

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF  
TARRANT REGIONAL WATER DISTRICT  
HELD ON THE 15<sup>th</sup> DAY OF MAY 2018 AT 9:00 A.M.

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The call of the roll disclosed the presence of the Directors as follows:

Present

Jack Stevens  
Marty Leonard  
Leah King  
James Hill

Absent

Jim Lane

Also present were Jim Oliver, Alan Thomas, Dan Buhman, Chris Atkinson, Darrell Beason, Shanna Cate, Steve Christian, Linda Christie, Wesley Cleveland, Randall Cocke, Jason Gehrig, J.D. Granger, Rachel Ickert, Nancy King, Chad Lorange, Mick Maguire, Lexi McCalip, Sandy Newby, Tina Nikolic, Matt Oliver, Wayne Owen and Ed Weaver.

Also in attendance were George Christie; General Counsel for Tarrant Regional Water District (District or TRWD); Lee Christie, Ethel Steele and Mike Atchley of Pope, Hardwicke, Christie, Schell, Kelly & Taplett, L.L.P.; Justin Reeves of Lockwood, Andrews & Newnam, Inc.; Robert Denkhaus and Haily Summerford of Friends of the Fort Worth Nature Center and Refuge; Russell Gibson of Freese and Nichols, Inc.; Bill Paxton of the Paxton Firm; Denis Qualls of City of Dallas Water Utilities; Adam Evans of CDM Smith; Alan Raynor of McCall, Parkhurst & Horton, L.L.P. and Matt Garcia of AECOM.

President Stevens convened the meeting with 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 Pledges of Allegiance to the U.S. and Texas flags.

2.

On a motion made by Director Leonard and seconded by Director Hill, the Directors voted unanimously to approve the minutes from the Board meeting held on April 17, 2018. It was accordingly ordered that these minutes be placed in the permanent files of the District.

3.

Rob Denkhaus of the Fort Worth Nature Center and Refuge gave a presentation on the improvements that were done cooperatively with the District. Director Leonard commented on the great work that Darrell Beason and all of the District staff have done to help the Fort Worth Nature Center and Refuge.

4.

With the recommendation of management, Director Leonard moved to approve the Order Canvassing Bond Election Returns for the \$250,000,000 special bond election that was held on May 5, 2018 for flood control measures. The bond election passed with 66% of the vote. Results are, out of a total of 406,319 registered voters, there were 19,152 ballots cast with 12,448 votes for and 6,345 votes against. Funding for the election is included in the Fiscal Year 2018 General Fund Budget. Director King seconded the motion and the vote in favor was unanimous.

5.

Agenda item for approval of a water sales contract with Runaway Bay Golf Club, LLC at Lake Bridgeport was tabled.

6.

With the recommendation of management, Director Leonard moved to approve a contract amendment with Carollo Engineers, Inc. in an amount not to exceed \$466,800

for professional services for the chloramine optimization design project at lake pump stations. The current total contract value is \$3,194,255. This contract amendment is on a time and materials basis and would bring the total not-to-exceed revised contract amount to \$3,661,055. Funding for this contract is included in the Bond Fund. Director King seconded the motion and the vote in favor was unanimous.

7.

With the recommendation of management, Director King moved to approve a change in calculation of retainage being held for Red River Construction Company to 5% of the total contract price following the recent 50% completion milestone of its contract to construct the chloramine optimization project at Richland-Chambers Lake Pump Station. All remaining contract payments are to be made in full, the Board having found that satisfactory progress is being made. 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 Hill seconded the motion and the vote in favor was unanimous.

8.

With the recommendation of management, Director King moved to approve release of retainage in the amount of \$77,069.38 and contract closeout with R.E. Monks Construction Company, LLC for the Kennedale Balancing Reservoir third cell foundation construction. Funding for this contract is included in the Bond Fund. Director Hill seconded the motion and the vote in favor was unanimous.

9.

With the recommendation of management, Director Leonard moved to approve a reconciliation change order in the amount of \$1,013,928.79 with Garney Companies, Inc.

for Section 15-1 of the Integrated Pipeline Project. The original contract value was \$92,900,000, with a change order of \$1,801,184.91 for a total contract value of \$94,701,184.91. The total contract value, including this change order, will be reduced to \$93,687,256.12. Funding for this contract is included in the Bond Fund. Director Hill seconded the motion and the vote in favor was unanimous.

10.

With the recommendation of management, Director King moved to approve release of retainage and final payment in the amount of \$2,544,227.48 and contract closeout with Garney Companies, Inc. for Section 15-1 of the Integrated Pipeline Project. The original contract value was \$92,900,000 and with approved change orders to date totaling \$787,256.12 the final contract value is \$93,687,256.12. Funding for this contract is included in the Bond Fund. Director Leonard seconded the motion and the vote in favor was unanimous.

11.

With the recommendation of management, Director King moved to approve a change in calculation of retainage being held for BAR Constructors, Inc. to 2.5% of the total contract price following substantial completion of its contract for Section 15-2 of the Integrated Pipeline Project. All remaining contract payments are to be made in full, the Board having found that satisfactory progress is being made. 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 Hill seconded the motion and the vote in favor was unanimous.

12.

With the recommendation of management, Director Leonard moved to approve a

contract with Gartner Inc. in the amount of \$126,682.33 to provide decision support for current and future strategic technology initiatives. Funding for this item is included in the Fiscal Year 2018 General Fund. Director Hill seconded the motion and the vote in favor was unanimous.

13.

With the recommendation of the management, Director Hill moved to approve a contract with Taylor's Rental in the amount of \$84,206.60 for the rental of tents, tables and chairs for Fort Worth's Fourth. Funding for this item is included in the Fiscal Year 2018 Recreation Fund. Director King seconded the motion and the vote in favor was unanimous.

14.

#### Staff Updates

- System Status Update
- Twin Points Update
- Trinity River Vision Review

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 10:01 a.m. to 10:13.

16.

The presiding officer next called an executive session at 10:14 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 (*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, Cause No. 12-14-00329-CV in the Twelfth Court of Appeals, Tyler, Texas and Cause No. 15-0117 in the Supreme Court of Texas; *White House Cemetery Association v. Jasper and Evelyn Stevens and Tarrant Regional Water District*, Cause No. 08001-CCL-15, in the County Court at Law No. 1 of Henderson County, Texas; *Wilson Family Cemetery Association v. The Estate of Genie Warren, Jr. and Tarrant Regional Water District*, Cause No. 08026-CCL-15 in the County Court at Law No. 1 of Henderson County, Texas; *Tarrant Regional Water District v. Denton Texas Venture, Ltd.*, Cause No. 2014-006948-1 in the County Court at Law No. 1 of Tarrant County, Texas; *Tarrant Regional Water District v. James W. Mayes and Bob Beakley*, Cause No. 14-C-3547 in the County Court at Law No. 1 of Ellis County, Texas; under Section 551.072 to Deliberate the Purchase, Exchange, Lease or Value of Real Property; and under Section 551.076 to Deliberate Regarding Security Devices or Security Audits. Upon completion of the executive session at 11:15 a.m., the President reopened the meeting.

17.

With the recommendation of management, Director Leonard moved to approve the purchase of security equipment in the amount of \$89,953.65 for Joint Booster Pump Station 3 of the Integrated Pipeline Project. Funding for this contract is included in the Bond Fund. Director King seconded the motion and the vote in favor was unanimous. Director Hill was absent for this vote.

18.

With the recommendation of management, Director King moved to approve the purchase of hardware and contract services in an amount not-to-exceed \$750,000 to

provide data storage infrastructure. Funding for this contract is included in the Bond Fund. Director Hill seconded the motion and the vote in favor was unanimous.

19.

With the recommendation of management, Director Hill moved to grant authority to acquire permanent easement interests in, over, under, and across the following described properties, including any improvements thereon, for the public use and purpose of construction and operation of the Integrated Pipeline 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 Parcels 839, 858  
(Martynowicz-Andrews)**

**A permanent easement interest in, over, and across a 2.098-acre tract of land situated in the John Ferguson Survey, Abstract Number 22, Anderson County, Texas, and being more particularly described as a portion of that certain 60.00-acre tract of land conveyed to Lynn M. Martynowicz-Andrews, as described by deed recorded in Volume 1806, Page 578, Official Public Records of Anderson County, Texas, together with a permanent easement interest in, over, and across a 4.615-acre tract of land situated in the John Ferguson Survey, Abstract Number 22, Anderson County, Texas, and being more particularly described as a portion of that certain 64.46-acre tract of land (Tract Two) conveyed to Todd Andrews and spouse, Lynn M. Martynowicz-Andrews, as described by deed recorded in Volume 1958, Page 82, Official Public Records of Anderson County, Texas, such tracts being further described in the accompanying survey plats for Parcels 839 and 858 attached hereto. An appraisal prepared by an independent, qualified real estate appraiser using standard accepted valuation techniques established the amount of \$221,500 as just compensation for the above-described property.**

EXHIBIT "A"  
Property Description

Being 2.098 acres (91,387 square feet) of land situated in the John Ferguson Survey, Abstract Number 22, Anderson County, Texas, and more particularly in that certain 60.00 acre tract of land conveyed to Lynn M. Martynowicz-Andrews, as described by deed recorded in Volume 1806, Page 578, Official Public Records of Anderson County, Texas, (O.P.R.A.C.T.), being further described as follows:

**COMMENCING** at a point in the South margin of County Road Number 309, (No Deed of Record Found), at the Southwest corner of said Martynowicz-Andrews 60.00 acre tract and the Southeast corner of a called 64.46 acre tract of land conveyed to Todd Andrews and spouse, Lynn Martynowicz-Andrews, as described by deed recorded in Volume 1958, Page 82, O.P.R.A.C.T., from which a found 1/2 inch iron rod for reference in the North margin of said county road bears N 03°31'32" W, a distance of 40.78 feet;

**THENCE** N 03°31'32" W, a distance of 42.71 feet along the East line of said Todd Andrews 64.46 acre tract and the West line of said Martynowicz-Andrews 60.00 acre tract to a set 1/2 inch iron rod with plastic cap stamped K.L.K. #4687 at the Southwest corner of tract herein described, and the **POINT OF BEGINNING** (N: 6,720,507.007, E: 2,911,876.554, Grid), from which said found 1/2 inch iron rod for reference bears S 03°31'32" E, a distance of 1.93 feet;

- (1) **THENCE** N 03°31'32" W, a distance of 151.43 feet continuing along said East line and West line to a set 1/2 inch iron rod with plastic cap stamped K.L.K. #4687 at the Northwest corner of tract herein described from which a found 1/2 inch iron rod at an angle point in same bears N 03°31'32" W, a distance of 89.41 feet;
- (2) **THENCE** N 78°35'42" E, a distance of 604.73 feet to a set 1/2 inch iron rod with K.L.K. #4687 cap, at the most Southerly Southeast corner of a called 60.00 acre tract of land conveyed to Lynn M. Martynowicz-Andrews, as described by deed recorded in Volume 1806, Page 578, (O.P.R.A.C.T.) and the Southwest corner of said Coke 25.00 acre tract and tract herein described;
- (3) **THENCE** N 88°38'57" E, a distance of 7.36 feet to a set 1/2 inch iron with plastic cap stamped K.L.K. #4687 in the East line of said Martynowicz-Andrews 60.00 acre tract and the West line of a called 25.00 acre tract of land conveyed to Michael N. Coke and Theresa Ann Coke, as described by deed recorded in Volume 1757, Page 187, O.P.R.A.C.T., at the Northeast corner of tract herein described, from which a found 1/2 inch iron rod at the Northwest corner of said Coke 25.00 acre tract bears N 01°20'20" W, a distance of 643.66 feet;
- (4) **THENCE** S 01°20'20" E, a distance of 151.04 feet along the West line of said Coke 25.00 acre tract and the East line of said Martynowicz-Andrews 60.00 acre tract to a set 1/2 inch iron rod with K.L.K. #4687 cap at the Southeast corner of tract herein described;



- (5) **THENCE** S 78°35'42" W, a distance of 606.34 feet to the **POINT OF BEGINNING** containing 2.098 acres (91,387 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 0.9999804020.

NOTE: Plat to accompany this legal description

I do certify on this 18<sup>th</sup> day of October, 2013 to First National Title Insurance Company, Texas First Title Company, L.L.C., 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 WFG National Title Insurance Company, with an effective date of February 26, 2013, issued date of March 7, 2013, GF # 11036.TFT 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.

  
Kevin L. Kilgore  
Registered Professional Land Surveyor  
Texas Registration Number 4687

Dated: 11/7/13

**LEGEND**

- = MARKER FOUND AS NOTED
- = 1/2" IRON ROD SET WITH K.L.K. #4687 CAP

NOTE:  
1. KNOWN UNDERGROUND UTILITIES SHOWN ARE QUALITY LEVEL & SUE.

2. NO QUALITY LEVEL B SUE PERFORMED ON THIS PARCEL DUE TO NO RIGHT OF ENTRY.

IPL PARCEL 858  
TODD ANDREWS AND SPOUSE,  
LYNN MARTYNOWICZ-ANDREWS  
VOL. 1958, PG. 82  
O.P.R.A.C.T.  
CALLED 64.46 AC.

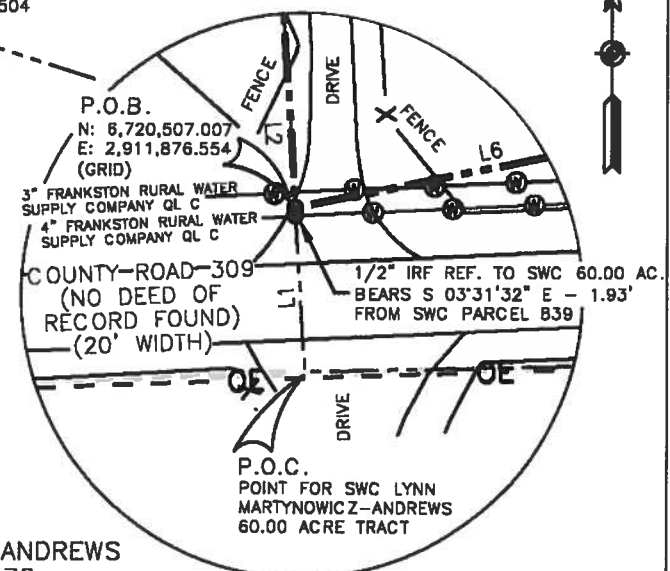
MARTHA LYNNE ORR  
AND JEAN BARON  
VOL. 1360, PG. 582  
O.P.R.A.C.T.  
CALLED 2.318 AC.  
50 FOOT EASEMENT

LYNN M. MARTYNOWICZ-ANDREWS  
VOL. 1806, PG. 578  
O.P.R.A.C.T.  
CALLED 60.00 AC.

LINE TABLE

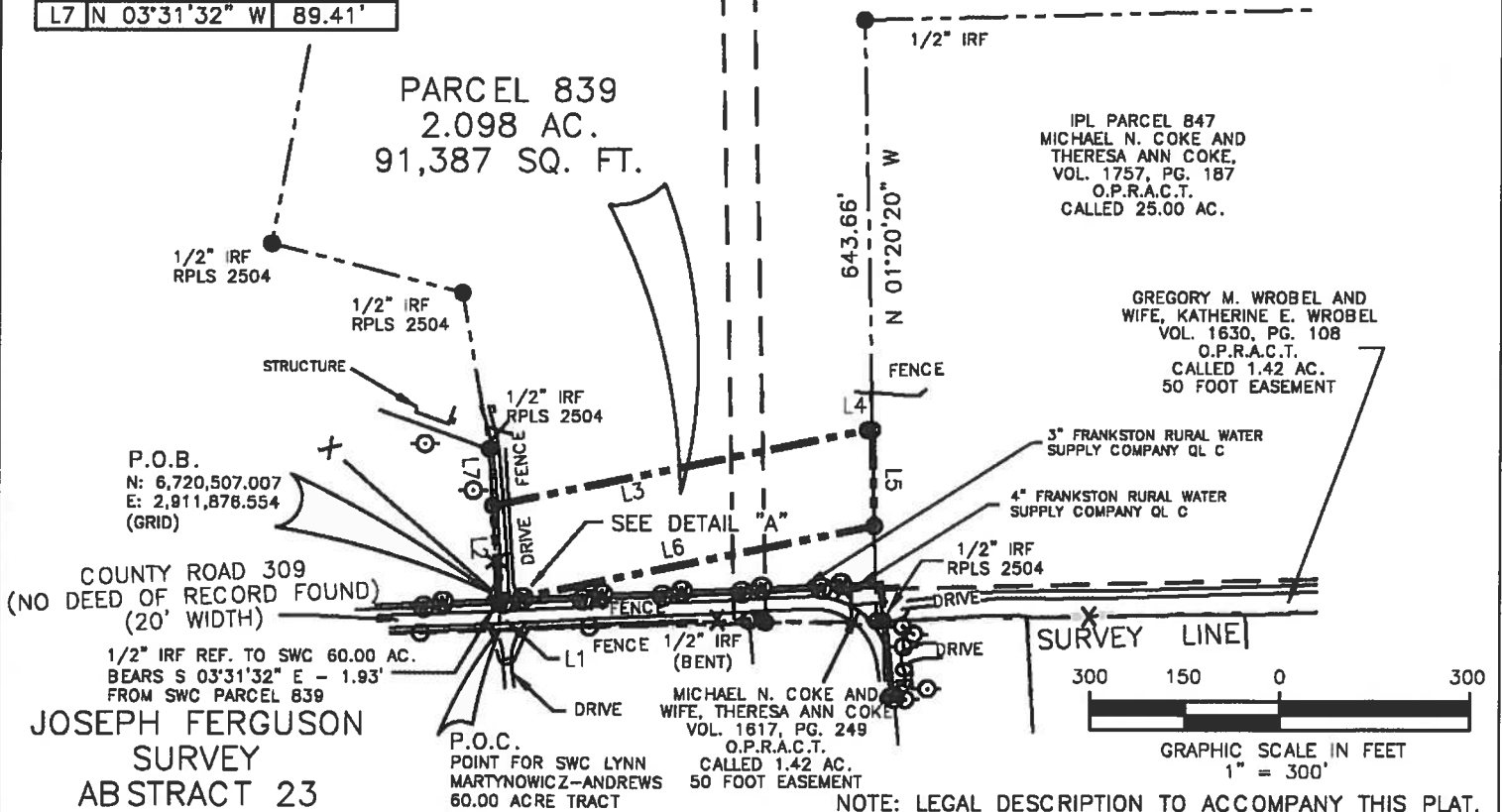
LINE	BEARING	DISTANCE
L1	N 03°31'32" W	42.71'
L2	N 03°31'32" W	151.43'
L3	N 78°35'42" E	604.73'
L4	N 88°38'57" E	7.36'
L5	S 01°20'20" E	151.04'
L6	S 78°35'42" W	606.34'
L7	N 03°31'32" W	89.41'

**EXHIBIT "A" JOHN FERGUSON SURVEY  
PARCEL 839 ABSTRACT 22**



DETAIL "A"  
NOT TO SCALE

PARCEL 839  
2.098 AC.  
91,387 SQ. FT.



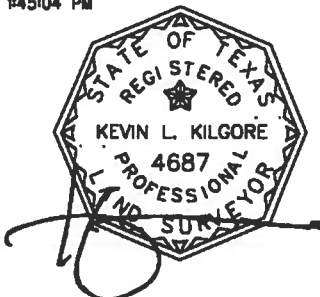
NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

**Kilgore & Company, Inc.**  
www.kilgore.com

6712 PALUXY DRIVE  
TYLER, TX 75703  
(903) 581-7800 (TEL)  
(903) 581-3756 (FAX)

PROJ NO: 201012P839  
SCALE: 1" = 300'  
DATE: 11-7-2013  
DRAWN BY: RTW  
CHECKED BY: RN  
REVISED DATE:

PRINTED ON:  
11/7/2013  
1:45:04 PM



SHEET TITLE

**EXHIBIT "A"  
SEGMENT 19-1, PARCEL 839  
LYNN M. MARTYNOWICZ-ANDREWS**

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 0.9999804020.

EXHIBIT "A"  
Property Description

Being 4.615 acres (201,033 square feet) of land situated in the John Ferguson Survey, Abstract Number 22, Anderson County, Texas, and more particularly in that certain 64.46 acre tract of land, (Tract Two) conveyed to Todd Andrews and spouse, Lynn M. Martynowicz-Andrews, as described by deed recorded in Volume 1958, Page 82, Official Public Records of Anderson County, Texas, (O.P.R.A.C.T.), being further described as follows:

**COMMENCING** at a point in the South margin of County Road Number 309, (No Deed of Record Found), at the Southeast corner of said 64.46 acre Tract Two and the Southwest corner of a called 60.00 acre tract of land, (Tract One) conveyed to Lynn M. Martynowicz-Andrews, as described by deed recorded in Volume 1806, Page 578, O.P.R.A.C.T., from which a found 1/2 inch iron rod stamped RPLS 2504 for reference in the North margin of said county road bears

N 03°31'32" W, a distance of 40.78 feet;

**THENCE** N 03°31'32" W, a distance of 42.71 feet along the East line of said Todd Andrews 64.46 acre tract and the West line of said Martynowicz-Andrews 60.00 acre tract to a set 1/2 inch iron rod with plastic cap stamped K.L.K. #4687 at the Southeast corner of tract herein described, and the **POINT OF BEGINNING** (N: 6,720,507.007, E: 2,911,876.554, Grid), from which said found 1/2 inch iron rod for reference bears S 03°31'32" E, a distance of 1.93 feet;

- (1) **THENCE** S 78°35'19" W, a distance of 20.32 feet along the South line of said tract herein described to a set 1/2 inch iron rod with plastic cap stamped K.L.K. #4687 at an angle point in same;
- (2) **THENCE** S 87°33'20" W, a distance of 1322.82 feet continuing along the South line of said tract herein described to a set 1/2 inch iron rod with K.L.K. #4687 cap at the Southwest corner of same, in the West line of said 64.46 acre Tract Two and the East line of a called 32.00 acre tract of land conveyed to Frances Warrington Beard and Jane Warrington Thompson, as described by deed recorded in Volume 978, Page 875, (D.R.A.C.T.) from which a point at the Southwest corner of said 64.46 acre Tract Two bears S 01°15'59" E, a distance of 13.94 feet and a found 1/2 inch iron rod for reference to the Southwest corner of said 64.46 acre Tract Two bears N 01°15'59" W, a distance of 1.51 feet;
- (3) **THENCE** N 01°16'02" W, a distance of 150.03 feet along the West line of said tract herein described and said 64.46 acre Tract Two and the East line of above mentioned 32.00 acre Beard and Thompson tract to a set 1/2 inch iron with plastic cap stamped K.L.K. #4687 at the Northwest corner of tract herein described, from which a found 1/2 inch iron rod in the West line of said 64.46 acre Tract Two for the Northeast corner of said 32.00 acre Beard and Thompson tract bears N 01°16'02" W, a distance of 846.48 feet;

- (4) **THENCE** N 87°33'20" E, a distance of 1307.98 feet along the North line of said tract herein described to a set 1/2 inch iron rod with K.L.K. #4687 cap at an angle point in same;
- (5) **THENCE** N 78°35'27" E, a distance of 29.32 feet continuing along the North line of said tract herein described to a set 1/2 inch iron rod with plastic cap stamped K.L.K. #4687 for the Northeast corner of said tract herein described, in the East line of said 64.46 acre Tract Two, and the West line of aforementioned Martynowicz-Andrews 60.00 acre Tract One from which a found 1/2 inch iron rod stamped RPLS 2504 in said East line and said West line bears N 03°31'32" W, a distance of 89.41 feet;
- (6) **THENCE** S 03°31'32" E, a distance of 151.43 feet along the East line of said 64.46 acre Tract Two and tract herein described and the West line of said 60.00 acre Martynowicz-Andrews Tract One to the **POINT OF BEGINNING** containing 4.615 acres (201,033 square feet) of land.


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 0.9999804020.

NOTE: Plat to accompany this legal description

I do certify on this 8<sup>th</sup> day of May, 2017 to WFG National Title Insurance Company, Texas First Title Company, L.L.C., 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 WFG National Title Insurance Company, with an effective date of February 26, 2013, issued date of March 11, 2013, GF # 11038.TFT 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.



Kevin L. Kilgore  
Registered Professional Land Surveyor  
Texas Registration Number 4687

Dated: 5/9/17



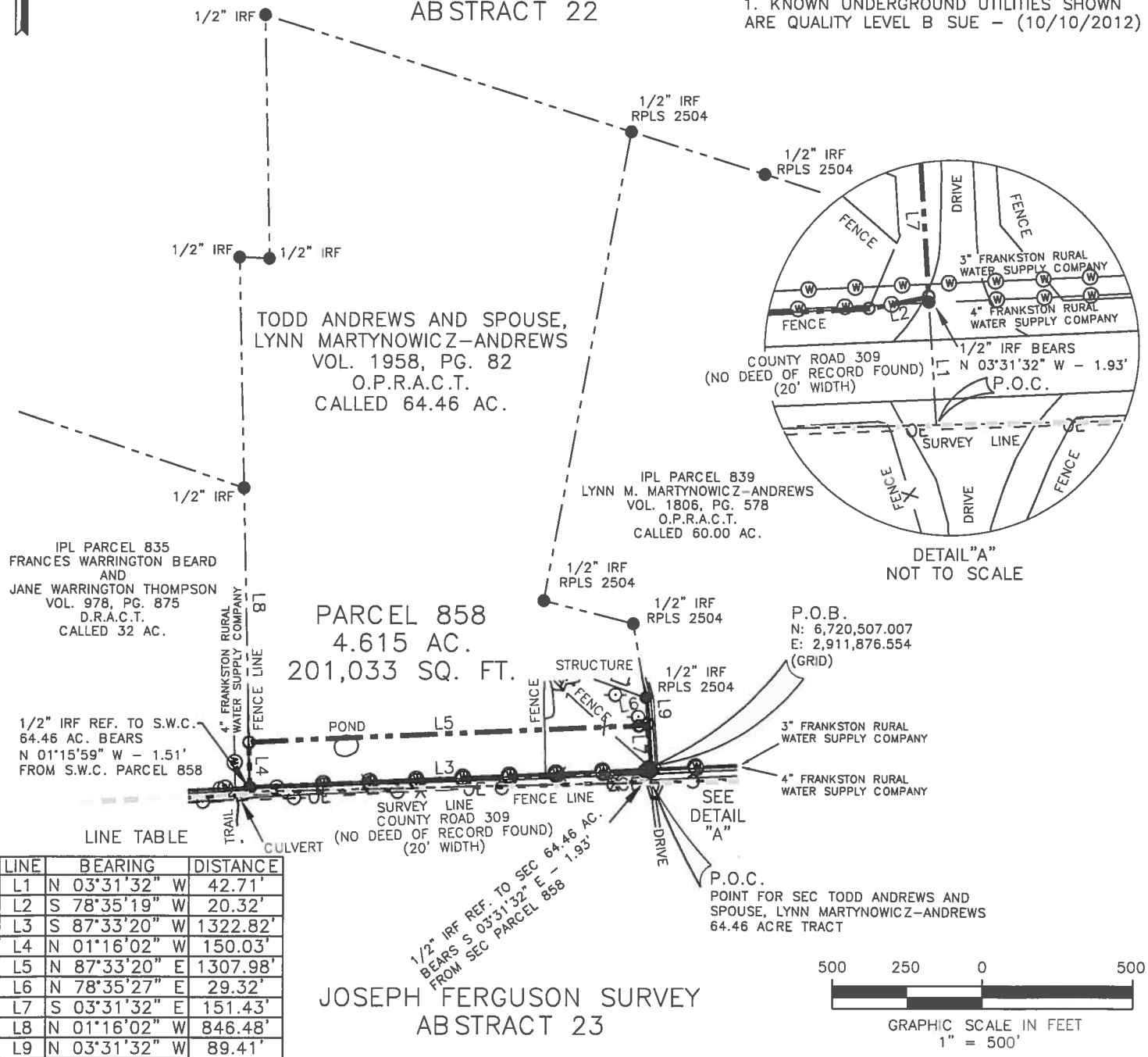
EXHIBIT "A"  
PARCEL 858

LEGEND

- = MARKER FOUND AS NOTED
- = 1/2" IRON ROD SET WITH K.L.K. #4687 CAP

NOTE:  
1. KNOWN UNDERGROUND UTILITIES SHOWN  
ARE QUALITY LEVEL B SUE - (10/10/2012)

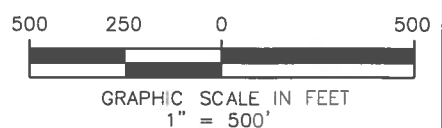
JOHN FERGUSON SURVEY  
ABSTRACT 22



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 03°31'32" W	42.71'
L2	S 78°35'19" W	20.32'
L3	S 87°33'20" W	1322.82'
L4	N 01°16'02" W	150.03'
L5	N 87°33'20" E	1307.98'
L6	N 78°35'27" E	29.32'
L7	S 03°31'32" E	151.43'
L8	N 01°16'02" W	846.48'
L9	N 03°31'32" W	89.41'

JOSEPH FERGUSON SURVEY  
ABSTRACT 23



NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

**Kilgore & Company, Inc.**  
www.kilgore.com

6712 PALUXY DRIVE  
TYLER, TX 75703  
(903) 581-7800 (TEL)  
(903) 581-3756 (FAX)

PROJ NO:	201012P858
SCALE:	1" = 500'
DATE:	5-9-2017
DRAWN BY:	KDM
CHECKED BY:	RN
REVISED DATE:	

PRINTED ON:  
5/9/2017  
9:12:13 AM

SHEET TITLE

EXHIBIT "A"  
SEGMENT 19-1, PARCEL 858  
TODD ANDREWS AND SPOUSE,  
LYNN M. MARTYNOWICZ-ANDREWS

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 0.9999804020.

PG. 4 OF 7

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

20.

With the recommendation of management, Director Hill moved to grant authority to acquire permanent easement interests in, over, under, and across the following described property, including any improvements thereon, for the public use and purpose of construction and operation of the Integrated Pipeline 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 889  
(Garnerway)**

**A permanent easement interest across a 7.133-acre tract of land out of the Micajah Autrey Survey, Abstract Number 13, Navarro County, Texas, and being more particularly described as a portion of that certain 37.2-acre tract of land conveyed to Andra DeShane Garnerway by deed recorded in Volume 1486, Page 838, Deed Records, Navarro County, Texas, and that certain 105.21-acre tract of land conveyed to Andra DeShane Garnerway by deed recorded in Volume 1777, Page 477, Deed Records, Navarro County, Texas, such tract being further described in the accompanying survey plat for Parcel 889 attached hereto, for the negotiated value of \$40,000.**

EXHIBIT "A"  
Property Description

Being 7.133 acres (310,716 square feet) of land out of the Micajah Autrey Survey, Abstract Number 13, Navarro County, Texas, and more particularly that certain 37.2 acre tract of land conveyed to Andra DeShane Garnerway by deed recorded in Volume 1486, Page 838, Deed Records, Navarro County, Texas (D.R.N.C.T.) and that certain 105.21 acre tract of land conveyed to Andra DeShane Garnerway by deed recorded in Volume 1777, Page 477, D.R.N.C.T., and being further described as follows:

**COMMENCING** at a found 5/8 inch iron rod for an angle point in the Northerly line of said Garnerway tract and the Southerly line of that certain tract of land conveyed to The Hunter Lynn Cherry and Brooke Ashley Cherry Trust by deed recorded in Volume 1338, Page 151, D.R.N.C.T. and being in County Road SE 0190, No Deed of Record Found (variable width right-of-way);

**THENCE** S 86°46'59" W, along the Northerly line of said Garnerway tract and the Southerly line of said Cherry tract and along County Road SE 0190, a distance of 662.67 feet to a set 5/8 inch iron rod with TranSystems cap for the Northeasterly corner and **POINT OF BEGINNING** of the tract herein described (N: 6,731,324.636, E: 2,666,826.396 Grid);

- (1) **THENCE** S 24°01'19" E, departing the Northerly line of said Garnerway tract and the Southerly line of said Cherry tract and County Road SE 0190, and along the Easterly line of the tract herein described, a distance of 2,034.01 feet to the point of intersection with the Southerly line of said Garnerway tract and the Northerly line of that certain tract of land conveyed to Henry D. Hulan and Margaret E. Hulan, Trustees of the Hulan Family Living Trust, dated October 20, 1993 by deed recorded in Volume 1275, Page 704, D.R.N.C.T., conveyed to WEEDCO, LLC by deed recorded in Instrument Number 00000261 of the Official Public Records, Navarro County, Texas (O.P.R.N.C.T.) and bequeathed to Joyce Lockhart by Last Will and Testament of Myrtle Barnett Hulan, Cause Number 11969 recorded in Volume 176, Page 206, Probate Records, Navarro County, Texas (P.R.N.C.T.), also being the Southerly line of said Micajah Autrey Survey and the Northerly line of the William D. Moore Survey, Abstract Number 532 and being in County Road SE 0210, No Deed of Record Found (variable width right-of-way), being the Southeasterly corner of the tract herein described;
- (2) **THENCE** S 58°43'54" W, along the Southerly line of said Garnerway tract and said Micajah Autrey Survey and the Northerly line of said Hulan tract and said William D. Moore Survey and in County Road SE 0210, and along the Southerly line of the tract herein described, a distance of 151.21 feet to a set 5/8 inch iron rod with TranSystems cap for the Southwesterly corner of the tract herein described;
- (3) **THENCE** N 24°01'19" W, departing the Southerly line of said Garnerway tract and said Micajah Autrey Survey and the Northerly line of said Hulan tract and said William D. Moore Survey and County Road SE 0210, and along the Westerly line of the tract herein described, a distance of 2,058.29 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;



- (4) **THENCE N 20°02'33" W**, continuing along the Westerly line of the herein described tract, a distance of 50.57 feet to a set 5/8 inch iron rod with TranSystems cap for the point of intersection with the Northerly line of said Garnerway tract and the Southerly line of said Cherry tract and in said County Road SE 0190, and being the Northwesterly corner of the tract herein described;
- (5) **THENCE N 86°46'59" E**, along the Northerly line of said Garnerway tract, the Southerly line of said Cherry tract, and along County Road SE 0190 and the Northerly line of the tract herein described, a distance of 156.71 feet to the **POINT OF BEGINNING**, containing 7.133 acres (310,716 square feet) of land, more or less.

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

NOTE: Plat to accompany this legal description.

I do certify on this 26th day of August, 2014, to Corsicana Title & Abstract Company, LLC, Chicago Title Insurance Company, and Tarrant Regional Water District, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition IV Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements and other matters of record as listed in Schedule B of the Commitment for Title issued by Chicago Title Insurance Company, with an effective date of July 22, 2014, issued date of July 29, 2014, GF #CT13-5122-I affecting the subject property and listed in Exhibit "A-1" attached hereto.

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

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



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



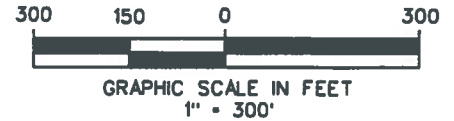
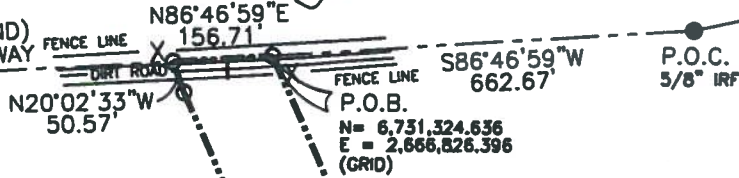
Dated: 08/26/14

IPL PARCEL 891  
THE HUNTER LYNN CHERRY AND  
BROOKE ASHLEY CHERRY TRUST  
VOL. 1338, PG. 151  
D.R.N.C.T.

EXHIBIT "A"  
PARCEL 889



COUNTY ROAD SE 0190  
(NO DEED OF RECORD FOUND)  
VARIABLE WIDTH RIGHT-OF-WAY



ANDRA DESHANE GARNERWAY  
VOL. 1486, PG. 838  
D.R.N.C.T.  
CALLED 37.2 ACRES  
VOL. 1777, PG. 477  
D.R.N.C.T.  
CALLED 105.21 ACRES

MICAJAH AUTREY  
SURVEY  
ABSTRACT 13

PARCEL 889  
7.133 AC.  
310,716 SQ. FT.

NOTES:  
NO KNOWN UNDERGROUND UTILITIES - 12/27/2012  
(U.O.N.) INDICATES UNLESS OTHERWISE NOTED

LEGEND

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

IPL PARCEL 887  
HENRY D. HULAN AND  
MARGARET E. HULAN,  
TRUSTEES OF THE HULAN  
FAMILY LIVING TRUST,  
DATED OCTOBER 20, 1993  
VOL. 1275, PG. 704  
D.R.N.C.T.  
WEEDCO, LLC  
INST. #00000261  
O.P.R.N.C.T.  
JOYCE LOCKHART  
VOL. 176, PG. 206  
P.R.N.C.T.

WILLIAM D. MOORE  
SURVEY  
ABSTRACT 532

NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.



500 WEST SEVENTH STREET  
SUITE 1100  
FORT WORTH, TX 76102  
(817) 339-8950 (TEL)  
(817) 336-2247 (FAX)  
TBPLS FIRM REG. NO. 100383-00

PROJ NO: P20209330  
SCALE: 1" = 300'  
DATE: 08-08-2014  
DRAWN BY: SMD  
CHECKED BY: RRD  
REVISED DATE:

PRINTED ON:  
8/26/2014  
1:10:22 PM



SHEET TITLE

EXHIBIT "A"  
SEGMENT 16, PARCEL 889  
ANDRA DESHANE GARNERWAY

PROJECT

INTEGRATED PIPELINE PROJECT

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

In addition, R. Steve Christian 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 Leonard seconded the motion and the vote in favor was unanimous.

21.

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

**IPL Parcel 1145  
(McQuary)**

**Fee simple title to the surface estate only of a 2.850-acre tract of land out of the Micajah Autrey Survey, Abstract Number 13, Navarro County, Texas, and being more particularly described as a portion of that certain 129.4-acre tract of land conveyed to Bobby McQuary, deceased, in deed recorded in Volume 1209, Page 628, Official Public Records, Navarro County, Texas, and Nancy I. McQuary by will recorded under Cause No. P17765, Probate Records, Navarro County, Texas and under Cause No. 10-19539-CV of the District Court Records of Navarro County, Texas, and being further described in the accompanying survey plat for Parcel 1145 attached hereto for the negotiated purchase price of \$35,000.**

EXHIBIT "A"  
Property Description

Being 2.850 acres (124,150 square feet) of land out of the Micajah Autrey Survey, Abstract Number 13, Navarro County, Texas, and more particularly that certain 129.4 acre tract of land conveyed to Bobby McQuary, deceased, in deed recorded in Volume 1209, Page 628, Official Public Records, Navarro County, Texas (O.P.R.N.C.T.) and Nancy I. McQuary by will recorded under Cause No. P17765, Probate Records, Navarro County, Texas and under Cause No. 10-19539-CV of the District Court Records of Navarro County, Texas and being further described as follows:

**COMMENCING** at the Southwesterly corner of that certain tract of land conveyed to Joe L. White and wife, Velma B. White by deed recorded in Volume 1410, Page 803, Deed Records, Navarro County, Texas (D.R.N.C.T.) and being in the existing Northerly right-of-way line of Union Pacific Railroad, No Deed of Record Found (100' wide right-of-way), from which a found 1-1/2 inch iron pipe bears S 23°41'02" E, 2.99 feet;

**THENCE** S 11°01'01" E, departing the existing Northerly right-of-way line of said Union Pacific Railroad, a distance of 100.00 feet to a point in the Northerly line of that certain tract of land conveyed to Frances I. Lee, Nancy L. Pitsch, deceased, her heirs and assigns and Johnnie B. Coyner by deed recorded in Volume 695, Page 517, D.R.N.C.T. and conveyed to Eileen Scott Safford by deed recorded in Instrument Number 00003715, O.P.R.N.C.T., and in the existing Southerly right-of-way line of said Union Pacific Railroad;

**THENCE** N 78°58'59" E, along the Northerly line of said Lee, et al tract and the existing Southerly right-of-way line of said Union Pacific Railroad, a distance of 916.03 feet to a set 5/8 inch iron rod with TranSystems cap for the Northeasterly corner of said Lee, et al tract and the Northwesterly corner of said McQuary tract, also being the Northwesterly corner and **POINT OF BEGINNING** of the tract herein described (N: 6,736,964.985, E: 2,664,176.474 Grid);

- (1) **THENCE** N 78°58'59" E, continuing along the existing Southerly right-of-way line of said Union Pacific Railroad and the Northerly line of said McQuary tract, a distance of 16.74 feet to a set 5/8 inch iron rod with TranSystems cap for the Northeasterly corner of the tract herein described;
- (2) **THENCE** S 31°57'18" E, departing the Northerly line of said McQuary tract and the existing Southerly right-of-way line of said Union Pacific Railroad, and along the Easterly line of the tract herein described, a distance of 2,615.51 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;
- (3) **THENCE** S 20°02'33" E, continuing along the Easterly line of the tract herein described, a distance of 372.74 feet to the point of intersection with the Westerly line of McQuary tract and the Easterly line of said Lee, et al tract, being the Southerly corner of the tract herein described;

- (4) **THENCE** N 30°46'44" W, along the Westerly line of said McQuary tract and the easterly line of said Lee, et al tract and the Westerly line of the tract herein described, a distance of 2,986.84 feet to the **POINT OF BEGINNING**, containing 2.850 acres (124,150 square feet) of land, more or less.


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

NOTE: Plat to accompany this legal description.

I do certify on this 23rd day of August, 2017 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 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 July 10, 2017, issued date of July 28, 2017, GF #FT-44122-4412213302-LE affecting the subject property and listed in Exhibit "A-1" attached hereto.

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

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

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

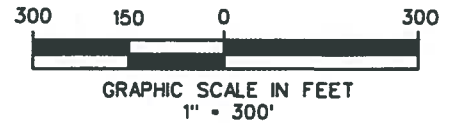


Dated: 08/23/2017

JOHN WILLIAMS SURVEY  
ABSTRACT 38

IPL PARCEL 893  
JOE L. WHITE AND WIFE, VELMA B. WHITE  
VOL. 1410, PG. 803  
D.R.N.C.T.

EXHIBIT "A"  
PARCEL 1145



P.O.C.  
1-1/2" IPF BEARS  
S23°41'02"E 2.99'  
UNION PACIFIC RAILROAD COMPANY  
(NO DEED OF RECORD FOUND)  
100' WIDE R.O.W.  
RAIL ROAD  
FENCE LINE  
SURVEY LINE  
N78°58'59"E  
916.03'

P.O.B.  
N = 6,736,964.985  
E = 2,664,176.474  
(GRID)

UNION PACIFIC RAILROAD COMPANY  
(NO DEED OF RECORD FOUND)  
100' WIDE R.O.W.  
GRAVEL ROAD  
FENCE LINE  
COUNTY ROAD 0185  
(NO DEED OF RECORD FOUND)  
VARIABLE WIDTH RIGHT-OF-WAY

LINE TABLE

NO	BEARING	DISTANCE
L1	S11°01'01"E	100.00'
L2	N78°58'59"E	16.74'

PARCEL 1145  
2.850 AC.  
124,150 SQ. FT.

IPL PARCEL 892  
FRANCES I. LEE  
NANCY L. PITSCH, DECEASED,  
HER HEIRS AND ASSIGNS  
AND JOHNNIE B. COYNER  
VOL. 695, PG. 517  
D.R.N.C.T.  
EILEEN SCOTT SAFFORD  
INST. #00003715  
O.P.R.N.C.T.

MICAJAH AUTREY  
SURVEY  
ABSTRACT 13

BOBBY McQUARY, DECEASED  
VOL. 1209 PG. 628  
CALLED 129.4 ACRES  
O.P.R.N.C.T.  
NANCY I. McQUARY  
CAUSE NO. P17765  
PROBATE RECORDS  
CAUSE NO. 10-19539-CV  
DISTRICT COURT RECORDS  
NAVARRO COUNTY, TEXAS

HAND DUG WATER WELL

DIRT DRIVE

FEED TROUGH

DIRT PATH

FENCE LINE

FEED TROUGH

FENCE LINE

BARN

FENCE LINE

MATCHLINE SEE SHEET 5

NOTES:  
NO LEVEL B SUE PERFORMED ON THIS PARCEL.  
(U.O.N.) INDICATES UNLESS OTHERWISE NOTED

LEGEND

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

NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

**TranSystems**

500 WEST SEVENTH STREET  
SUITE 1100  
FORT WORTH, TX 76102  
(817) 339-8950 (TEL)  
(817) 336-2247 (FAX)  
TBPLS FIRM REG. NO. 100383-00

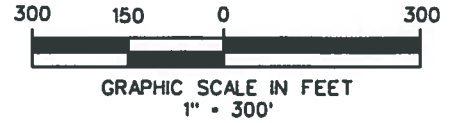
PROJ NO:	P202090330
SCALE:	1" = 300'
DATE:	08-14-2017
DRAWN BY:	SMD
CHECKED BY:	RRD
REVISED DATE:	

PRINTED ON:  
8/23/2017  
7:43:52 AM

SHEET TITLE	EXHIBIT "A" SEGMENT 16, PARCEL 1145 BOBBY McQUARY, DECEASED AND NANCY I. McQUARY	
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 1145



MATCHLINE SEE SHEET 4

IPL PARCEL 892  
FRANCES I. LEE  
NANCY L. PITSCH, DECEASED,  
HER HEIRS AND ASSIGNS  
AND JOHNNIE B. COYNER  
VOL. 695, PG. 517  
D.R.N.C.T.  
EILEEN SCOTT SAFFORD  
INST. #00003715  
O.P.R.N.C.T.

PARCEL 1145  
2.850 AC.  
124,150 SQ. FT.

BOBBY McQUARY, DECEASED  
VOL. 1209 PG. 628  
CALLED 129.4 ACRES  
O.P.R.N.C.T.  
NANCY I. McQUARY  
CAUSE NO. P17765  
PROBATE RECORDS  
CAUSE NO. 10-19539-CV  
DISTRICT COURT RECORDS  
NAVARRO COUNTY, TEXAS

DIRT PATH

POND

4" ATMOS  
(QL B)



MICAJAH AUTREY  
SURVEY  
ABSTRACT 13

NOTES:  
NO LEVEL B SUE PERFORMED ON THIS PARCEL.  
(U.O.N.) INDICATES UNLESS OTHERWISE NOTED

LEGEND

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

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. 100383-00</p> <p>PROJ NO: P202090330 SCALE: 1" = 300' DATE: 08-14-2017 DRAWN BY: SMD CHECKED BY: RRD REVISED DATE:</p>	<p>PRINTED ON: 8/23/2017 7:44:43 AM</p> 	<p>SHEET TITLE EXHIBIT "A" SEGMENT 16, PARCEL 1145 BOBBY McQUARY, DECEASED AND NANCY I. McQUARY</p> <p>PROJECT INTEGRATED PIPELINE PROJECT</p> <p>BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83)(2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED SCALE FACTOR 0.9999460030</p> <p>PG. 5 OF 7</p>
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In addition, R. Steve Christian, Real Property Director of TRWD, and the staff of TRWD are granted authority to execute all documents necessary to complete this transaction and to pay all reasonable and necessary closing and related costs incurred with these acquisitions. Director Hill seconded the motion and the vote in favor was unanimous.

22.

With the recommendation of management and General Counsel, Director King moved to approve the proposed settlement of claims in the Integrated Pipeline Project Denton Texas Ventures, Ltd. condemnation (Parcel 1) for the amount of \$1,400,000 Funding for this settlement is included in the Bond Fund. Director Hill seconded the motion and the vote in favor was unanimous.

23.

With the recommendation of management and General Counsel, Director Leonard moved to approve the proposed settlement of claims in the Integrated Pipeline Project Mayes condemnation (Parcel 420) for the amount of \$ 245,000 Funding for this settlement is included in the Bond Fund. Director King seconded the motion and the vote in favor was unanimous.

24.

With the recommendation of management, Director Hill moved to grant authority to purchase the real property described below, which is necessary for the public use and purpose of construction and operation of the Cedar Creek Wetland Project for the appraised value of \$ 16,500. Funding for this acquisition is included in the Bond Fund.

**Parcel 25  
(Owens)**

**A permanent easement interest across a 3.877-acre tract of land located in the Andrew J. Martin Survey, Abstract No. 347, Kaufman County, Texas, said 3.877-acre tract of land also being a portion of a tract of land conveyed to Ray Owens by deed as recorded in Volume 1451, Page 59, Deed Records, Kaufman County, Texas, and being further described in the accompanying survey plat for Parcel 25 attached hereto for the appraised value of \$16,500.**

EXHIBIT "A"  
Property Description

**BEING** a 3.877 acre (168,877 square feet) tract of land located in the Andrew J. Martin Survey, Abstract No. 347, Kaufman County, Texas, said 3.877 acre tract of land also being a portion of tract of land conveyed to **RAY OWENS**, by deed as recorded in Volume 1451, Page 59, Deed Records, Kaufman County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod with cap stamped "SPOONER & ASSOCIATES" set (hereinafter referred to as an iron rod set) the west property line of the said Owens tract, same being the east property line of a called 50 acre tract of land conveyed to John Fillmore (heir to B.B. Fillmore), by deed as recorded in Volume 526, Page 675, D.R.K.C.T., from which a concrete Texas Department of Transportation Monument found on the south property line of the said Owens tract, same being the north right-of-way line of Farm to Market No. 3396 (being a variable width right-of-way at this point) bears South 00°10'46" East, a distance of 434.54 feet, and North 89°09'27" East, a distance of 494.32 feet (said beginning point having a grid coordinate of N:6,823,737.828 E:2,649,989.437);

**THENCE** North 00°10'46" West, along the said property lines, a distance of 120.57 feet to an iron rod set at the beginning of a curve to the right having a radius of 9,030.00 feet;

**THENCE** over and across the said Owens tract, with said curve to the right, an arc length of 1,546.52 feet, and across a chord which bears North 60°58'27" East, 1,544.63 feet to an iron rod set on the north property line of the said Owens tract, same being a south property line of a called 298.395 acre tract of land conveyed to Lynn Byron Brantley, by deed as recorded in Volume 1451, Page 63, D.R.K.C.T., from which the northwest property corner of the said Owens tract, same being the most westerly southwest property corner of the said 298.395 acre tract bears South 89°18'33" West, a distance of 1,353.02 feet;

**THENCE** North 89°18'33" East, along the said property lines, a distance of 256.87 feet to an iron rod set;

**THENCE** South 66°32'43" West, over and across the said Owens tract, a distance of 132.13 feet to an iron rod set at the beginning of a curve to the left having a radius of 8,930.00 feet;

**THENCE** along said curve to the left, an arc length of 1,699.96 feet, and across a chord which bears South 61°05'30" West, 1,697.39 feet to the **POINT OF BEGINNING**, and containing **3.877 acres (168,877 square feet)** of land, more or less.

NOTE: Basis of Bearings is the Texas State Plane Coordinate System, North Central Zone (4202) North American Datum (NAD83)(2007) with all distances scaled from N:6,280,412.879 E:2,638,417.218 by a project combined scale factor of 0.99993245856.

NOTE: Plat to accompany this legal description

I do certify on this 1st day of February, 2018, to Tarrant Regional Water District, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition IV Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements and other matters of record as listed in Schedule B of the Commitment for Title issued by First American Title Insurance Company, having an effective date of October 23, 2017, issued October 30, 2017, GF # 1805047-KT50, 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.

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

Eric S. Spooner, RPLS  
Registered Professional Land Surveyor  
Texas Registration Number 5922



○ = 1/2 IRON ROD SET WITH CAP STAMPED  
 "SPOONER & ASSOCIATES" SET UNLESS  
 OTHERWISE SHOWN.

# EXHIBIT "A" PARCEL 25

ANDREW J. MARTIN SURVEY  
 ABSTRACT NO. 347



GRAPHIC SCALE IN FEET  
 1" = 300'

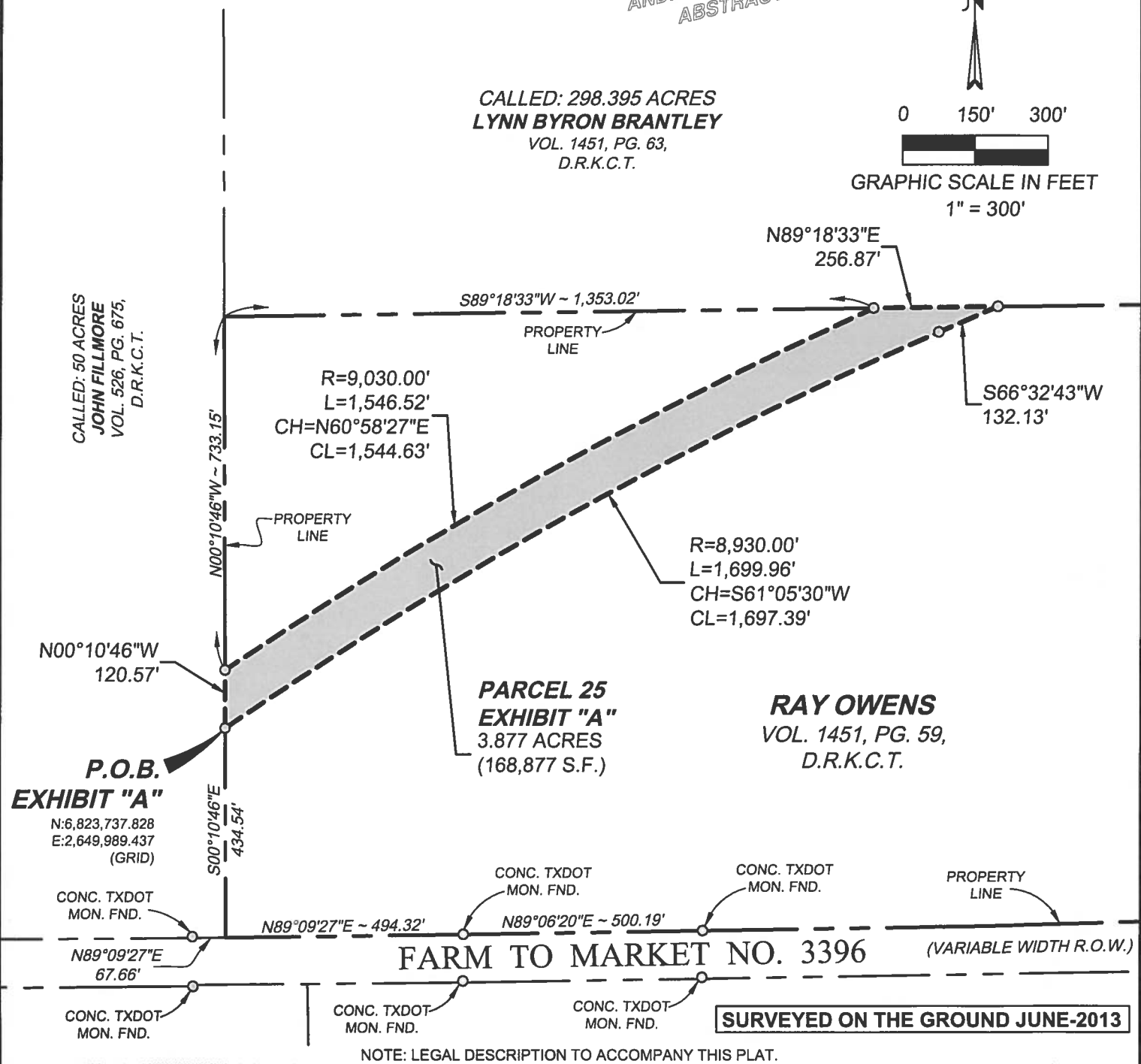
CALLED: 298.395 ACRES  
 LYNN BYRON BRANTLEY  
 VOL. 1451, PG. 63,  
 D.R.K.C.T.

CALLLED: 50 ACRES  
 JOHN FILLMORE  
 VOL. 526, PG. 675,  
 D.R.K.C.T.

**P.O.B.  
 EXHIBIT "A"**  
 N:6,823,737.828  
 E:2,649,989.437  
 (GRID)

**PARCEL 25  
 EXHIBIT "A"**  
 3.877 ACRES  
 (168,877 S.F.)

**RAY OWENS**  
 VOL. 1451, PG. 59,  
 D.R.K.C.T.



NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

**SPOONER & ASSOCIATES**  
 REGISTERED PROFESSIONAL LAND SURVEYORS  
 SPOONER AND ASSOCIATES, INC.  
 309 BYERS STREET, SUITE 100  
 EULESS, TEXAS 76039  
 TEL 817-685-8448

PROJ NO: 09-086-3  
 SCALE: 1" = 300'  
 DATE: 05/13/2013  
 DRAWN BY: C.R.R.  
 CHECKED BY: E.S.S.  
 REVISED DATE: 02/01/2018

02/01/2018

ERIC S. SPOONER  
 5922  
 PROFESSIONAL  
 LAND SURVEYOR

SHEET TITLE **EXHIBIT "A"**  
**PARCEL 25**  
**RAY OWENS**

PROJECT CEDAR CREEK  
 FINISHED WATER PIPELINE

BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83)(2007) WITH ALL DISTANCES SCALED FROM N:6,820,412.879, E: 2,638,417.218 BY A PROJECT COMBINED SCALE FACTOR OF 0.99993245856.

PG. 3 OF 4

In addition, R. Steve Christian, Real Property Director of TRWD, and the staff of TRWD, are granted authority to execute all documents necessary to complete this transaction and to pay all reasonable and necessary closing and related costs incurred with these acquisitions. Director King seconded the motion and the vote in favor was unanimous.

25.

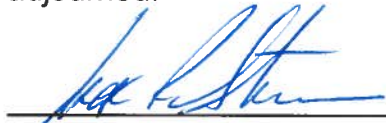
There were no future agenda items approved.

26.

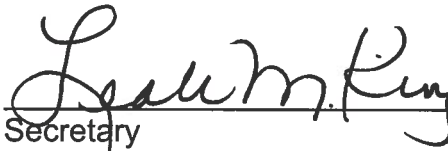
The next board meeting was scheduled for June 19, 2018 at 9:00 A.M.

27.

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



\_\_\_\_\_  
President



\_\_\_\_\_  
Secretary