

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF
TARRANT REGIONAL WATER DISTRICT
HELD ON THE 17th DAY OF JULY 2018 AT 9:00 A.M.

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

Present
Jack Stevens
Marty Leonard
Jim Lane
Leah King
James Hill

Also present were Jim Oliver, Alan Thomas, Dan Buhman, Darrel Andrews, Darrell Beason, Steve Christian, Linda Christie, Wesley Cleveland, Randall Cocke, Brenton Dunn, Woody Frossard, JD Granger, Rachel Ickert, Chad Lorance, Dave Marshall, Sandy Newby, Wayne Owen, Kirk Thomas and Ed Weaver.

Also in attendance were George Christie, Lee Christie, Jeremy Harmon and Ethel Steele of Pope, Hardwicke, Christie, Schell, Kelly & Taplett, L.L.P. General Counsel for Tarrant Regional Water District (District or TRWD); Mike Johnson and Mike Warntjes of Suntex Marinas at Eagle Mountain Lake; Denis Qualls of City of Dallas Water Utilities; Max Baker; Alan Raynor and Molly Carson of McCall, Parkhurst & Horton, L.L.P.; Matthew Whelan of UTA School of Engineering; Amanda Smayda of JQ; Bob Brashear and Debbie Santos of CDM Smith; Mostafa Hashad of Parsons Corporation; and Tom Purvis of L2L.

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 Hill and seconded by Director Lane, the Directors voted to approve the minutes from the Board meeting held on June 19, 2018. It was accordingly ordered that these minutes be placed in the permanent files of the District.

3.

The presiding officer next called an executive session at 9:04 a.m. under V.T.C.A., Government Code, Section 551.071 to Consult with Legal Counsel on a Matter in Which the Duty of Counsel Under the Texas Disciplinary Rules of Professional Conduct Clearly Conflicts with Chapter 551, Texas Government Code, and to Conduct a Private Consultation with Attorneys Regarding Pending or Contemplated Litigation; and under Section 551.072 to Deliberate the Purchase, Exchange, Lease or Value of Real Property. Upon completion of the executive session at 10:03 a.m., the President reopened the meeting.

4.

With the recommendation of management, Director Hill moved to grant authority to enter into an exchange of land with Panther Acquisition Partners, Ltd.

Panther Acquisition Partners, Ltd. to convey to TRWD fee simple title to the surface estate only, together with all improvements located thereon, of an approximately 7.192-acre tract of land and an approximately .907-acre tract of land situated in the LaGrave Addition to the City of Fort Worth, Texas, said tracts being more particularly described in the accompanying resolution and by metes and bounds in the survey plat attached hereto as Exhibit "A". Panther Acquisition Partners, Ltd. will also pay TRWD the sum of \$1,333,700.

TRWD to convey to Panther Acquisition Partners, Ltd. fee simple to the

surface estate only, together with all improvements located thereon, of an approximately 4.78-acre tract, an approximately 4.66-acre tract, an approximately 5.54-acre tract, and an approximately .32-acre tract located in the Felix G. Mulliken Survey, Abstract No. 1045, City of Fort Worth, Tarrant County, Texas, the Board having determined that the fee simple estate to the land to be conveyed is surplus and not needed by TRWD, and that it is in the best interests of TRWD to convey and acquire the foregoing properties, but TRWD to reserve a permanent flowage and floodway easement over the entire 4.78-acre, 4.66-acre, 5.54-acre and .32-acre tracts, said tracts being more particularly described in the accompanying resolution and by metes and bounds in the survey plat attached hereto as Exhibit "B". The Board finds that the District will receive like fair market value for the tracts to be conveyed.

In addition, General Manager and 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 in connection with the exchange. Director Lane seconded the motion and the vote in favor was unanimous.

5.

With the recommendation of management, Director Lane moved to approve a lease of real property located in LaGrave Addition to the City of Fort Worth, Tarrant County, Texas. Director King seconded the motion and the vote in favor was unanimous.

Director Lane left at this point in the meeting.

6.

With the recommendation of management, Director Hill moved to approve a resolution authorizing the issuance, sale, and delivery of Tarrant Regional Water District,

a Water Control and Improvement District, Water Revenue ECP Series A Refunding Bonds, pledging revenues for payment of the bonds, approving an official statement, and authorizing other instruments and procedures relating thereto. Director Leonard seconded the motion and the vote in favor was unanimous.

7.

With the recommendation of management, Director Hill moved to approve a policy establishing reserve fund levels for the General Fund. The reserves would consist of three levels: General Reserves - equivalent to 25% of the yearly budgeted on-going operating expenses, Variable Revenue Reserves – a flat \$10,000,000 and Debt Service Reserves – a flat \$10,000,000. The combination of these three levels comprise the total reserves. Director King seconded the motion and the vote in favor was unanimous.

8.

With the recommendation of management, Director Leonard moved to approve a change in calculation of retainage being held for Clark Electric, Inc. to 5% of the total contract price following the recent 50% completion milestone of its contract for the Cedar Creek Reservoir instrumentation cabling 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.

9.

With the recommendation of management, Director Leonard moved to approve a purchase of one 48" multi-orifice valve (MOV) manufactured by Ross Valve

Manufacturing Company, Inc. for \$299,600. Funding for this purchase is included in the Fiscal Year 2018 Revenue Fund. Director King seconded the motion and the vote in favor was unanimous.

10.

With the recommendation of management, Director King moved to approve a contract with Xenco Laboratories in an amount not-to-exceed \$208,102 for routine water quality monitoring. Funding for this purchase is included in the Fiscal Year 2018 Revenue and General Fund. Director Leonard seconded the motion and the vote in favor was unanimous.

11.

With the recommendation of management, Director Leonard moved to approve an amendment with Freese and Nichols in the amount of \$149,300 for Phase 2 of the Property Mitigation Study Contract. Funding for this contract is included in the Fiscal Year 2018 Revenue Fund. Director King seconded the motion and the vote in favor was unanimous.

12.

With the recommendation of management, Director Hill moved to continue consideration of the adoption of Water Quality Manual for Planning and Implementing Stormwater Quality Practices to a future meeting. Director King seconded the motion and the vote in favor was unanimous.

13.

With the recommendation of management, Director Leonard moved to approve a change order in the amount of \$105,500.44 and change in calculation of retainage being held for BAR Constructors, Inc. with to 5% of the total contract price following the recent

50% completion milestone of its contract for the Kennedale Balancing Reservoir Pressure Reducing Station 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. The total not-to-exceed contract value, including this change order, will be \$13,792,421.66. Funding for this change order and contract is included in the Bond Fund. Director Hill seconded the motion and the vote in favor was unanimous.

14.

With the recommendation of management, Director King moved to approve a credit change order in the amount of \$438,017.35, release of retainage, final payment totaling \$567,893.27, and contract closeout with BAR Constructors, Inc. for the Cedar Creek, Richland-Chambers and Integrated Pipeline Interconnection Project. The original contract price was \$10,552,400. With approved change orders to date totaling \$(374,853.59), the final contract value is \$10,177,546.41. Funding for this change order is included in the Bond Fund. Director Hill seconded the motion and the vote in favor was unanimous.

15.

With the recommendation of management, Director Leonard moved to approve a change in calculation of retainage being held for Lambda Construction to 5% of the total contract price following the recent 50% completion milestone of its contract for the construction of the Joint Cedar Creek Lake Pump Station Electric Substation 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 King seconded the motion and the vote in favor was unanimous.

16.

With the recommendation of management, Director King moved to approve a change in calculation of retainage being held for Garney Companies, Inc. to 2.5% of the total contract price following substantial completion of its contract for Section 14 of the Integrated Pipeline Project. All remaining contract payments are to be made in full, the Board having found that the work is substantially complete, that satisfactory progress is being made, and that the amount retained is in excess of the amount adequate for the protection of TRWD. However, any changes to the contract price by change order or alternate base bid work for the project will require adjustment of the retainage schedule. The total current contract price is \$48,412,225.07 with total retainage in the amount of \$2,420,611.25 being held to date. Funding for this contract is included in the Bond Fund. Director Leonard seconded the motion and the vote in favor was unanimous.

17.

With the recommendation of management, Director King moved to approve a change order in the amount of \$395,249.48 with IPL Partners for Sections 10 and 11 of the Integrated Pipeline Project. The total not-to-exceed contract value, including this change order, will be \$43,811,971.94. Funding for this change order is included in the Bond Fund. Director Hill seconded the motion and the vote in favor was unanimous.

18.

With the recommendation of management, Director Leonard moved to approve a change in calculation of retainage being held for Thalle Midlothian Partners, LLC to 2.5%

of the total contract price following substantial completion of its contract for Sections 12 and 13 of the Integrated Pipeline Project and the Midlothian Balancing Reservoir. All remaining contract payments are to be made in full, the Board having found that the work is substantially complete, that satisfactory progress is being made, and that the amount retained is in excess of the amount adequate for the protection of TRWD. 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 King seconded the motion and the vote in favor was unanimous.

19.

With the recommendation of management, Director Leonard moved to approve a change order with Thalle Midlothian Partners, LLC in the amount of \$132,888.70 for Section 17 of the Integrated Pipeline Project. The total not-to-exceed contract value, including this change order, will be \$45,780,216.08. Funding for this change order is included in the Bond Fund. Director Hill seconded the motion and the vote in favor was unanimous.

20.

Staff Updates

- System Status Update

21.

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 11:03 a.m. to 11:10 a.m.

22.

The presiding officer next called a second executive session at 11:10 a.m. under

V.T.C.A., Government Code, Section 551.071 to Consult with Legal Counsel on a Matter in Which the Duty of Counsel Under the Texas Disciplinary Rules of Professional Conduct Clearly Conflicts with Chapter 551, Texas Government Code, and to Conduct a Private Consultation with Attorneys Regarding Pending or Contemplated Litigation; and under Section 551.072 to Deliberate the Purchase, Exchange, Lease or Value of Real Property. Upon completion of the executive session at 11:29 a.m., the President reopened the meeting.

23.

With the recommendation of management, Director Hill moved to approve a change order in the amount of \$15,412,802.17 with IPL Partners for Integrated Pipeline Project Section 17 tunnel under the Trinity River due to unanticipated conditions encountered during construction. Funding for this change order is included in the Bond Fund. Director Leonard seconded the motion and the vote in favor was unanimous.

24.

With the recommendation of management, Director Hill moved to approve a contract with BAR Constructors, Inc. in the amount \$63,900,000 for construction of the Joint Cedar Creek Lake Pump Station and Intake, Package 2 which includes pump station, chemical feed facilities and owner furnished equipment installation. Funding for this purchase is included in Bond Fund. Director King seconded the motion and the vote in favor was unanimous.

25.

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 these acquisitions is included in the Bond Fund.

**IPL Parcels 88
(Willow Creek Storage and Land Investments, L.P.)**

A permanent easement interest in, over, and across a 9.643-acre tract of land situated in the Joaquin Rendon Survey, Abstract Number 1263, Tarrant County, Texas, and being more particularly described as a portion of that certain 40.00-acre Tract 1 and 20-1/4-acre Tract 2, conveyed to Willow Creek Storage and Land Investments, L.P., as recorded in Instrument No. D207177666, Official Public Records, Tarrant County, Texas, such tracts being further described in the accompanying survey plat for Parcel 88 attached hereto. An appraisal prepared by an independent, qualified real estate appraiser using standard accepted valuation techniques established the amount of \$279,800 as just compensation for the above-described property.

**IPL Parcels 865
(Bancroft)**

A permanent easement interest in, over, and across a 5.041-acre tract of land situated in the Henry Brown Survey, Abstract Number 95, Navarro County, Texas, and being more particularly described as a portion of that certain 32.980-acre tract of land conveyed by deed recorded in Instrument No. 00006687, Official Public Records, Navarro County, Texas, such tracts being further described in the accompanying survey plat for Parcel 865 attached hereto. An appraisal prepared by an independent, qualified real estate appraiser using standard accepted valuation techniques established the amount of \$15,000 as just compensation for the above-described property.

**IPL Parcels 920
(Bancroft)**

A permanent easement interest in, over, and across a 10.232-acre tract of land situated in the Louis Powell Survey, Abstract Number 663, Navarro County, Texas and being more particularly described as a portion of that certain 258.296-acre tract of land conveyed to Randall B. Bancroft and wife, Karen A. Bancroft by deed recorded in Volume 1575, Page 741, Deed Records, Navarro County, Texas, such tracts being further described in the accompanying survey plat for Parcel 920 attached hereto. An appraisal prepared by an independent, qualified real estate appraiser using standard accepted valuation techniques established the amount

of \$28,000 as just compensation for the above-described property.

EXHIBIT "A"
Property Description

Being 9.643-acres (420,041 square feet) of land situated in the Joaquin Rendon Survey, Abstract Number 1263, Tarrant County, Texas, and more particularly that certain 40.00 acre Tract 1 and 20 1/4 acre Tract 2, conveyed to Willow Creek Storage and Land Investments, L.P., as recorded in Instrument #D207177666, Official Public Records, Tarrant County, Texas, (O.P.R.T.C.T.) and being further described as follows:

COMMENCING at a 1/2 inch rod found on the East line of Lemons Road, a variable width Right-of-Way, No Deed of Record found;

THENCE N 0°33'41" W, along the East line of said Lemons Road, a distance of 416.12 feet to a set 5/8 inch iron rod with Transystems cap for the Southeast corner of tract herein described, the Southeast corner of said Willow Creek tract and the Northeast corner of a tract of land as described by deed to Billy R. Braley and Donna M. Braley, husband and wife, as recorded in Instrument #D200242124, Deed Records, Tarrant County, Texas (D.R.T.C.T.) and the **POINT OF BEGINNING** (N: 6,898,480.381, E: 2,353,463.591 Grid);

- (1) **THENCE** S 89°13'09" W, along the South line of tract herein described, the South line of said Willow Creek tract, a distance of 1,420.08 feet to a found 1/2 inch iron rod on the South line of tract herein described and the Northwest corner of a tract of land as described by deed to James Allen Holcomb and wife, Stacy Holcomb, as recorded in Instrument #D205049740, O.P.R.T.C.T.
- (2) **THENCE** S 89°57'07" W, along the South line of tract herein described, a distance of 595.47 feet to a set 5/8 inch iron rod with Transystems cap;
- (3) **THENCE** N 43°00'19" W, along the South line of tract herein described, a distance of 335.75 feet to a set 5/8 inch iron rod with Transystems cap;
- (4) **THENCE** N 70°07'58" W, along the South line of tract herein described, a distance of 402.78 feet to a set 5/8 inch iron rod with Transystems cap;
- (5) **THENCE** N 45°34'50" W, along the South line of tract herein described, a distance of 185.06 feet to a found 1/2 inch iron rod for the Northwest corner of tract herein described, the Northwest corner of said Willow Creek tract, the Northeast corner of a tract of land as described by deed to Carlton Lee Dechert and Renee Marie Dechert, husband and wife, as recorded in Instrument #D199252932, D.R.T.C.T., the Southeast corner of a tract of land as described by deed to Casey A. Rayman and wife, Rocio Rayman, as recorded in Instrument #D209203699, O.P.R.T.C.T. and the Southwest corner of a tract of land as described by deed to Todd Futrell, as recorded in Instrument #D211151471, O.P.R.T.C.T.;
- (6) **THENCE** N 89°52'22" E, along the North line of tract herein described, 213.86 feet to a found 5/8 inch iron rod for an ell corner of tract herein described, the Southeast corner of said Harris tract and the Southwest corner of a tract of land as described by deed to Larry Hoaldrige and wife, Sylvia Hoaldrige, as recorded in Instrument #D190047633, D.R.T.C.T.;

- (7) **THENCE** S 70°07'47" E, along the North line of tract herein described, a distance of 406.33 feet to a set 5/8 inch iron rod with Transystems cap;
- (8) **THENCE** S 43°00'19" E, along the North line of tract herein described, a distance of 306.65 feet to a set 5/8 inch iron rod with Transystems cap;
- (9) **THENCE** N 89°57'07" E, along the North line of tract herein described, a distance of 529.21 feet to a set 5/8 inch iron rod with Transystems cap;
- (10) **THENCE** N 89°13'09" E, along the North line of tract herein described, a distance of 1,419.13 feet to a set 5/8 inch iron rod with Transystems cap for the Northeast corner of tract herein described, on the East line of said Willow Creek tract and on the West Right-of-Way line of said Lemons Road;
- (11) **THENCE** S 0°46'51" E, along the East line of tract herein described, the East line of said Willow Creek tract and the West Right-of-Way line of said Lemons Road, a distance of 150.00 feet to the **POINT OF BEGINNING**, containing 9.643-acres (420,041 square feet) of land, more or less.


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

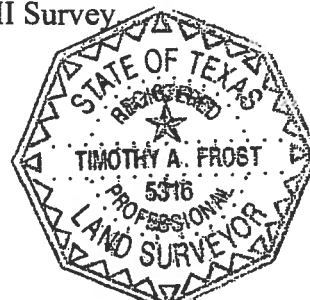
NOTE: Plat to accompany this legal description

I do certify on this 20th day of November, 2012, to Fidelity National Title Insurance Company and Tarrant Regional Water District, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition III Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements and other matters of record as listed in Schedule B of the Commitment for Title issued by Fidelity National Title Insurance Company, with an effective date of October 15, 2012, issued date of October 26, 2012, GF # FT244122-4412200745 affecting the subject property and listed in Exhibit "A-1" attached hereto.

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

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


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



Dated: 11-20-2012

EXHIBIT "A"
PARCEL 88

JOAQUIN RENDON SURVEY
ABSTRACT 1263

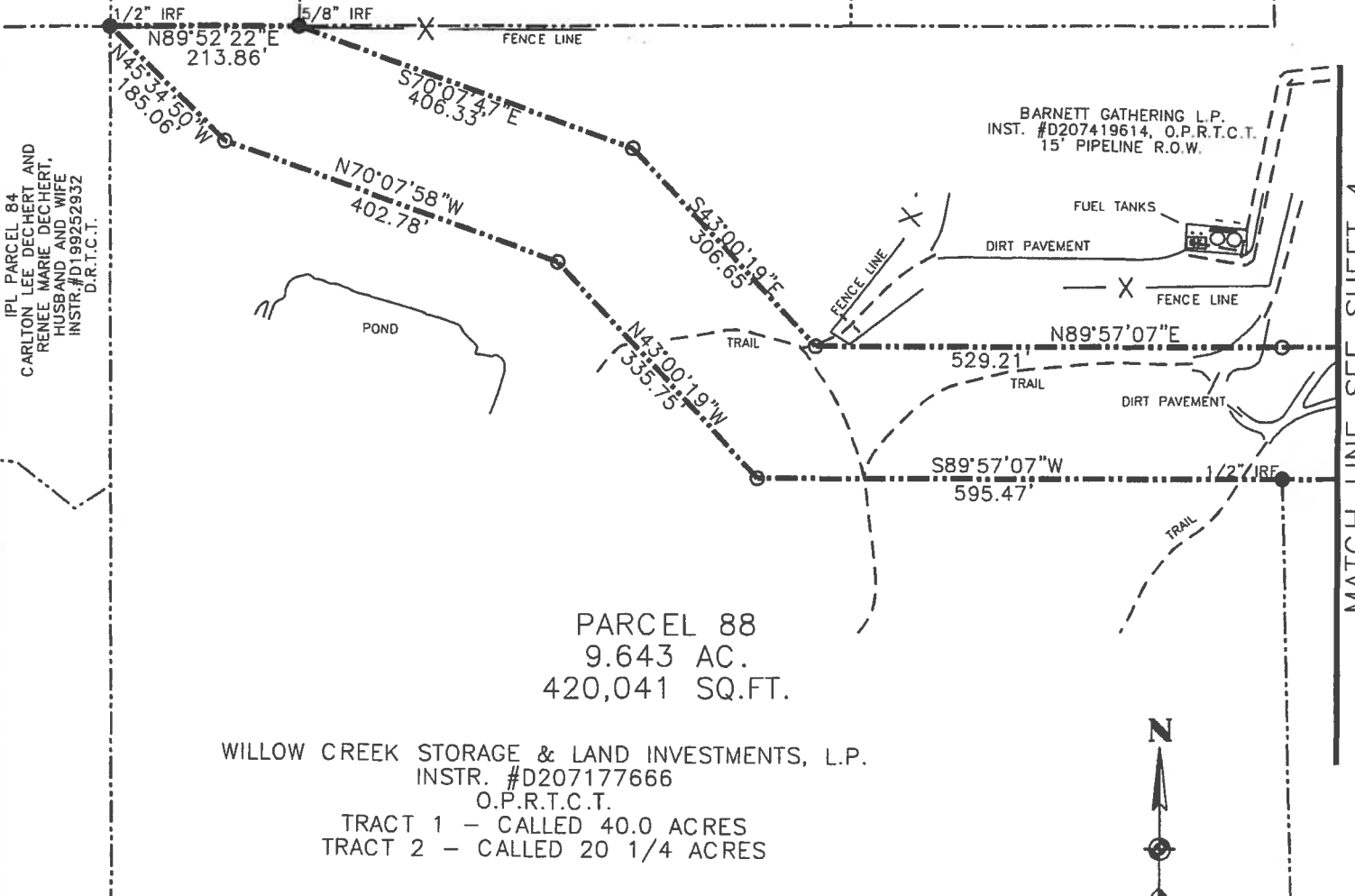
IPL PARCEL 85
CASEY A. RAYMAN
AND WIFE, ROCIO RAYMAN
INSTR. #D209203699
O.P.R.T.C.T.

IPL PARCEL 86
TODD FUTRELL
INSTR. #D211151471
O.P.R.T.C.T.

IPL PARCEL 87
LARRY HOALDRIDGE AND
WIFE, SYLVIA HOALDRIDGE
INSTR. #D190047633
D.R.T.C.T.

IPL PARCEL 84
CARLTON LEE DECHERT AND
RENEE MARIE DECHERT,
HUSBAND AND WIFE
INSTR. #D199252932
D.R.T.C.T.

BARNETT GATHERING L.P.
INST. #D207419614, O.P.R.T.C.T.
15' PIPELINE R.O.W.



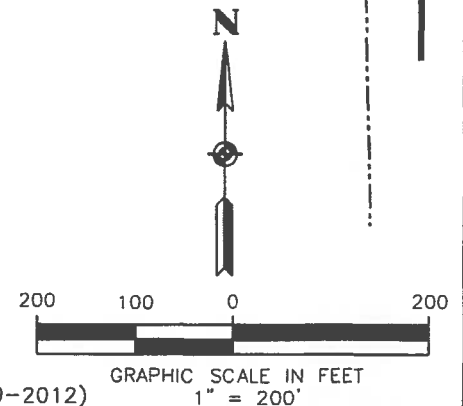
MATCH LINE SEE SHEET 4

LEGEND

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

NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

NOTE: KNOWN UNDERGROUND UTILITIES SHOWN ARE QUALITY LEVEL C SUE- (11-19-2012)



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

PROJ. NO: P202090330
SCALE: 1" = 200'
DATE: 11-20-2012
DRAWN BY: RLT
CHECKED BY: TAF
REVISED DATE: 12-17-2012

PRINTED ON:

12/18/2012



SHEET TITLE

EXHIBIT "A"
SEGMENT 9, PARCEL 88
WILLOW CREEK STORAGE
& LAND INVESTMENTS, L.P.

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

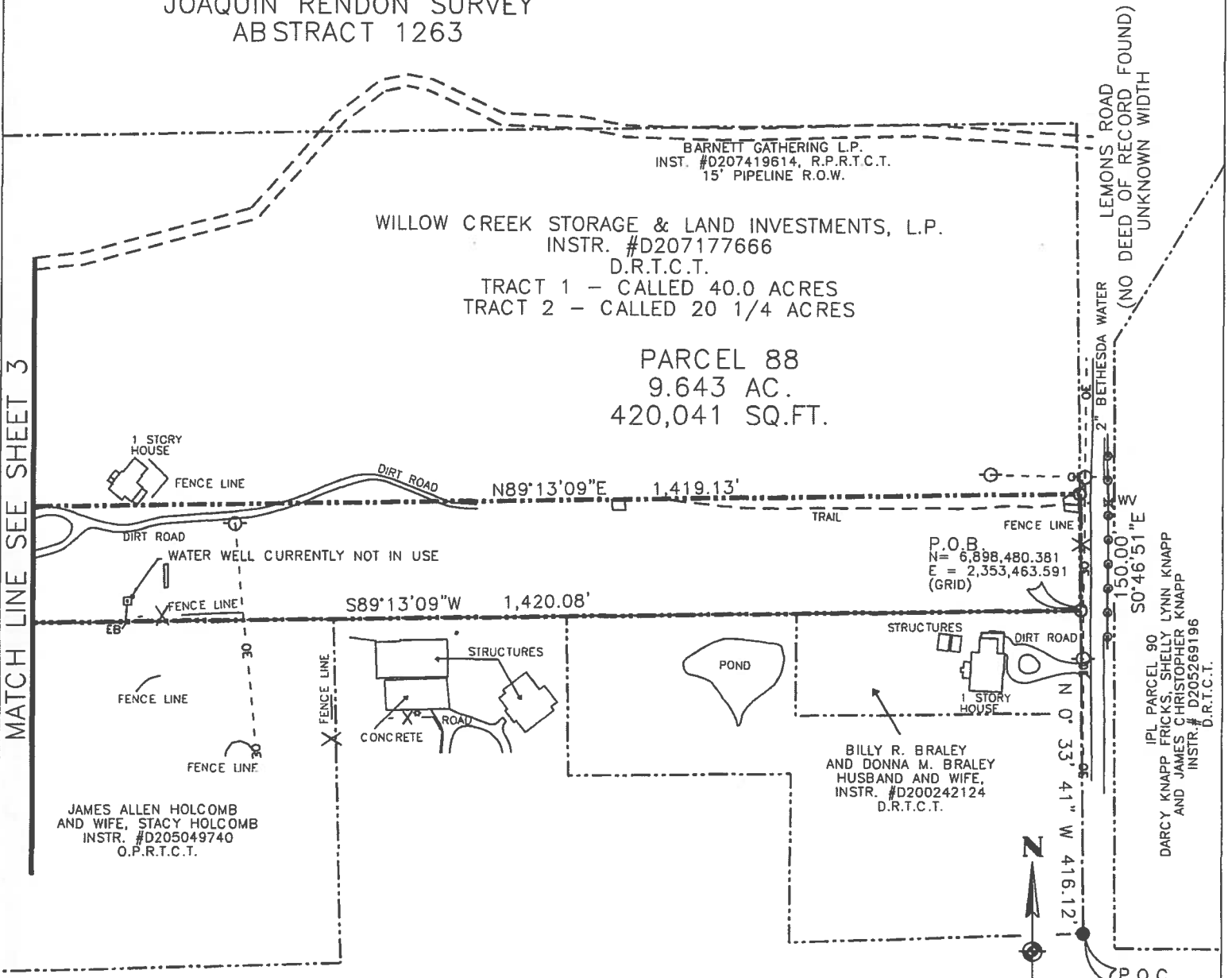
EXHIBIT "A"
PARCEL 88

JOAQUIN RENDON SURVEY
ABSTRACT 1263

WILLOW CREEK STORAGE & LAND INVESTMENTS, L.P.
INSTR. #D207177666
D.R.T.C.T.
TRACT 1 - CALLED 40.0 ACRES
TRACT 2 - CALLED 20 1/4 ACRES

PARCEL 88
9.643 AC.
420,041 SQ.FT.

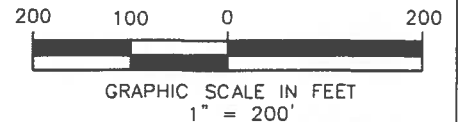
MATCH LINE SEE SHEET 3



LEGEND

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

NOTE: KNOWN UNDERGROUND UTILITIES SHOWN ARE
QUALITY LEVEL C SUE- (11-19-2012)
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)

PROJ NO: P202090330
SCALE: 1" = 200'
DATE: 11-20-2012
DRAWN BY: RLT
CHECKED BY: TAF
REVISED DATE: 12-17-2012



Timothy A. Frost
11-20-2012

SHEET TITLE

EXHIBIT "A"
SEGMENT 9, PARCEL 88
WILLOW CREEK STORAGE
& LAND INVESTMENTS, L.P.

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"
Property Description

Being 5.041 acres (219,595 square feet) of land situated in the Henry Brown Survey, Abstract Number 95, Navarro County, Texas and more particularly that certain 32.980 acre tract of land, conveyed to Carol Ann Forgeron Byrd and husband, Cary Byrd by deed recorded in Instrument No. 00006687, Official Public Records, Navarro County, Texas (O.P.R.N.C.T.), and being further described as follows:

COMMENCING at a 5/8 inch iron rod found for an angle point in the Southeasterly line of that certain tract of land conveyed to Tia Cash, Latica Grannis and Ferae Droege by deed recorded in Volume 1206, Page 551, Deed Records, Navarro County, Texas (D.R.N.C.T.) and the Northwesterly line of that certain tract of land conveyed to Randall B. Bancroft and wife, Karen A. Bancroft by deed recorded in Volume 1575, Page 741, D.R.N.C.T. and being in the Southeasterly line of said Henry Brown Survey and the Northwesterly line of the Louis Powell Survey, Abstract Number 663;

THENCE N 59°05'39" E, along the Southeasterly line of said Cash tract and the Northwesterly line of said Bancroft tract and along the Southeasterly line of said Henry Brown Survey and the Northwesterly line of said Louis Powell Survey, a distance of 323.80 feet to a set 5/8 inch iron rod with TranSystems cap for the Southeasterly corner of said Cash tract and the Southwesterly corner of said Byrd tract and the Southwesterly corner and **POINT OF BEGINNING** of the tract herein described (N: 6,761,687.962, E: 2,652,580.860 Grid), from which a found 1/2 inch iron pipe bears N 32°08'08" W, 7.07 feet;

- (1) **THENCE** N 32°08'08" W, departing the Northwesterly line of said Bancroft tract and along the Southwesterly line of said Byrd tract and the Northeasterly line of said Cash tract, and along the Westerly line of the tract herein described, a distance of 1,457.38 feet to the Northwesterly corner of said Byrd tract and the Northeasterly corner of said Cash tract, being in the Southeasterly line of that certain tract of land conveyed to James E. Perry and wife, Glenda R. Perry by deed recorded in Volume 1305, Page 846, D.R.N.C.T., being in County Road NE 3130, variable width right-of-way (No Deed of Record Found), from which a found 3/4 inch iron rod bears S 32°08'08" E, 21.95 feet;
- (2) **THENCE** N 54°59'55" E, along the Northwesterly line of said Byrd tract and the tract herein described and the Southeasterly line of said Perry tract, and along County Road NE 3130, a distance of 83.06 feet to a set PK nail;
- (3) **THENCE** N 50°22'00" E, continuing along the Northwesterly line of said Byrd tract and the tract herein described and the Southeasterly line of said Perry tract, and along County Road NE 3130, a distance of 67.63 feet to the Northeasterly corner of the tract herein described;

- (4) **THENCE** S 32°08'08" E, departing the Northwesterly line of said Byrd tract and the Southeasterly line of said Perry tract, and said County Road NE 3130 and along the Easterly line of the tract herein described, at a distance of 25.00 feet passing a set 5/8 inch iron rod with TranSystems cap for reference, continuing, a total distance of 1,473.58 feet to a set 5/8 inch iron rod with TranSystems cap for the Southeasterly corner of the tract herein described, being in the Southeasterly line of said Byrd tract and the Northwesterly line of said Bancroft tract and being in the Southeasterly line of said Henry Brown Survey and the Northwesterly line of said Louis Powell Survey;
- (5) **THENCE** S 59°05'39" W, along the Southeasterly line of said Byrd tract and the Northwesterly line of said Bancroft tract and along the Southeasterly line of said Henry Brown Survey and the Northwesterly line of said Louis Powell Survey, and along the Southerly line of the tract herein described, a distance of 150.04 feet to the **POINT OF BEGINNING**, containing 5.041 acres (219,595 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 22nd day of January, 2014, to First American Title Insurance Company, and Tarrant Regional Water District, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition IV Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements and other matters of record as listed in Schedule B of the Commitment for Title issued by First American Title Insurance Company, with an effective date of March 7, 2013, issued date of March 18, 2013, GF # CT13-153-F affecting the subject property and listed in Exhibit "A-1" attached hereto.

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

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

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.



Richard R. Dorr
Registered Professional Land Surveyor
Texas Registration Number 4780
TBPLS Firm Reg. No. 100383-00

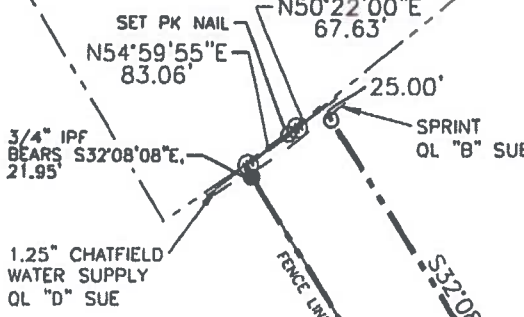


Dated: 01/22/14

IPL PARCEL 508
 JAMES E. PERRY AND WIFE,
 GLENDA R. PERRY
 VOL. 1305, PG. 846
 D.R.N.C.T.

EXHIBIT "A"
 PARCEL 865

COUNTY ROAD NE 3130
 (VARIABLE WIDTH RIGHT-OF-WAY)
 NO DEED OF RECORD FOUND



CAROL ANN FORGERSON BYRD
 AND HUSBAND, CARY BYRD
 INST. # 00006687
 O.P.R.N.C.T.
 CALLED 32.980 ACRES

TIA CASH, LATICIA GRANNIS
 FERAE DROEGE
 VOL. 1206, PG. 551
 D.R.N.C.T.

PARCEL 865
 5.041 AC.
 219,595 SQ. FT.

HENRY BROWN SURVEY,
 ABSTRACT 95

PARCEL 920
 RANDALL B. BANCROFT AND
 WIFE, KAREN A. BANCROFT
 VOL. 1575 PG. 741,
 D.R.N.C.T.

P.O.C. N59°05'39"E
 5/8" IRF 323.80'

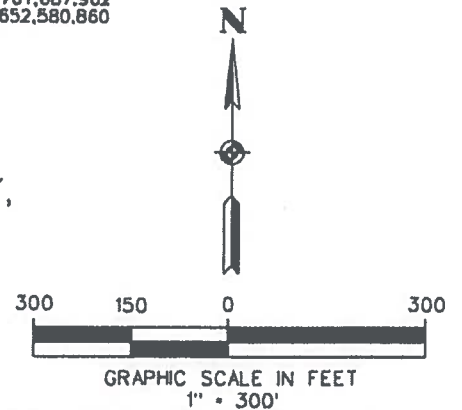
P.O.B.
 N= 6,761,687.962
 E= 2,652,580.860
 (GRID)

LOUIS POWELL SURVEY,
 ABSTRACT 663

NOTES:
 KNOWN UNDERGROUND UTILITIES SHOWN ARE
 QUALITY LEVEL B & D SUE - (01-03-2013)
 (U.O.N.) INDICATES UNLESS OTHERWISE NOTED

LEGEND

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



NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

TranSystems

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

PROJ NO:	P202090330
SCALE:	1" = 300'
DATE:	12-19-2013
DRAWN BY:	SMD
CHECKED BY:	RRD
REVISED DATE:	

PRINTED ON:
 1/22/2014
 12:48:06

SHEET TITLE
 EXHIBIT "A"
 SEGMENT 16, PARCEL 865
 CAROL ANN FORGERSON BYRD AND
 HUSBAND, CARY BYRD

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 6

EXHIBIT "A"
Property Description

Being 10.232 acres (445,687 square feet) of land situated in the Louis Powell Survey, Abstract Number 663, Navarro County, Texas and more particularly that certain 258.296 acre tract of land, conveyed to Randall B. Bancroft and wife, Karen A. Bancroft by deed recorded in Volume 1575, Page 741, Deed Records, Navarro County, Texas (D.R.N.C.T.), and being further described as follows:

COMMENCING at the most Westerly corner of that certain tract of land conveyed to Gary A. Waldow by deed recorded in Volume 1755, Page 178, D.R.N.C.T., and being an interior corner in the Southerly line of said Bancroft tract, from which a found 1/2 inch iron rod bears S 42°09'52" E, a distance of 0.64 foot;

THENCE N 58°12'22" E, along the Southeasterly line of said Bancroft tract and the Northwesterly line of said Waldow tract, a distance of 68.93 feet to a set 5/8 inch iron rod with TranSystems cap for the Southwesterly corner and **POINT OF BEGINNING** of the tract herein described (N: 6,758,910.264, E: 2,653,567.603 Grid);

- (1) **THENCE** N 29°21'08" W, departing the Southeasterly line of said Bancroft tract and the Northwesterly line of said Waldow tract, and along the Westerly line of the tract herein described, a distance of 554.72 feet to a set 5/8 inch iron rod with TranSystems cap for and angle point;
- (2) **THENCE** N 30°55'50" W, continuing along the Westerly line of the tract herein described, at a distance of 4.45 feet passing the most Easterly corner of that certain tract of land conveyed to B.E. Crofut by deed recorded in Volume 796, Page 432, D.R.N.C.T. and an interior corner in the Westerly line of said Bancroft tract, continuing along the most easterly line common to said Crofut tract and said Bancroft tract, a total distance of 425.99 feet to a set 5/8 inch iron rod with TranSystems cap for the most Northerly corner of said Crofut tract and an interior corner in the Westerly line of said Bancroft tract;
- (3) **THENCE** N 14°25'06" W, departing the line common to said Crofut tract and said Bancroft tract and continuing along the Westerly line of the tract herein described, a distance of 1,991.66 feet to a found 1/2 inch iron rod for the most Southerly corner of that certain tract of land conveyed to Carol Ann Forgerson Byrd and Husband, Cary Byrd by deed recorded in Instrument Number 00006687, Official Public Records, Navarro County, Texas (O.P.R.N.C.T.), being in the Northwesterly line of said Bancroft tract and being the Northwesterly corner of the tract herein described;
- (4) **THENCE** N 59°05'39" E, along the Northwesterly line of said Bancroft tract, the Southeasterly line of said Byrd tract and the Northerly line of the tract herein described, a distance of 150.04 feet to a set 5/8 inch iron rod with TranSystems cap for the Northeasterly corner of the tract herein described;

- (5) **THENCE** S 32°08'08" E, departing the Northwesterly line of said Bancroft tract and the Southeasterly line of said Byrd tract, and along the Easterly line of the tract herein described, a distance of 20.16 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;
- (6) **THENCE** S 14°25'06" E, continuing along the Easterly line of the tract herein described, a distance of 1,993.28 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;
- (7) **THENCE** S 30°55'50" E, continuing along the Easterly line of the tract herein described, a distance of 406.29 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;
- (8) **THENCE** S 29°21'08" E, continuing along the Easterly line of the tract herein described, a distance of 550.39 feet to a set 5/8 inch iron rod with TranSystems cap for the Southeasterly corner of the tract herein described, being in the Southeasterly line of said Bancroft tract and the Northwesterly line of said Waldow tract;
- (9) **THENCE** S 58°12'22" W, along the Southeasterly line of said Bancroft tract and the Northwesterly line of said Waldow tract, and along the Southerly line of the tract herein described, a distance of 150.14 feet to the **POINT OF BEGINNING**, containing 10.232 acres (445,687 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 19th day of December, 2013, to First American Title Insurance Company, and Tarrant Regional Water District, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition IV Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements and other matters of record as listed in Schedule B of the Commitment for Title issued by First American Title Insurance Company, with an effective date of August 1, 2013, issued date of August 13, 2013, GF # CT13-181-F affecting the subject property and listed in Exhibit "A-1" attached hereto.

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

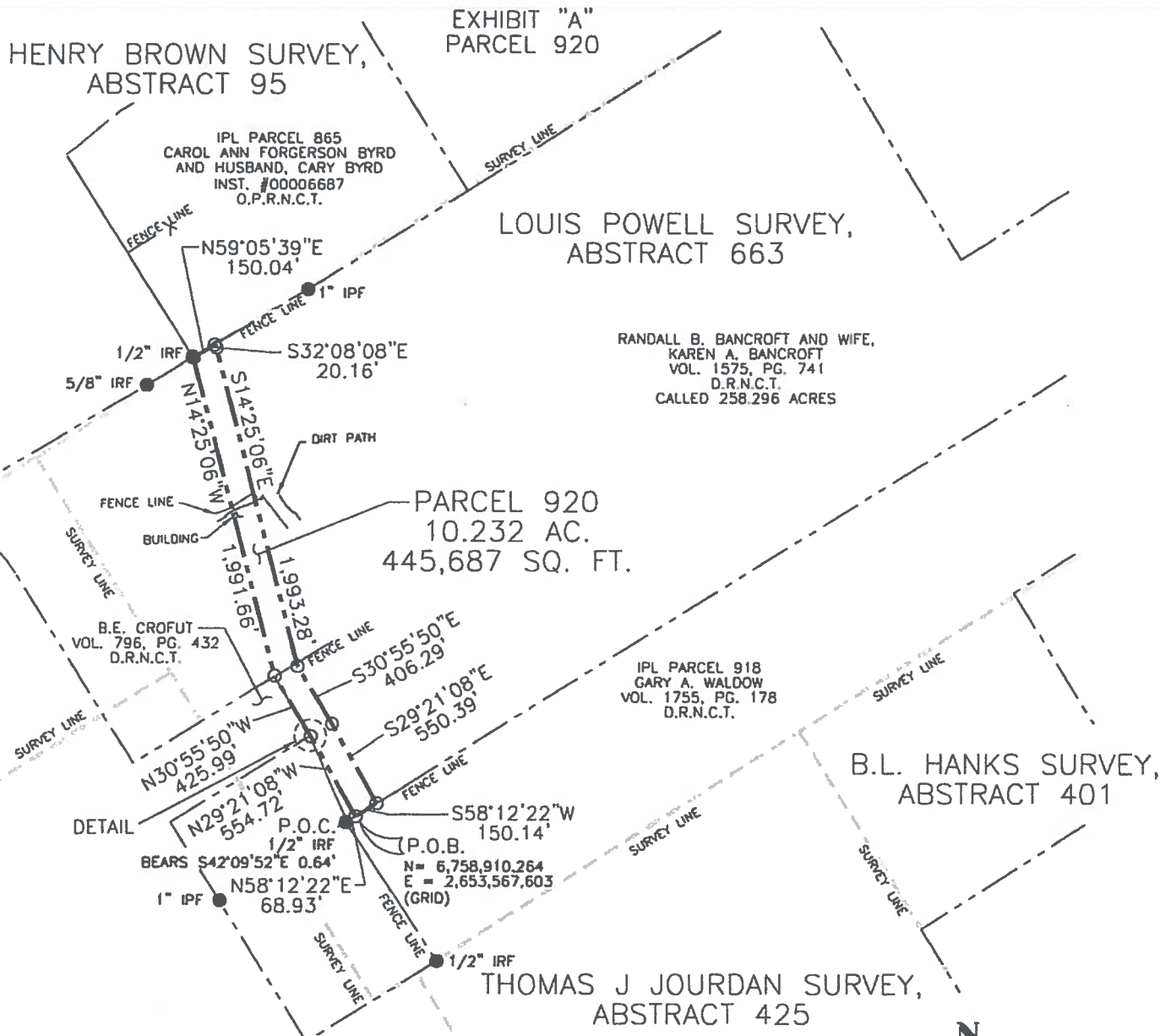
This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition IV Survey.



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



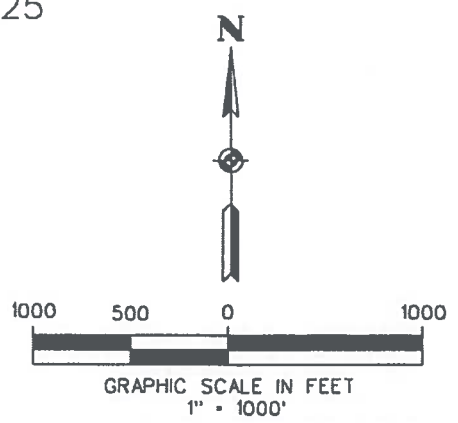
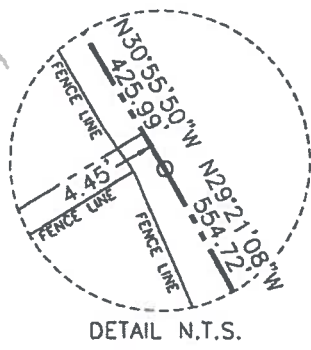
Dated: 12/19/13



NOTES:
 NO KNOWN UNDERGROUND UTILITIES (01-03-2013)
 (U.O.N.) INDICATES UNLESS OTHERWISE NOTED

LEGEND

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



NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

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" = 1000'
DATE:	12-06-2013
DRAWN BY:	ANP
CHECKED BY:	RRD
REVISED DATE:	

PRINTED ON:
 12/20/2013
 2:22:11

SHEET TITLE	
EXHIBIT "A" SEGMENT 16, PARCEL 920 RANDALL B. BANCROFT AND WIFE, KAREN A. BANCROFT	
PROJECT	
INTEGRATED PIPELINE PROJECT	
BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83)(2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED SCALE FACTOR 0.9999460030	
PG. 4 OF 10	

In addition, the General Manager and 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 King seconded the motion and the vote in favor was unanimous.

26.

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. Funding for this acquisition is included in the Bond Fund.

**Parcel 22
(Little)**

A permanent easement interest across a 3.659-acre tract of land located in the Andrew J. Martin Survey, Abstract No. 347, Kaufman County, Texas, said 3.659-acre tract also being a portion of a called 75-acre tract of land conveyed to Jerry D. Little and Dorothy Little by deeds as recorded in Volume 5003, Page 438, and Volume 5486, Page 588, Deed Records, Kaufman County, Texas, and being further described in the accompanying survey plat for Parcel 22 attached hereto for the negotiated purchase price of \$105,000.

EXHIBIT "A"
Property Description

BEING a 3.659 acre (159,400 square feet) tract of land located in the Andrew J. Martin Survey, Abstract No. 347, Kaufman County, Texas, said 3.659 acre tract also being a portion of a called 75 acre tract of land conveyed to **JERRY D. LITTLE** and **DOROTHY LITTLE**, by deeds as recorded in Volume 5003, Page 438 and Volume 5486, Page 588, Deed Records, Kaufman County, Texas (D.R.K.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with a cap stamped "SPOONER & ASSOCIATES" set (hereinafter referred to as an iron rod set) on the east property line of the said 79.322 acre tract, same being a west property line of a called 130.10 acre tract of land conveyed to Donald Jeffrey Haynie, William Dale Haynie, and Derrell Duane Haynie, by deed as recorded in Volume 2548, Page 120, D.R.K.C.T., from said beginning point a concrete Texas Department of Transportation monument found bears North 85°22'39" West, a distance of 1,053.65 feet (said beginning point having a grid coordinate of N:6,823,030.504 E:2,648,810.909);

THENCE South 01°11'03" East, along the said property lines, a distance of 115.20 feet to an iron rod set, from which a 1/2 inch iron rod found bears South 01°11'03" East, a distance of 703.15 feet, and South 01°38'29" East, a distance of 1,611.21 feet, said iron rod set also being at the beginning of a curve to the left having a radius of 3,930.00 feet;

THENCE over and across the said 79.322 acre tract of land the following courses and distances:

Along said curve to the left, an arc length of 229.27 feet, and across a chord which bears South 56°57'59" West, 229.24 feet to an iron rod set:

South 55°17'43" West, a distance of 994.36 feet to an iron rod set at the beginning of a curve to the right having a radius of 4,812.00 feet;

Along said curve to the right, an arc length of 370.48 feet, and across a chord which bears South 57°30'03" West, 370.38 feet to an iron rod set on the west property line of the said 79.322 acre tract, same being on the east property line of a called 20 acre tract of land conveyed to The James D. Witherspoon and Neta J. Witherspoon Revocable Living Trust, by deed as recorded in Volume 3549, Page 461, D.R.K.C.T., said iron rod set also being in the approximate centerline of County Road No. 4048;

THENCE North 00°57'07" West, along the said property lines and along the said centerline, a distance of 115.10 feet to an iron rod set at the beginning of a curve to the left having a radius of 4,712.00 feet;

THENCE over and across the said 79.322 acre tract the following courses and distances:

Along said curve to the left, an arc length of 306.37 feet, and across a chord which bears North 57°09'28" East, a distance of 306.32 feet to an iron rod set;

North 55°17'43" East, a distance of 994.36 feet to an iron rod set at the beginning of a curve to the right having a radius of 4,030.00 feet

Along said curve to the right, an arc length of 293.01 feet, and across a chord which bears North 57°22'41" East, 292.95 feet to the **POINT OF BEGINNING**, and containing **3.659 acres (159,400 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 15th day of January, 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, with an effective date of October 23, 2017, issued October 30, 2017, GF # 1794144-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



EXHIBIT "A" PARCEL 22

(VARIABLE WIDTH R.O.W.)
FARM TO MARKET NO. 3396

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



GRAPHIC SCALE IN FEET
1" = 200'

ANDREW J. MARTIN SURVEY
ABSTRACT NO. 347

**PARCEL 22
EXHIBIT "A"**
3.659 ACRES
(159,400 S.F.)

**P.O.B.
EXHIBIT "A"**

N:6,823,030.504
E:2,648,810.909
(GRID)

N85°22'39"W ~ 1,053.65'

R=4,030.00'
L=293.01'
CH=N57°22'41"E
CL=292.95'

R=3,930.00'
L=229.27'
CH=S56°57'59"W
CL=229.24'

CALLED: 57.158 ACRES
GARY D. WRIGHT
VOL. 4720, PG. 318,
D.R.K.C.T.

CALLLED: 130.10 ACRES
**DONALD JEFFREY HAYNIE
WILLIAM DALE HAYNIE
DERRELL DUANE HAYNIE**
VOL. 2548, PG. 120
D.R.K.C.T.

CALLLED: 79.322 ACRES
**JERRY D. LITTLE
& DOROTHY LITTLE**

VOL. 5003, PG. 438
& VOL. 5486, PG. 588,
D.R.K.C.T.

CALLLED: 20 ACRES
**THE JAMES D. WITHERSPOON
& NETA J. WITHERSPOON
REVOCABLE LIVING TRUST**

VOL. 3549, PG. 461,
D.R.K.C.T.

LINE TABLE		
NO.	DIRECTION	DIST.
L1	S01°11'03"E	115.20'
L2	N00°57'07"W	115.10'

SURVEYED ON THE GROUND JUNE-2013

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



SHEET TITLE
EXHIBIT "A"
PARCEL 22
JERRY D. LITTLE & DOROTHY LITTLE

PROJECT
CEDAR CREEK
FINISHED WATER PIPELINE

PROJ NO: 09-086-3
SCALE: 1" = 200'
DATE: 05/13/2013
DRAWN BY: C.R.R.
CHECKED BY: E.S.S.
REVISED DATE: 01/15/2018

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, the General Manager and 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 this acquisition. Director King seconded the motion and the vote in favor was unanimous.

27.

There were no future agenda items approved.

28.

The next board meeting was scheduled for August 21, 2018 at 9:00 A.M.

29.

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



President



Secretary