spike found at the Northernmost South corner of said Primula Investments, Ltd. tract; said point being the East 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 that certain tract of land conveyed by deed to Karen Elayna Gerron Benton and Doris Gerron, as recorded in Volume 1662, Page 597, D.R.E.C.T.;

THENCE N 59°28'53" E, along the Southerly line of said Primula Investments, Ltd. tract and along the Northerly line of said Benton and Gerron tract, a distance of 838.17 feet to a point; said point being an ell corner of said Primula Investments, Ltd. tract and the north corner of said Benton and Gerron tract;

THENCE S 31°18' 54" E, along the Westerly line of said Primula Investments, Ltd. tract and along the Easterly line of said Benton and Gerron tract, a distance of 557.06 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for the **POINT OF BEGINNING** (N: 6,775,929.350, E: 2,540,751.937 Grid);

- (1) **THENCE S 59°30'49" E**, departing the Westerly line of said Primula Investments, Ltd. tract and the Easterly line of said Benton and Gerron tract, a distance of 2,812.39 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set in the Easterly line of said Primula Investments, Ltd. tract and the Westerly line of that certain tract of land conveyed by deed to Gerron Family, Ltd., as recorded in Volume 1340, Page 304, D.R.E.C.T.;
- (2) **THENCE S 29°16'29" W**, along the Easterly line of said Primula Investments, Ltd. tract and the Westerly line of said Gerron Family, Ltd. tract, a distance of 150.04 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set;
- (3) **THENCE N 59°30'49" W**, departing the Easterly line of said Primula Investments, Ltd. tract and the Westerly line of said Gerron Family, Ltd. tract, a distance of 2,535.78 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set in the Westerly line of said Primula Investments, Ltd. tract and the Easterly line of said Benton and Gerron tract;
- (4) **THENCE N 31°18'54" W**, along the Westerly line of said Primula Investments, Ltd. tract and the Easterly line of said Benton and Gerron tract, a distance of 317.46 feet to the **POINT OF BEGINNING**, containing 9.209-acres (401,135 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 28th day of September, 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 September 6, 2012, issued date of September 14, 2012 GF # 1208051 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.

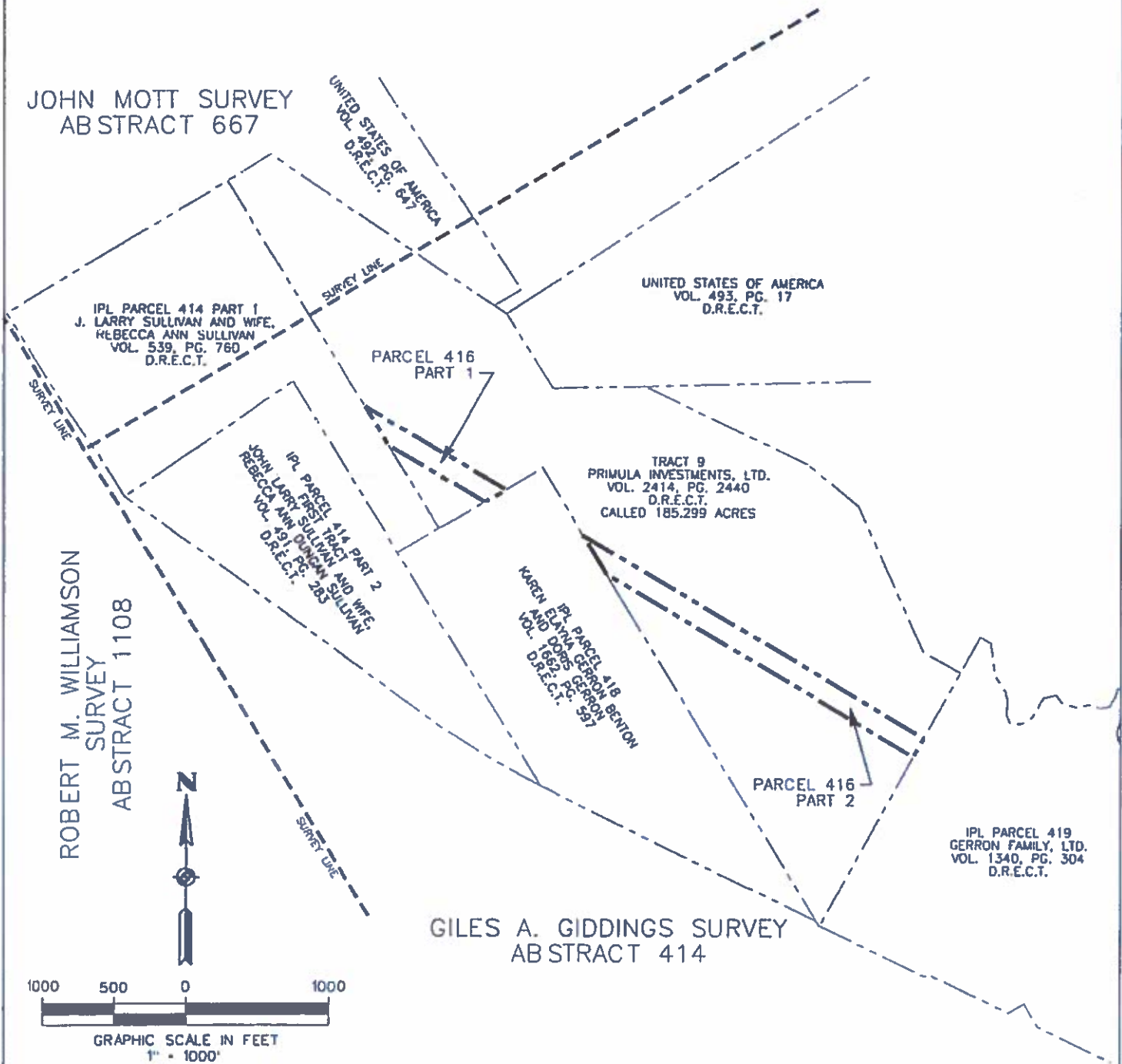


Nijaz Karacic
Registered Professional Land Surveyor
Texas Registration Number 5526



Dated: 11/6/2012

EXHIBIT "A"
PARCEL 416 INDEX



Pacheco Koch
DALLAS • FORT WORTH • HOUSTON
8360 N. CENTRAL EXPWY., SUITE 1000
DALLAS, TEXAS 75208
PH. 972.235.3031 FAX 972.235.9544
TX REG. ENGINEERING FIRM F-488
TX REG. SURVEYING FIRM LS-100080-00

PROJ. NO.:	P202090330
SCALE:	1" = 1000'
DATE:	11-08-2012
DRAWN BY:	RS
CHECKED BY:	NK
REVISED DATE:	

PRINTED ON:
11/06/2012
9:45:04 AM

SHEET TITLE
EXHIBIT "A"
SEGMENT 15-2, PARCEL 416 INDEX
PRIMULA INVESTMENTS, 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 416 PART 1

GILES A. GIDDINGS
 SURVEY
 ABSTRACT 414

TRACT 9
 PRIMULA INVESTMENTS, LTD.
 VOL. 2414, PG. 2440
 D.R.E.C.T.
 CALLED 185.299 ACRES

PARCEL 416 PART 1
 3.339 AC.
 145,426 SQ.FT.

IPL PARCEL 414 PART 1
 J. LARRY SULLIVAN AND WIFE,
 REBECCA ANN SULLIVAN
 VOL. 539, PG. 760
 D.R.E.C.T.

IPL PARCEL 414 PART 2
 FIRST TRACT
 JOHN LARRY SULLIVAN AND WIFE,
 REBECCA ANN DUNGAN SULLIVAN
 VOL. 491, PG. 283
 D.R.E.C.T.

IPL PARCEL 418
 KAREN ELAYNA GERRON BENTON
 AND DORIS GERRON
 VOL. 1662, PG. 597
 D.R.E.C.T.

P.O.B.
 N= 6,776,165.329
 E= 2,540,055.448
 (GRID)

P.O.C.
 RAILROAD SPIKE FOUND



GRAPHIC SCALE IN FEET
 1" = 200'

NOTE: NO KNOWN UNDERGROUND UTILITIES - 7/24/2012
 NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

LEGEND

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

1/2" IPF
 1.924.50'

Pacheco Koch
 DALLAS • FORT WORTH • HOUSTON
 8360 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

PRINTED ON:
 11/06/2012
 9:45:04 AM



SHEET TITLE

EXHIBIT "A"
 SEGMENT 15-2, PARCEL 416 PART 1
 PRIMULA INVESTMENTS, 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. 5 OF 10

PROJ. NO: P202090330
 SCALE: 1" = 200'
 DATE: 11-06-2012
 DRAWN BY: RS
 CHECKED BY: NK
 REVISED DATE:

EXHIBIT "A"
PARCEL 416 PART 2

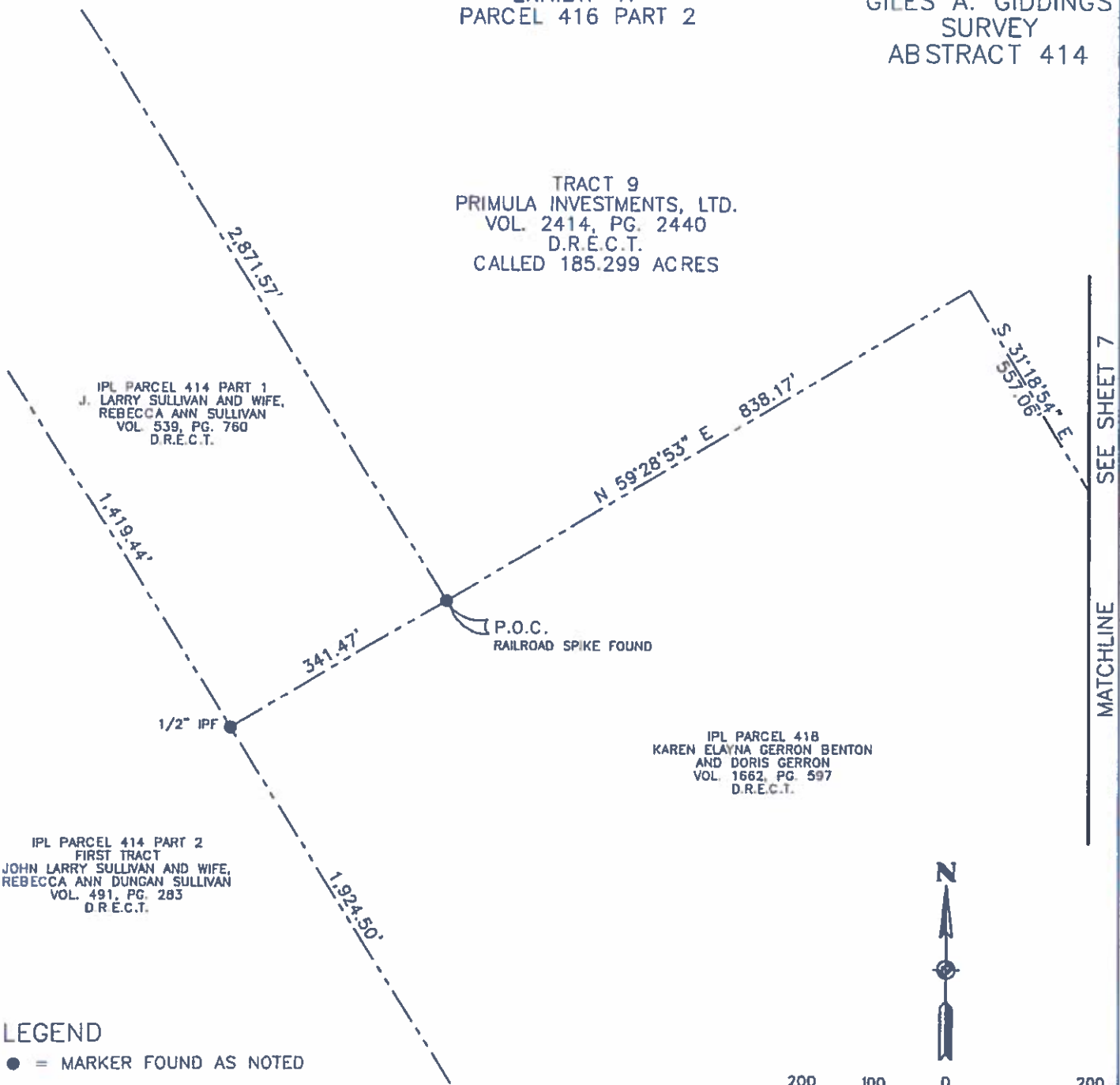
GILES A. GIDDINGS
SURVEY
ABSTRACT 414

TRACT 9
PRIMULA INVESTMENTS, LTD.
VOL. 2414, PG. 2440
D.R.E.C.T.
CALLED 185.299 ACRES

IPL PARCEL 414 PART 1
J. LARRY SULLIVAN AND WIFE,
REBECCA ANN SULLIVAN
VOL. 539, PG. 760
D.R.E.C.T.

IPL PARCEL 414 PART 2
FIRST TRACT
JOHN LARRY SULLIVAN AND WIFE,
REBECCA ANN DUNGAN SULLIVAN
VOL. 491, PG. 283
D.R.E.C.T.

IPL PARCEL 418
KAREN ELAYNA GERRON BENTON
AND DORIS GERRON
VOL. 1662, PG. 597
D.R.E.C.T.



MATCHLINE SEE SHEET 7



GRAPHIC SCALE IN FEET
1" = 200'

LEGEND

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

NOTE: KNOWN UNDERGROUND UTILITIES SHOWN
ARE QUALITY LEVEL B SUE - 7/24/2012.
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:	11-06-2012
DRAWN BY:	RS
CHECKED BY:	NK
REVISED DATE:	

PRINTED ON:
11/06/2012
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SHEET TITLE	
EXHIBIT "A" SEGMENT 15-2, PARCEL 416 PART 2 PRIMULA INVESTMENTS, LTD.	
PROJECT	INTEGRATED PIPELINE PROJECT
BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NADB3)(2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED SCALE FACTOR 0.9999460030	
	PG. 6 OF 10

EXHIBIT "A"
 PARCEL 416 PART 2

GILES A. GIDDINGS
 SURVEY
 ABSTRACT 414

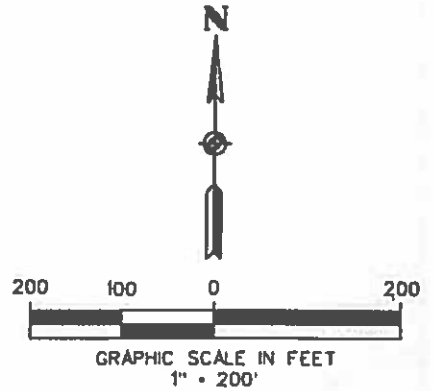
SEE SHEET 6

MATCHLINE

SEE SHEET 8

MATCHLINE

TRACT 9
 PRIMULA INVESTMENTS, LTD.
 VOL. 2414, PG. 2440
 D.R.E.C.T.
 CALLED 185.299 ACRES



P.O.B.
 N= 6,775,929.350
 E= 2,540,751.937
 (GRD)

PARCEL 416 PART 2
 9.209 AC.
 401,135 SQ.FT.

IPL PARCEL 418
 KAREN ELAYNA GERRON BENTON
 AND DORIS GERRON
 VOL. 1662, PG. 597
 D.R.E.C.T.

TRACT 9
 PRIMULA INVESTMENTS, LTD.
 VOL. 2414, PG. 2440
 O.R.E.C.T.
 CALLED 185.299 ACRES

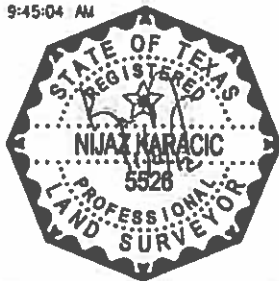
LEGEND

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

NOTE: KNOWN UNDERGROUND UTILITIES SHOWN
 ARE QUALITY LEVEL B SUE - 7/24/2012.
 NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

Pacheco Koch
 DALLAS • FORT WORTH • HOUSTON
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 9:45:04 AM



SHEET TITLE

EXHIBIT "A"
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 PRIMULA INVESTMENTS, 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 10

EXHIBIT "A"
PARCEL 416 PART 2

GILES A. GIDDINGS
SURVEY
ABSTRACT 414

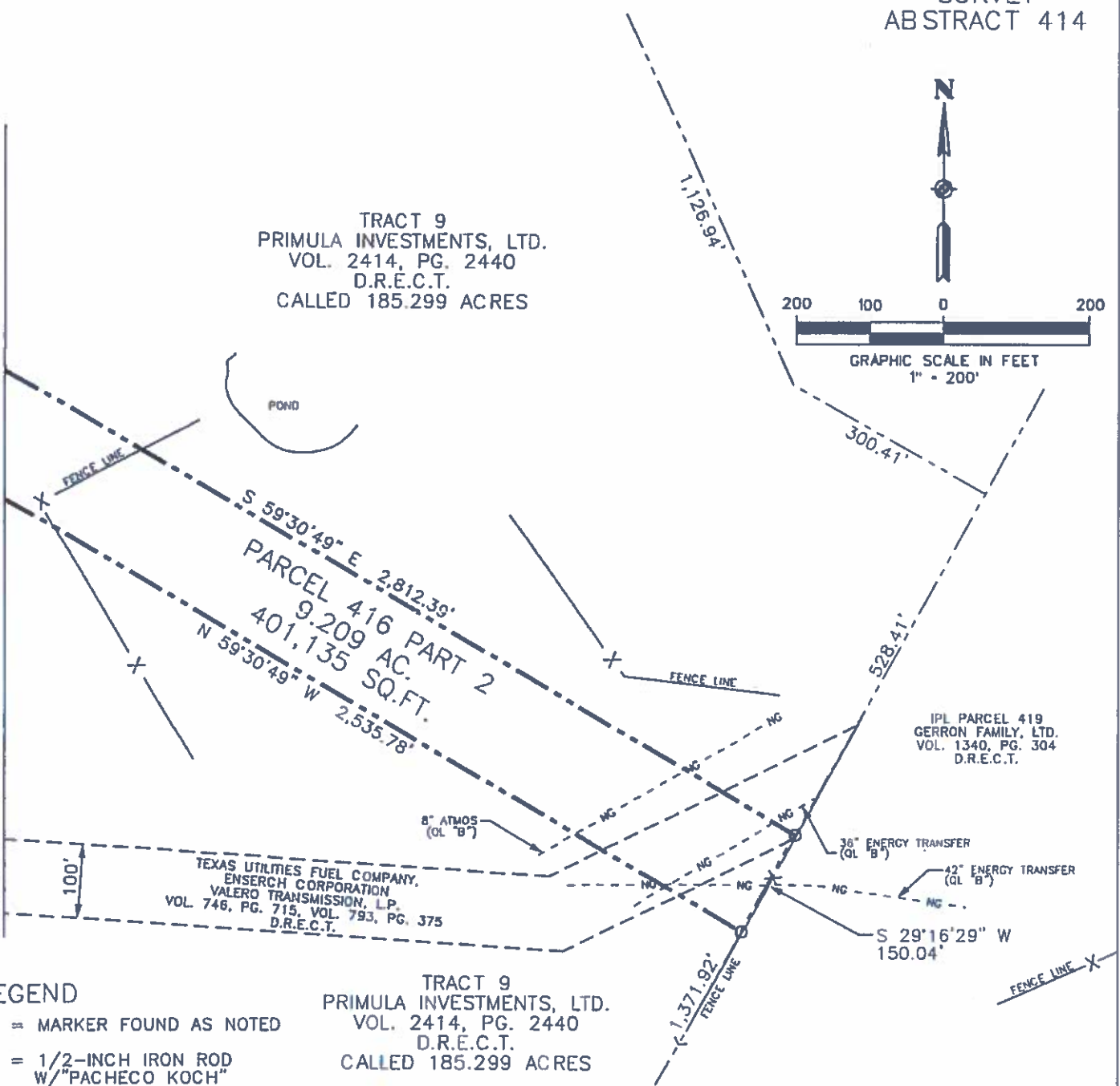
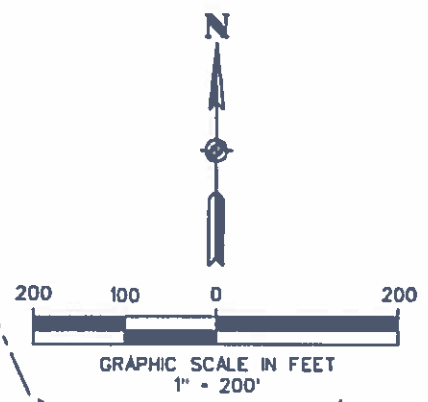
TRACT 9
PRIMULA INVESTMENTS, LTD.
VOL. 2414, PG. 2440
D.R.E.C.T.
CALLED 185.299 ACRES

TEXAS UTILITIES FUEL COMPANY,
ENSERCH CORPORATION
VALERO TRANSMISSION, L.P.
VOL. 746, PG. 715, VOL. 793, PG. 375
D.R.E.C.T.

TRACT 9
PRIMULA INVESTMENTS, LTD.
VOL. 2414, PG. 2440
D.R.E.C.T.
CALLED 185.299 ACRES

IPL PARCEL 419
GERRON FAMILY, LTD.
VOL. 1340, PG. 304
D.R.E.C.T.

SEE SHEET 7
MATCHLINE



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 SUE - 7/24/2012.
NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

Pacheco Koch
DALLAS • FORT WORTH • HOUSTON
8360 N. CENTRAL EXPWY., SUITE 1000
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TX REG. ENGINEERING FIRM F-489
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PROJ NO:	P202090330
SCALE:	1" = 200'
DATE:	11-06-2012
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EXHIBIT "A"
SEGMENT 15-2, PARCEL 416 PART 2
PRIMULA INVESTMENTS, LTD.

PROJECT
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BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE
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PROJECT COMBINED SCALE FACTOR 0.9999460030

PG. 8 OF 10

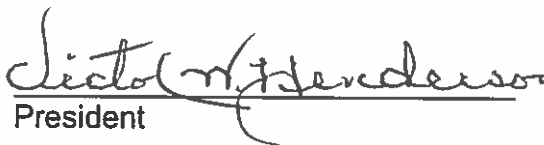
In addition, R. Steve Christian is granted authority to execute all documents necessary to complete these transactions and to pay all reasonable and necessary closing and related costs incurred with these acquisitions. Director Kelleher seconded the motion and the vote in favor was unanimous.

20.

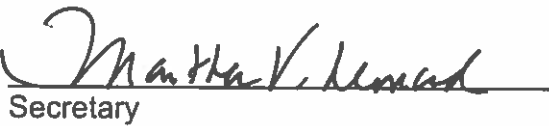
There were no future agenda items approved.

21.

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



President



Secretary