

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF  
TARRANT REGIONAL WATER DISTRICT  
HELD ON THE 18th DAY OF MARCH 2014 AT 9:30 A.M.

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

Present

Victor W. Henderson  
Jack R. Stevens  
Marty V. Leonard  
Jim Lane  
Mary Kelleher

Also present were Jim Oliver, Alan Thomas, Dan Buhman, Darrell Beason, Steve Christian, Linda Christie, Wesley Cleveland, Phil Hatfield, Rachel Ickert, Nancy King, Chad Lorange, Dave Marshall, Steve Metzler, Sandy Newby, David Owen, Wayne Owen, Josh Stark, Kirk Thomas and Ed Weaver.

Also in attendance were George Christie, General Counsel for Tarrant Regional Water District (Water District); Lee Christie, Hal Ray, Jeremy Harmon, and Ethel Steele of Pope, Hardwicke, Christie, Schell, Kelly, & Ray LLP; Elizabeth Basham of Mayfest, Inc.; Dick Fish of Lake Country POA; Tony Boyd and Justin Reeves of Lockwood Andrews and Newnam (LAN); Jody Puckett of Dallas Water Utilities; Don McDaniel of TMG Imaging; Laura Alexander of First Southwest Company; Bob Brashear of CDM Smith; Christine Jacoby of CB&I; Robert A. Hobbs, Jr. and Darlia Hobbs of Twin Points Resort; Bill Paxton of Trinity River Communications Joint Venture; Pat Whiteley of Hanson; David Belcher of Fugro Consultants, Inc.; Jack Z. Smith of Fort Worth Business Press; Alan Raynor of McCall, Parkhurst & Horton LLP; and R. Ibarra of IBARRA.

President Henderson convened the meeting with the assurance from

management that all requirements of the "open meetings" laws had been met.

1.

All present were given the opportunity to join in reciting the Pledge of Allegiance.

2.

On a motion made by Director Stevens and seconded by Director Lane, the Directors unanimously voted to approve the minutes from the meeting held on February 18, 2014. It was accordingly ordered that these minutes be placed in the permanent files of the Tarrant Regional Water District.

3.

Request to speak forms were submitted by and public comments received from Elizabeth Basham, Darlia Hobbs and Robert Hobbs.

4.

With the recommendation of management, Director Lane moved to approve the final payment including release of retainage in the amount of \$14,657.60 and to close the contract with WHF Electrical Contractors for Richland-Chambers Reservoir Pump Station Harmonic Mitigation – Part II. Funding for this contract is included in the Bond Fund. Director Leonard seconded the motion and the vote in favor was unanimous.

5.

With the recommendation of management, Director Stevens moved to approve the release of retainage in the amount of \$23,133.20 and to close the contract with 3D Mechanical/Service Co., Inc. for the Waxahachie High Capacity Pump Station Variable Frequency Drive Room Cooling Upgrades. Funding for this contract is included in the Bond Fund. Director Lane seconded the motion and the vote in favor was unanimous.

6.

With the recommendation of management, Director Leonard moved to approve a three year services agreement with Martindale Consultants Inc. for royalty audits. It is further requested that Sandy Newby be granted authority to execute the contract and all other documents necessary to complete this contract. Funding for this contract is included in Fiscal Year 2014 General Fund Budget. Director Lane seconded the motion and the vote in favor was unanimous.

7.

With the recommendation of management, Director Stevens moved to approve an amendment to the contract with Fugro Consultants, Inc. at a cost not to exceed \$1,150,000 for Construction Materials Testing and Special Inspections services for Section 15-1 of the IPL Project. Funding for this amendment is included in the Bond Fund. Director Lane seconded the motion and the vote in favor passed. Director Kelleher abstained.

8.

With the recommendation of management, Director Leonard moved to approve a contract with Rodney Hunt Company in the amount of \$732,110.96 for the purchase of twelve 42-inch butterfly valves for Section 15-1 of the IPL Project. Funding for this contract is included in the Bond Fund. Director Stevens seconded the motion and the vote in favor was unanimous.

9.

With the recommendation of management, Director Lane moved to approve a contract with Garney Construction Company in the amount of \$92,900,000 for the

construction of Section 15.1 of the IPL Project. Funding for this contract is included in the Bond Fund. Director Stevens seconded the motion and the vote in favor was unanimous.

10.

With the recommendation of management, Director Leonard moved to approve a contract with The Fain Group, Inc. in the amount of \$393,000 for the construction of Marine Lake Boardwalk. Funding for this contract is included in the Fiscal Year 2014 General Fund Budget. Director Stevens seconded the motion and the vote in favor was unanimous.

11.

With the recommendation of management, Director Lane moved to approve a contract with Hartman Walsh Industrial Services in the amount of \$865,000 for refurbishing of the Richland-Chambers Spillway Gates Phase IV. Funding for this contract is included in the Fiscal Year 2014 Revenue Fund Budget and the Fiscal Year 2015 Revenue Fund Budget. Director Kelleher seconded the motion and the vote in favor was unanimous.

12.

After a discussion of natural gas wells mechanical integrity, Director Kelleher and Director Lane volunteered to research the effect of gas wells and seismic activity on District property. They will report their findings to the Environmental Committee at a later date.

13.

#### STAFF UPDATES

- Update on System Status

The Board of Directors recessed for a break from 10:50 a.m. to 11:02 a.m.

14.

The presiding officer next called an executive session at 11:02 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 (*W.M. Montgomery, et al. v. Tarrant Regional Water District*, Cause No. 482-88, in the 13<sup>th</sup> District Court of Navarro County, Texas; Settlement of Claims in Fortson and Littlefield (IPL Parcel 431) Condemnation; *John Austin Basham, et al. v. Tarrant Regional Water District*, Cause No. 48-267586-13, in the 48th District Court of Tarrant County, Texas; *Monty Bennett v. Tarrant Regional Water District*, Cause No. 153-264899-13, in the 153rd District Court of Tarrant County, Texas; *Kyev Pompa Tatum, Sr., et al. v. Tarrant Regional Water District, et al.*, Cause No. 14-cv-24 in the United States District Court for the Northern District of Texas, Fort Worth Division); and under Section 551.072 to deliberate the purchase, exchange, lease or value of real property.

Upon completion of the executive session at 11:30 a.m., the President reopened the meeting.

15.

With the recommendation of management and General Counsel, Director Leonard moved to approve the proposed settlement of claims in the Montgomery Lawsuit of the following parties for the amount of \$2,614,200: Robert Hitzelberger. Funding for this settlement is included in the Bond Fund. Director Lane seconded the

motion and the vote in favor was unanimous.

16.

With the recommendation of management and General Counsel, Director Lane moved to approve the proposed settlement of claims in the Fortson and Littlefield (IPL Parcel 431) condemnation of the following parties for the amount of \$159,144.01: Joe B. Fortson, III and Lyda Fortson Dixon Littlefield. Funding for this settlement is included in the Bond Fund. Director Stevens seconded the motion and the vote in favor was unanimous.

17.

With the recommendation of management, Director Lane moved to grant authority to acquire fee simple title to the surface estate only, including improvements, of the following described property, for the public use and purpose of construction and operation of the Trinity River Vision – Central City Project, by purchase or, if negotiations to acquire the properties by purchase are unsuccessful, by the use of the power of eminent domain. The motion was made in the form provided by Chapter 2206, Texas Government Code and it was stated that the first record vote applied to all units of the following property. Funding for this acquisition is included in the Fiscal Year 2014 General Fund Budget.

Fee simple title to the surface estate only, including improvements located thereon, of an approximately 0.601 acre of land out of the Felix G. Mulliken Survey, Abstract No. 1045, Tarrant County, Texas, conveyed to Coburn Catering Service, Inc. by deed recorded in Volume 6837, Page 552, Deed Records, Tarrant County, Texas, and being Lots 1, 2, 3, 4, 5, 6, 41, 42 and the North one-half of Lot 43, Block 37, North Fort Worth Townsite Companys Subdivision, being an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 204-A, Page 117, Plat Records of Tarrant County, Texas for the Trinity River Vision – Central City Project and being further described in the

survey plats for TRV Parcels 76, 107, 116 & 117 attached hereto. An appraisal prepared by an independent, qualified real estate appraiser using standard accepted valuation techniques established the amount of \$440,000 as just compensation for the above-described property.

**LEGAL DESCRIPTION  
PARCEL 76**

**BEING** a tract of land situated in the Felix G. Mulliken Survey, Abstract No. 1045, City of Fort Worth, Tarrant County, Texas and being a portion of that same tract of land conveyed to **COBURN CATERING SERVICE, INC.**, by deed as recorded in Volume 6837, Page 552, Deed Records, Tarrant County, Texas (D.R.T.C.T.), said tract being all of Lots 1-6, Block 37, North Fort Worth Townsite Companys Subdivision, being an addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Volume 204-A, Page 117, Plat Records, Tarrant County, Texas (P.R.T.C.T.), said tract being herein more particularly described by metes and bounds as follows:

**BEGINNING** at an 1/2" iron rod found at the east property corner of the said Block 37, said beginning point being on the intersection of the southwest right-of-way of N. Houston Street, being a 70' wide right-of-way at this point, with the northwest right-of-way line of N.W. Seventh Street, being a 60' wide right-of-way at this point;

**THENCE** South 59°50'20" West, along the southeast property line of the said Block 37 and along the said northwest right-of-way line of N.W. Seventh Street, 95.00 feet to a 1/2" iron rod with cap stamped "SPOONER AND ASSOCIATES" set at the south property corner of the said Lot 1, said set iron being on the northeast right-of-way line of a 10' wide alley way as shown on the said North Fort Worth Townsite Companys Subdivision;

**THENCE** North 30°07'01" West, along the southwest property lines of the said Lots 1, 2, 3, 4, 5 and 6, Block 37 and along the said northeast right-of-way line of the 10' wide alley way, 150.19 feet to PK nail in a tree stump found at the west property corner of the said Lot 6, Block 37, same being the south property corner of Lot 7, Block 37 of the said North Fort Worth Townsite Companys Subdivision;

**THENCE** North 59°49'55" East, along the northwest property line of the said Lot 6, same being the southeast property line of the said Lot 7, Block 37, 95.00 feet to a 1/2" iron rod with cap stamped "BRITAIN CRAWFORD" found at the north property corner of the said Lot 6, same being the east property corner of the said Lot 7, said found iron being on the said southwest right-of-way line of N. Houston Street;

**THENCE** South 30°07'01" East, along the northeast property line of the said Block 37 and along the said southwest right-of-way line of N. Houston Street, 150.20 feet to the **POINT OF BEGINNING**;

The tract being herein described contains **0.328 acres (14,268 square feet)** of land.

Note: Survey sketch to accompany this legal description.

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

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

I do certify on this 11<sup>th</sup> day of July, 2011, to Rattikin Title Company, Chicago Title Insurance Company and Tarrant Regional Water District that a survey was made on the ground as per the field



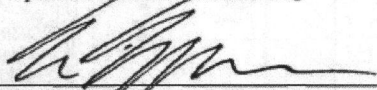
notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements located within five (5) feet of said boundaries, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements and other matters of record as listed in Schedule B of the Commitment for Title issued by Chicago Title Insurance Company, Dated October 6, 2010 with an effective date of October 20, 2011, GF#09-03312 affecting the subject property.

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

The property adjoins North West Seventh Street, a 60 feet wide right-of-way, North Houston Street, a 70' right-of-way both of which provide apparent access to and from the subject property.

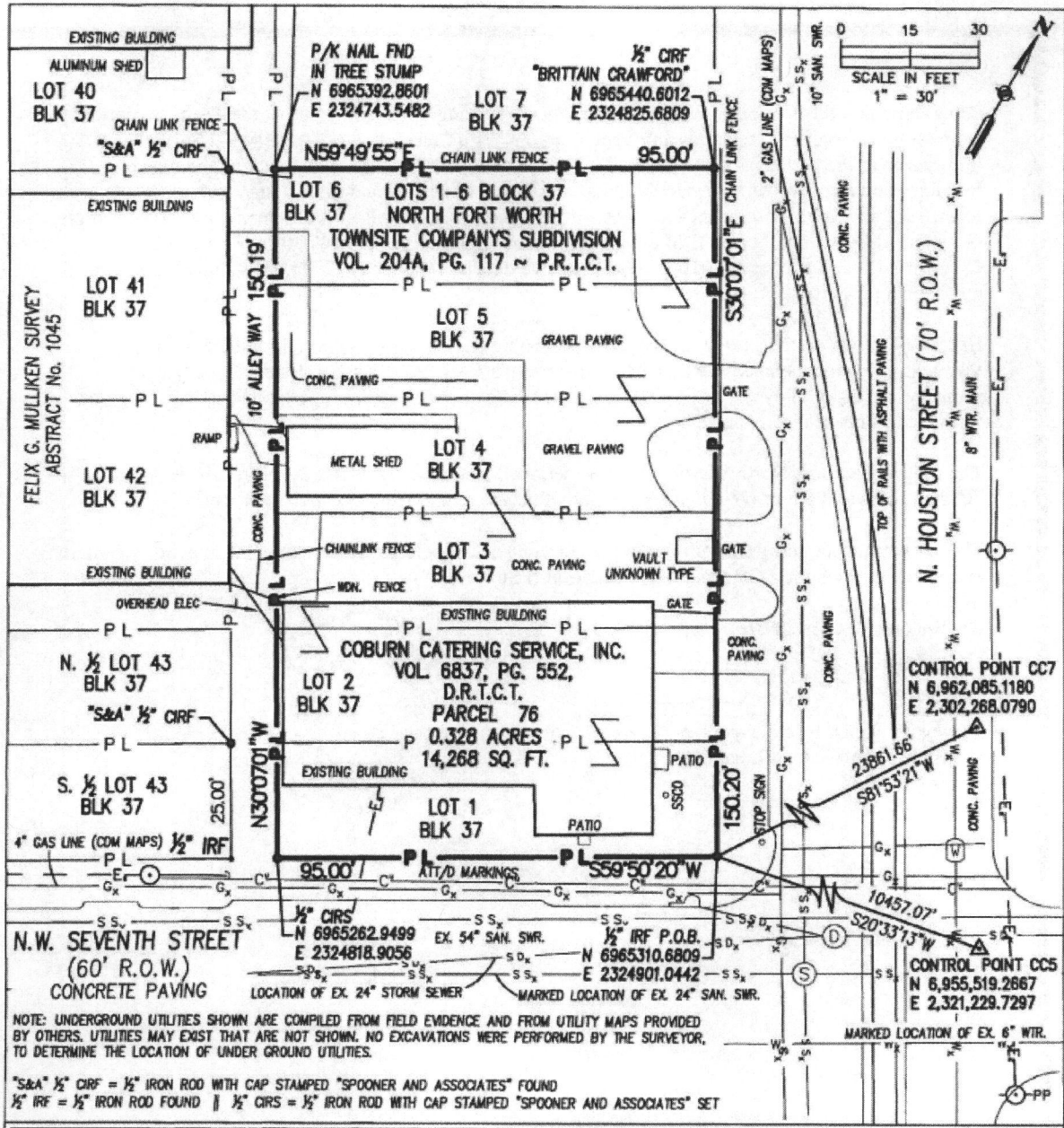
This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

By: Spooner and Associates, Inc.



Surveyors Name: Eric S. Spooner  
Registered Professional Land Surveyor,  
Texas No. 5922  
Date of Survey: 7-11-11

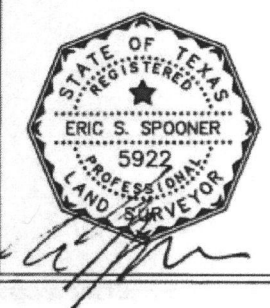




**SPOONER & ASSOCIATES**  
REGISTERED PROFESSIONAL LAND SURVEYORS

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

NAME: 10-086 PARCEL 76  
PROJ. No. 10-086  
SCALE: 1" = 30'  
DATE: 7-11-11  
DRAWN: E.S.S.  
CALC: E.S.S.  
REVISED DATE:



SHEET TITLE  
**PARCEL 76  
COBURN CATERING SERVICE INC.**

PROJECT  
**TRINITY RIVER VISION**

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

PAGE  
3 OF 3

**LEGAL DESCRIPTION  
PARCELS 107, 116 & 117**

**BEING** a tract of land situated in the Felix G. Mulliken Survey, Abstract No. 1045, City of Fort Worth, Tarrant County, Texas and being a portion of that same tract of land conveyed to **COBURN CATERING SERVICE, INC.**, by deed as recorded in Volume 6837, Page 552, Deed Records, Tarrant County, Texas (D.R.T.C.T.), said tract being all of Lots 41, 42 and the north half of Lot 43, Block 37, North Fort Worth Townsite Companys Subdivision, being an addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Volume 204-A, Page 117, Plat Records, Tarrant County, Texas (P.R.T.C.T.), said tract being herein more particularly described by metes and bounds as follows:

**BEGINNING** at an 1/2" iron rod found at the west property corner of the said Lot 41, same being the south property corner of Lot 40, Block 37 of the said North Fort Worth Townsite Companys Subdivision, said beginning point being on the northeast right-of-way of N. Throckmorton Street, being a 70' wide right-of-way at this point;

**THENCE** North 59°51'20" East, along the northwest property line of the said Lot 41, 95.00 feet to a 1/2" iron rod with cap stamped "SPOONER AND ASSOCIATES" found at the north property corner of the said Lot 41, same being the east property corner of the said Lot 40, said iron being on the southwest right-of-way line of an existing 10' alley way, as shown on the said North Fort Worth Townsite Companys Subdivision;

**THENCE** South 30°07'55" East, along the northeast property line of the said Lots 41, 42 & N. 1/2 of 43, Block 37 and along the said 10' wide alley way right-of-way, 125.19 feet to a 1/2" iron rod with cap stamped "SPOONER AND ASSOCIATES" found at the east property corner of the said N 1/2 of Lot 43, same being the north property corner of the S. 1/2 of Lot 43, Block 37 of the said North Fort Worth Townsite Companys Subdivision;

**THENCE** South 59°50'03" West, along the southeast property line of the said N. 1/2 of Lot 43, same being the northwest property line of the said S. 1/2 of Lot 43, 95.00 feet to a 1/2" iron rod with cap stamped "SPOONER AND ASSOCIATES" found at the south property corner of the said N. 1/2 of Lot 43, said iron being on the said northeast right-of-way line of N. Throckmorton Street;

**THENCE** North 30°07'59" West, along the southwest property line of the said Block 37 and along the said northeast right-of-way line of N. Throckmorton Street, 125.23 feet to the **POINT OF BEGINNING**;

The tract being herein described contains **0.273 acres (11,895 square feet)** of land.

Note: Survey sketch to accompany this legal description.

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

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

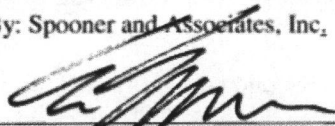
I do certify on this 11<sup>th</sup> day of July, 2011, to Rattikin Title Company, Chicago Title Insurance Company and Tarrant Regional Water District that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements located within five (5) feet of said boundaries, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements and other matters of record as listed in Schedule B of the Commitment for Title issued by Chicago Title Insurance Company, Dated October 6, 2010 with an effective date of October 20, 2011, GF#09-03312 affecting the subject property.

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

The property adjoins North Throckmorton Street, a 70 feet wide right-of-way, of which provide apparent access to and from the subject property.

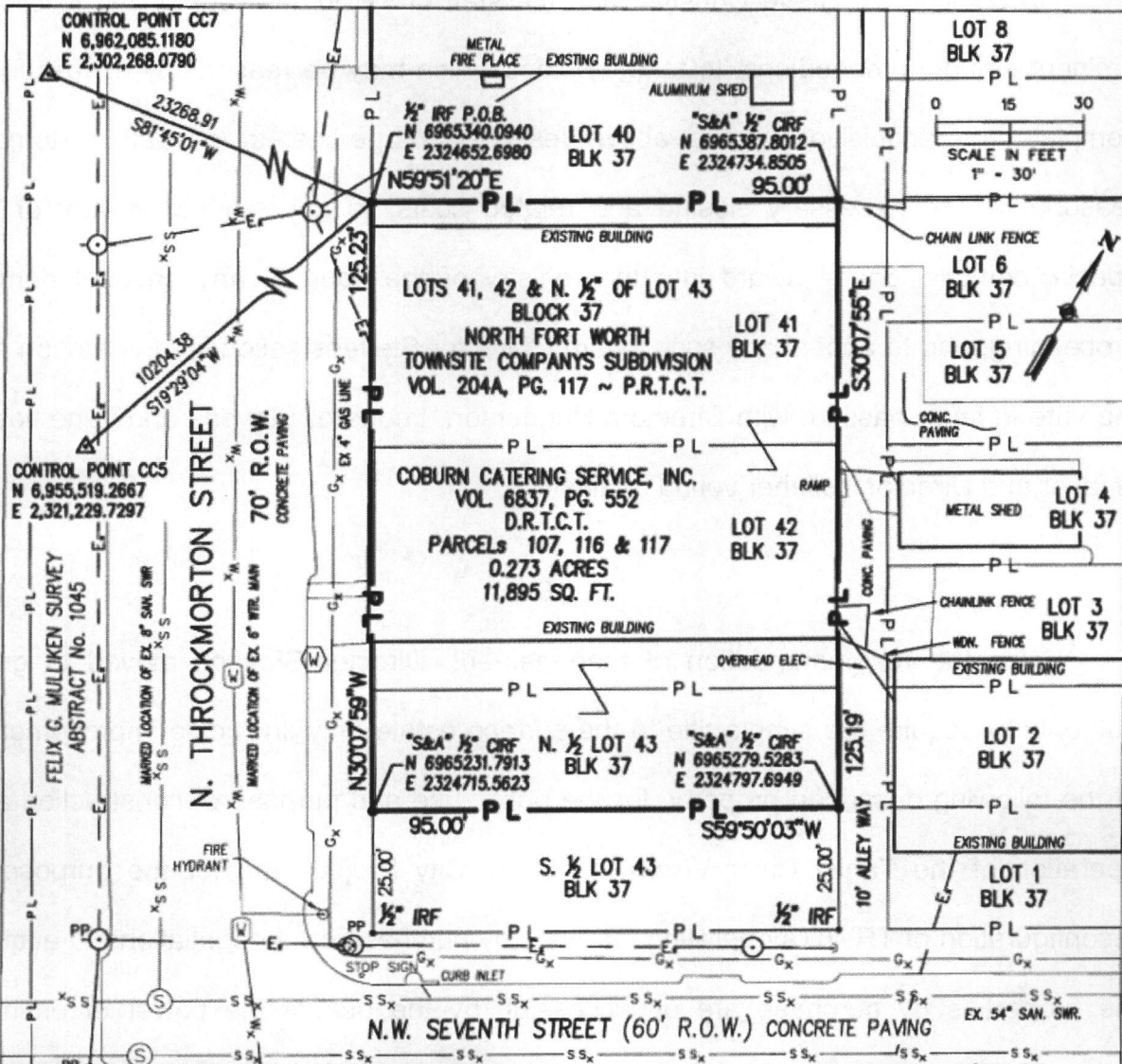
This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

By: Spooner and Associates, Inc.

 12-13-11

Surveyors Name: Eric S. Spooner  
Registered Professional Land Surveyor,  
Texas No. 5922  
Date of Survey: 7-11-11  
Revised 12-13-11





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

\*S&A 1/2 CRF = 1/2 IRON ROD WITH CAP STAMPED "SPOONER AND ASSOCIATES" FOUND  
1/2 IRF = 1/2 IRON ROD FOUND

**SPOONER & ASSOCIATES**  
REGISTERED PROFESSIONAL LAND SURVEYORS

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

NAME: 10-098 107, 116 & 117  
PROJ. No. 10-098  
SCALE: 1" = 30'  
DATE: 12-13-11  
DRAWN: F.S.S.  
CALC: F.S.S.  
REVISED DATE:

12-13-11

ERIC S. SPOONER  
5922  
REGISTERED PROFESSIONAL LAND SURVEYOR

SHEET TITLE  
**PARCELS 107, 116 & 117  
COBURN CATERING SERVICE INC.**

PROJECT  
**TRINITY RIVER VISION**

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

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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 Stevens seconded the motion and the vote in favor passed, with Directors Henderson, Leonard, Stevens and Lane voting in favor and Director Kelleher voting against.

18.

With the recommendation of management, Director Stevens moved to grant authority to acquire fee simple title to the surface estate only, including improvements, of the following described property, for the public use and purpose of construction and operation of the Trinity River Vision – Central City Project and for the purpose of reconfiguration of TRWD's operating facilities, by purchase or, if negotiations to acquire the properties by purchase are unsuccessful, by the use of the power of eminent domain. The motion was made in the form provided by Chapter 2206, Texas Government Code and it was stated that the first record vote applied to all units of the following property. Funding for these acquisitions is included in the Fiscal Year 2014 General Fund Budget.

Fee simple title to the surface estate only, including any improvements located thereon, of approximately 2.067 acres of land, being all of Lots 1-9 and Lots 16-24, Block 43, North Fort Worth Addition, an addition to the City of Fort Worth, Tarrant County, Texas (the "North Fort Worth Addition") and being all of those same tracts of land conveyed to Starrfoam Manufacturing, Inc. by deeds recorded in Volume 10493, Page 1914 and Volume 12794, Page 129, Deed Records, Tarrant County, Texas

(D.R.T.C.T.), according to the plat recorded in Volume 63, Page 149, Plat Records, Tarrant County, Texas (P.R.T.C.T.), and also being all of the 10 feet wide alley way as abandoned by City of Fort Worth Ordinance No. 4209, for the Trinity River Vision – Central City Project, together with 1.083 acres of land, being the surface estate, including improvements, in fee simple of all of Lots 1-5 and Lots 17-24, Block 46, North Fort Worth Addition, and being a portion of those same tracts of land conveyed to Starrfoam Manufacturing, Inc., by deeds recorded in Volume 7608, Page 1790 and Volume 10437, Page 2309, D.R.T.C.T., according to the plat recorded in Volume 63, Page 149, P.R.T.C.T., and also being all of the 10 feet wide alley way as abandoned by instrument recorded in Volume 3790, Page 122, D.R.T.C.T., for the purpose of reconfiguration of TRWD's operating facilities; and being further described in the survey plats for TRV Parcels 49, 50, 55, 56, 57, 58, 174 & 900 attached hereto. An appraisal prepared by an independent, qualified real estate appraiser using standard accepted valuation techniques established the amount of \$1,989,000 as just compensation for the above-described property.

**LEGAL DESCRIPTION  
PARCELS 49, 50, 55, 56, 57, 58 & 174  
STAR-R-FOAM MANUFACTURING, INC.**

**BEING** a tract of land situated in the City of Fort Worth, Tarrant County, Texas and being all of those same tracts of land conveyed to **Starrfoam Manufacturing, Inc.**, by deeds as recorded in Volume 10493, Page 1914 and Volume 12794, Page 129, Deed Records, Tarrant County, Texas (D.R.T.C.T.) said tract being all of Lots 1-9, and Lots 16-24, Block 43, North Fort Worth Addition, being an addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Volume 63, Page 149, Plat Records, Tarrant County, Texas (P.R.T.C.T.), said tract also being all of that same 10 feet wide alley way abandoned by City of Fort Worth Ordinance No. 4209, retained as Utility Easement, by instrument recorded in Volume 3398, Page 429, D.R.T.C.T., said tract being herein more particularly described by metes and bounds as follows:

**BEGINNING** at a 2" iron pipe found at the south property corner of Lot 1, Block 43, of the said North Fort Worth Addition, same being at the intersection of the northwest right-of-way line of N.E. 9<sup>th</sup> Street, being a 60' wide right-of-way at this point, with the northeast right-of-way line of Commerce Street, being a 70' wide right-of-way at this point;

**THENCE** North 30°05'34" West, along the southwest property line of the said Block 43 and along the said northeast right-of-way line of Commerce Street, 450.01 feet to a 1/2" iron rod with cap stamped "SPOONER & ASSOCAITES" set (1/2 CIRS) at the west property corner of Lot 9, Block 43, of the said North Fort Worth Addition, same being the south property corner of Lot 10, Block 43, of the said North Fort Worth Addition;

**THENCE** North 59°54'26" East, along the northwest property lines of the said Lot 9 and Lot 16, Block 43 and along the southeast property lines of the said Lot 10 and Lot 15, Block 43, 200.06 feet to a 2" iron pipe found at the east property corner of the said Lot 15, same being the north property corner of the said Lot 16, said point also being on the southwest right-of-way line of N. Calhoun Street, being a 70' wide right-of-way at this point;

**THENCE** South 30°05'34" East, along the northeast property line of the said Block 43 and along the said southwest right-of-way line of N. Calhoun Street, 450.01 feet to a 1/2" CIRS at the east property corner of the said Block 43, same being the intersection of the said southwest right-of-way line of N. Calhoun Street with the said northwest right-of-way line of N.E. 9<sup>th</sup> Street;

**THENCE** South 59°54'26" West, along the southeast property line of the said Block 43 and along the said northwest right-of-way line of N.E. 9<sup>th</sup> Street, 200.06 feet to the POINT OF BEGINNING;

The tract being herein described contains **2.067 acres (90,028 square feet)** of land.

Note: Survey sketch to accompany this legal description.

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

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



I do certify on this 15<sup>th</sup> day of November, 2010, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements located within five (5) feet of said boundaries, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements and other matters of record as listed in Schedule B of the Commitment for Title issued by Rattikin Title Company, Chicago Title Insurance Company, Dated July 18, 2013, with an effective date of July 2, 2013, GF# 10-03034 affecting the subject property.

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

The property adjoins N Calhoun Street, a 70 feet wide right-of-way, N.E. 9<sup>th</sup> Street, a 60 feet wide right-of-way and Commerce Street, a 70 feet wide right-of-way which all provide apparent access to and from the subject property.

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

By: Spooner and Associates, Inc.

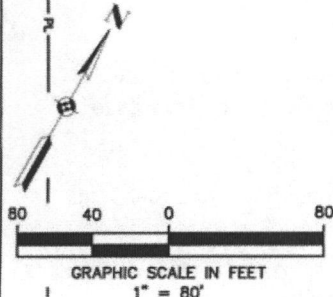
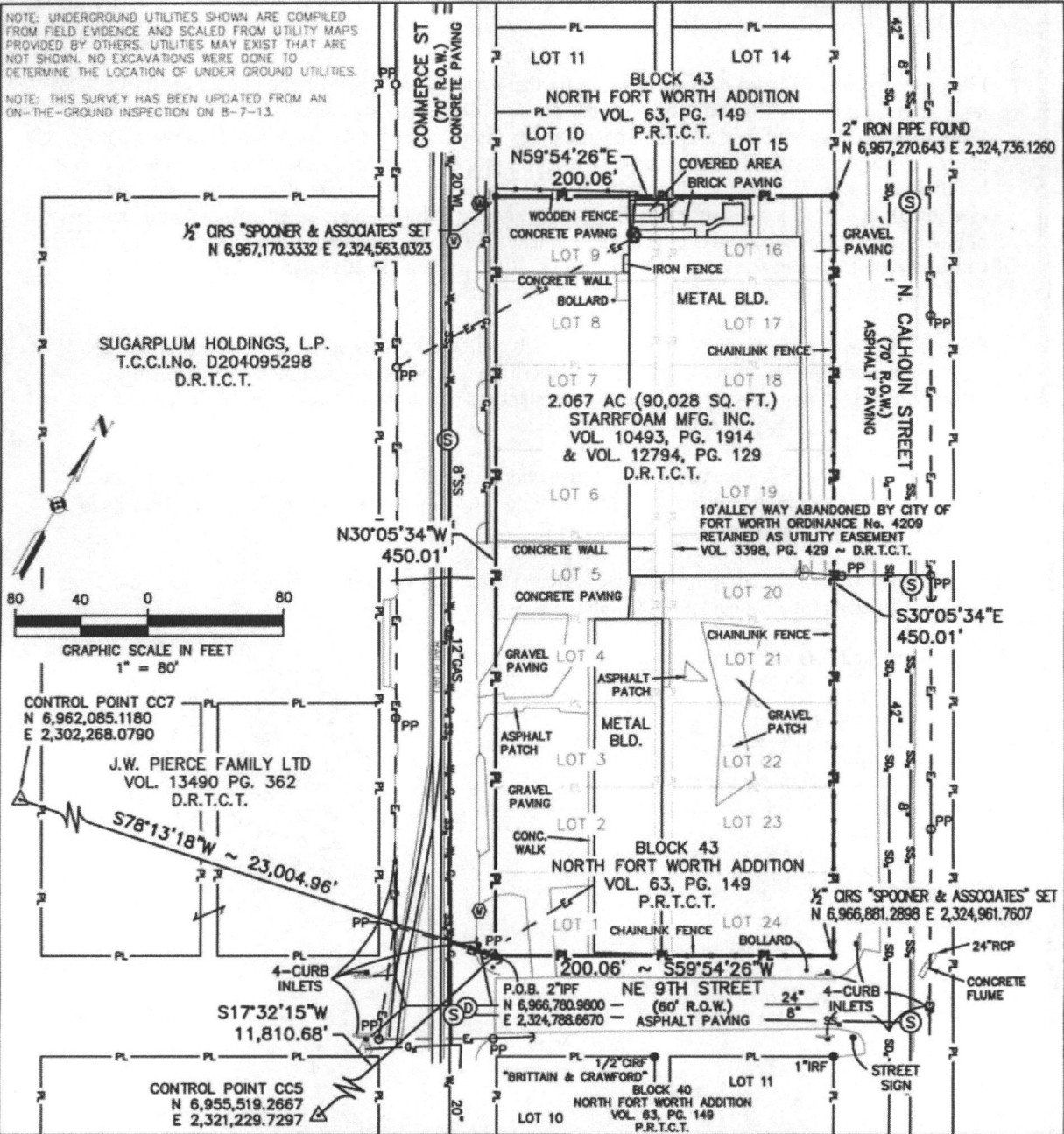


Surveyors Name: Eric S. Spooner  
Registered Professional Land Surveyor,  
Texas No. 5922  
Date of Survey: 12-2-10  
Inspected/Updated: 8-13-13



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

NOTE: THIS SURVEY HAS BEEN UPDATED FROM AN ON-THE-GROUND INSPECTION ON 8-7-13.



CONTROL POINT CC7  
N 6,962,085.1180  
E 2,302,268.0790

J.W. PIERCE FAMILY LTD  
VOL. 13490 PG. 362  
D.R.T.C.T.

S78°13'18"W ~ 23,004.96'

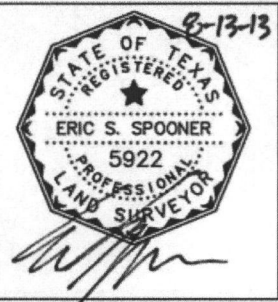
S17°32'15"W  
11,810.68'

CONTROL POINT CC5  
N 6,955,519.2667  
E 2,321,229.7297

**SPOONER & ASSOCIATES**  
REGISTERED PROFESSIONAL LAND SURVEYORS

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

FILE NAME: 10-086-STARFFOAM  
PROJ NO: 10-086  
SCALE: 1" = 80'  
DATE: 11-12-2010  
DRAWN BY: JWC  
CHECKED BY: ESS  
REVISED DATE: 8-7-13



SHEET TITLE  
LAND TITLE SURVEY  
STAR-R-FOAM  
PARCEL Nos. 49, 50, 55, 56, 57, 58 & 174

PROJECT  
TRINITY RIVER VISION PROJECT

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

PG. 3 OF 3

**LEGAL DESCRIPTION  
PARCEL 900  
STAR-R-FOAM MANUFACTURING, INC.**

**BEING** a tract of land situated in the City of Fort Worth, Tarrant County, Texas and being a portion of those same tracts of land conveyed to **Starrfoam Manufacturing, Inc.**, by deeds recorded in Volume 7608, Page 1790 and Volume 10437, Page 2309, Deed Records, Tarrant County, Texas (D.R.T.C.T.) said tract being all of Lots 1-5 and Lots 17-24, Block 46, North Fort Worth Addition, being an addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Volume 63, Page 149, Plat Records, Tarrant County, Texas (P.R.T.C.T.), said tract also being all of the 10 feet wide alley way as abandoned by instrument recorded in Volume 3790, Page 122, D.R.T.C.T., said tract being herein more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2" iron rod with cap stamped "SPOONER & ASSOCIATES" set (1/2" CIRS) on the southwest property line of the said Starrfoam tract, same being on the east line of an 100' wide railroad right-of-way conveyed to St. Louis, Arkansas & Texas Railway Company by deed as recorded in Volume 56, Page 533, D.R.T.C.T., said beginning point being on the northeast right-of-way line of Commerce Street, being a 70' wide right-of-way at this point.

**THENCE** North 04°04'48" East, along the said east right-of-way line of the St. Louis, Arkansas & Texas Railway Company tract, 355.48 feet to a 1/2" CIRS on the northeast property line of the said Starrfoam tract, same being the southwest right-of-way line of N. Calhoun Street, being a 70' wide right-of-way at this point;

**THENCE** South 30°09'21" East, along the said northeast property line of the Starrfoam tract and along the said southwest right-of-way line of N. Calhoun Street, 382.78 feet a 1/2" iron rod found at the east property corner of the said Starrfoam tract, same being the intersection of the said southwest right-of-way line of N. Calhoun Street with the northwest right-of-way line of N.E. 10<sup>th</sup> Street, being a 60' wide right-of-way at this point;

**THENCE** South 59°50'39" West, along the southeast property line of the said Starrfoam tract and along the said northwest right-of-way line of N.E. 10<sup>th</sup> Street, 199.99 feet to a "X" scribed in concrete found at the south property corner of the said Starrfoam tract, same being the intersection of the said northwest right-of-way line of N.E. 10<sup>th</sup> Street with the said northeast right-of-way line of Commerce Street;

**THENCE** North 30°09'21" West, along the southwest property line of the said Starrfoam tract and along the said northeast right-of-way line of Commerce Street, 88.90 feet to the POINT OF BEGINNING;

The tract being herein described contains **1.083 acres (47,166 square feet)** of land.

Note: Survey sketch to accompany this legal description.

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

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

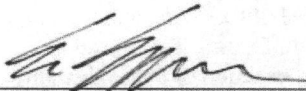
I do certify on this 7<sup>th</sup> day of August, 201 that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements located within five (5) feet of said boundaries, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements and other matters of record as listed in Schedule B of the Commitment for Title issued by Rattikin Title Company, Chicago Title Insurance Company, Dated July 18, 2013, with an effective date of July 2, 2013, GF# 10-03034 affecting the subject property.

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

The property adjoins N Calhoun Street, a 70 feet wide right-of-way, N.E. 10<sup>th</sup> Street, a 60 feet wide right-of-way and Commerce Street, a 70 feet wide right-of-way which all provide apparent access to and from the subject property.

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

By: Spooner and Associates, Inc.



Surveyors Name: Eric S. Spooner  
Registered Professional Land Surveyor,  
Texas No. 5922  
Date of Survey: 12-12-10  
Revised/Updated: 8-13-13





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

19.

With the recommendation of management, Director Stevens moved to grant authority to acquire permanent easement interests in, over, under and across the following described properties, for the public use and purpose of construction and operation of the IPL Project, by purchase or, if negotiations to acquire the properties by purchase are unsuccessful, by the use of the power of eminent domain. The motion was made in the form provided by Chapter 2206, Texas Government Code, and it was stated that the first record vote applied to all units of the following properties. Funding for these acquisitions is included in the Bond Fund.

IPL Parcel 247  
(Soap Creek  
Ranch, L.P.)

A permanent easement interest in, over and across a 9.199-acre tract of land situated in the Joseph Stewart Survey, Abstract Number 961, Ellis County, Texas, and being more particularly described as a portion of that certain 200-acre First Tract and that certain 87.02-acre Second Tract conveyed by instrument recorded in Volume 1999, Page 235, Official Public Records, Ellis County, Texas, and being further described in the survey plat for Parcel 247 attached hereto. An appraisal prepared by an independent, qualified real estate appraiser using standard accepted valuation techniques established the amount of \$70,372 as just compensation for the above-described property.

IPL Parcel 266, 270.1,  
& 270.2  
(TXI Operations, L.P.)

A permanent easement interest in, over and across an 8.327-acre tract of land situated in the John Chamblee Survey, Abstract Number 192, and the Cuadrilla Irrigation Company Survey, Abstract Number 1206, Ellis County, Texas, and being more particularly described as a portion of the remainder of that same tract of land conveyed to TXI Operations, L.P., by deed recorded in Volume 1446, Page 1240, said TXI tract being specifically described in deed recorded in Volume 1165, Page 128, Deed Records, Ellis County, Texas, said tract also being a portion of Lots 2R and 3R, Block 1, Railport Business Park Addition, an addition to the City of Midlothian, Ellis County, Texas, according to the plat thereof recorded in Cabinet H, Slide 691, Map Records, Ellis County, Texas, and being further described in the survey plat for Parcel 266 attached hereto.

A permanent easement interest in, over and across a 2.494-acre tract of land situated in the Cuadrilla Irrigation Company Survey, Abstract Number 1206, Samuel G. Haynie Survey, Abstract Number 526, and the J.W. Burks Survey, Abstract Number 113, Ellis County, Texas, and being more particularly described as a portion of that same tract of land conveyed to TXI Operations, L.P., by deed recorded in Volume 1446, Page 1240, said TXI tract being specifically described in deed recorded in Volume 1165, Page 128, Deed Records, Ellis County, Texas, and being further described in the survey plat for Parcel 270.1 attached hereto.

A permanent easement interest in, over and across a 36.540-acre tract of land situated in the Samuel G. Haynie Survey, Abstract Number 526, the J.W. Burks Survey, Abstract Number 113, the William Mullen Survey, Abstract Number 748, the J.L.W. Forbes Survey, Abstract Number 1217, and the William Forbes Survey, Abstract Number 368, Ellis County, Texas, and being a portion of that same tract of land conveyed to TXI Operations, L.P., by deed recorded in Volume 1446, Page 1240, said TXI tract being specifically described in deed recorded in Volume 1165, Page 128, Deed Records, Ellis County, Texas, and being further described in the survey plat for Parcel 270.2 attached hereto.

An appraisal prepared by an independent, qualified real estate appraiser using standard accepted valuation techniques established the amount of \$742,800 as just compensation for the above-described Parcel No. 266 and \$2,389,400 for the above-described Parcel Nos. 270.1 and 270.2.

IPL Parcel 1058  
(Gillespie)

A permanent easement interest in, over and across a 0.615-acre tract of land situated in the William Stewart Survey, Abstract Number 956, Ellis County, Texas, and being more particularly described as a portion of that certain 30.962-acre tract conveyed to Louis B. and Linda L. Gillespie by instrument recorded in Volume 1460, Page 909, Official Public Records, Ellis County, Texas, and being further described in the survey plat for Parcel 1058 attached hereto. An appraisal prepared by an independent, qualified real estate appraiser using standard accepted valuation techniques established the amount of \$9,455 as just compensation for the above-described property.



EXHIBIT "A"  
Property Description

Being 9.199 acre (400,695 square feet) of land situated in the Joseph Stewart Survey, Abstract Number 961, Ellis County, Texas, and more particularly that certain 200 acre First Tract and that certain 87.02 acre Second Tract conveyed to Bennett Wilson Cervin; and Nita Carol Cervin Miskovitch; and Bennett Wilson Cervin and Nita Carol Cervin Miskovitch as Trustees of the Nita Carol Cervin Miskovitch Trust; and William B. Cervin; and Margaret Cervin Pearce; and Carol Anne Cervin Axley, as recorded in Volume 1999, Page 235, Official Public Records, Ellis County, Texas, (O.P.R.E.C.T.), and being further described as follows:

**COMMENCING** at a point at the Northwest corner of said Cervin tract and at an ell corner of a tract of land to PRA Prairie Ridge Development Corp., recorded in Volume 2325, Page 470, O.P.R.E.C.T., from which a found 3/4 inch iron pipe bears N 59°35'16" E, 1.92 feet;

**THENCE** N 59°35'16" E, along the North line of said Cervin tract and the South line of said PRA Prairie Ridge Development Corp. tract, a distance of 1,436.81 feet to a set 5/8" iron rod with Transystems cap at the Southwest corner of tract herein described and the **POINT OF BEGINNING** (N: 6,866,906.023, E: 2,407,278.644 Grid);

- (1) **THENCE** N 59°35'16" E, along the North line of tract herein described, the North line of said Cervin tract and the South line of said PRA Prairie Ridge Development Corp. tract, a distance of 107.75 feet to a point, from which a found 5/8 inch iron rod bears N 30°24'17" W, 1.14 feet;
- (2) **THENCE** N 59°35'16" E, along the North line of tract herein described, the North line of said Cervin tract and the South line of said PRA Prairie Ridge Development Corp. tract, a distance of 64.00 feet to a set 5/8" iron rod with Transystems cap for the Northeast corner of tract herein described;
- (3) **THENCE** S 1°15'48" E, along the East line of tract herein described, a distance of 1,108.97 feet to a set 5/8" iron rod with Transystems cap;
- (4) **THENCE** S 48°07'51" E, along the East line of tract herein described, a distance of 1,563.50 feet to a found 1/2" iron pipe for the Southeast corner of tract herein described, the Southeast corner of said Cervin Tract 2 and on the North line of a tract of land to Ellis 1270, LLC, as recorded in Volume 2393, Page 2461, O.P.R.E.C.T.;
- (5) **THENCE** S 59°51'43" W, along the South line of tract herein described and the North line of said Ellis 1270 tract, a distance of 157.71 feet to a set 5/8" iron rod with Transystems cap for the Southwest corner of tract herein described;
- (6) **THENCE** N 48°07'51" W, along the West line of tract herein described, a distance of 1,579.80 feet to a set 5/8" iron rod with Transystems cap;
- (7) **THENCE** N 1°15'48" W, along the West line of tract herein described, a distance of 1,090.33 feet to the **POINT OF BEGINNING**, containing 9.199 acre (400,695 square feet) of land, more or less.

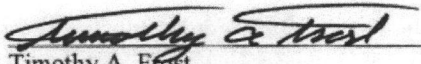
NOTE: Basis of bearing is the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum 1983 (NAD 83)(2007) with all distances adjusted to surface by project combined scale factor of 0.9998802448.

NOTE: Plat to accompany this legal description

I do certify on this 9th day of September, 2012, to Stewart Title Guaranty Company, Ellis County Abstract and Title Co. and Tarrant Regional Water District, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition 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 Stewart Title Guaranty Company, with an effective date of July 31, 2012, issued date of August 15, 2012, GF # 1206121 affecting the subject property and listed in Exhibit "A-1" attached hereto.

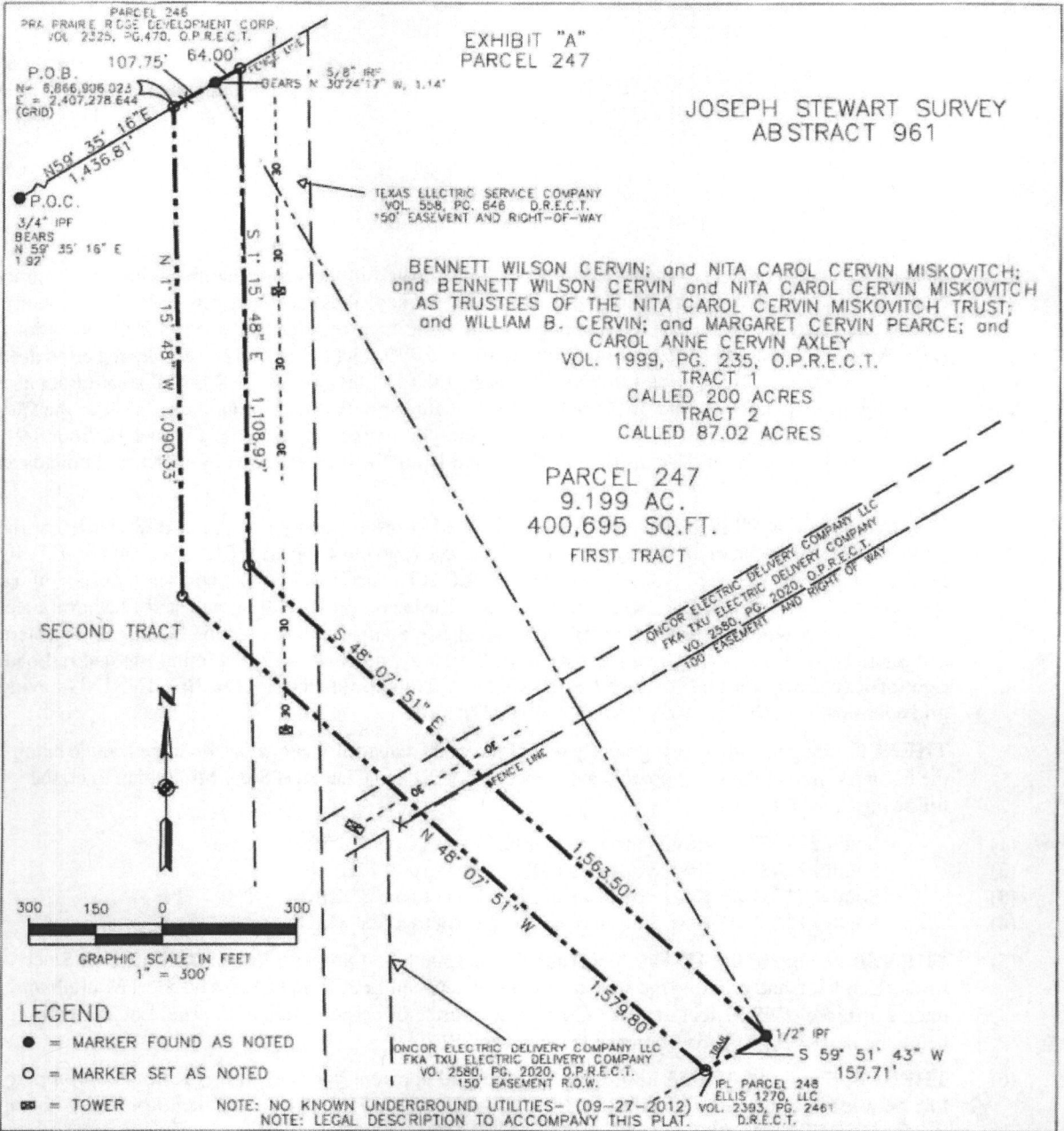
Except as shown on the survey: (i) there are no visible encroachments upon the subject property by visible improvements on adjacent property, (ii) there are no visible encroachments on adjacent property, streets or alleys by any visible improvements on the subject property, and (iii) there are no visible 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: 9-9-2012



<p>500 WEST SEVENTH STREET SUITE 1100 FORT WORTH, TX 76102 (817) 338-8950 (TEL) (817) 336-2247 (FAX)</p> <p>PROJ. NO: P20200330 SCALE: 1" = 300' DATE: 09-11-2012 DRAWN BY: RLT CHECKED BY: TAF REVISED DATE: 10-08-2012</p>	<p>PRINTED ON: 10/9/2012 12:45:27 PM</p> <p><i>Timothy A. Frost</i> 9-9-2012</p>	<p>SHEET TITLE</p> <p>EXHIBIT "A" SEGMENT 13, PARCEL 247 BENNETT WILSON CERVIN, NITA CAROL CERVIN MISKOVITCH, WILLIAM B. CERVIN, MARGARET CERVIN PEARCE, CAROL ANNE CERVIN AXLEY</p>
		<p>PROJECT</p> <p>INTEGRATED PIPELINE PROJECT</p>
<p>BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83)(2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED SCALE FACTOR 0.9998802448</p>		<p>PG. 3 OF 7</p>

EXHIBIT "A"  
Property Description

Being 8.327 acres (362,716 square feet) tract of land situated in the John Chamblee Survey, Abstract Number 192, and the Cuadrilla Irrigation Company Survey, Abstract Number 1206, Ellis County, Texas, and being a portion of the remainder of that same tract of land conveyed to TXI Operations, L.P., by deed recorded in Volume 1446, Page 1240, said TXI tract being specifically described in deed recorded in Volume 1165, Page 128, Deed Records, Ellis County, Texas (D.R.E.C.T.), said tract also being a portion of Lots 2R and 3R, Block 1, Railport Business Park Addition, an addition to the City of Midlothian, Ellis County, Texas, according to the plat thereof recorded in Cabinet H, Slide 691, Map Records, Ellis County, Texas (M.R.E.C.T.), and being further described by metes and bounds as follows:

**BEGINNING** at a 5/8 inch iron rod with cap stamped "Cotton Surveying" found (5/8" CIRF) at the northwest property corner of that same tract of land conveyed to Chaparral Steel Midlothian, L.P. by deed recorded in Volume 2138, Page 2239, D.R.E.C.T., same being the northeast corner of an apparent gap between said Lot 2R, Block 1, Railport Business Park Addition, and said Chaparral Steel Midlothian tract, said iron rod also being on the southerly right-of-way line of the Burlington Northern and Santa Fe Railroad, being a variable width right-of-way, no deed of record found for said railroad, right-of-way shown on said Railport Business Park Addition, said **POINT OF BEGINNING** having grid coordinates of (N:6851049.128 E:2414394.027);

**THENCE**, along the southwest property line of the said Chaparral Steel Midlothian tract, same being the northeast line of the said apparent gap between Lot 2R and Chaparral Steel Midlothian tract, the following four (4) calls:

- (1) South 29° 23' 09" East, a distance of 498.55 feet to a 5/8" CIRF;
- (2) South 27° 48' 11" East, a distance of 85.52 feet to a 5/8" CIRF;
- (3) South 29° 38' 07" East, a distance of 221.61 feet to a 5/8" CIRF;
- (4) South 31° 50' 45" East, a distance of 169.62 feet to a 5/8" CIRF;
- (5) **THENCE**, South 30° 06' 43" East, departing the said southwest property line of the Chaparral Steel Midlothian tract, and crossing the said apparent gap between Lot 2R and Chaparral Steel Midlothian tract, a distance of 49.27 feet to a 5/8" CIRF on the northeast property line of the said Lot 2R, same being the northwest property corner of the said Lot 3R;
- (6) **THENCE**, South 29° 10' 47" East, departing the said apparent gap and along the common property line between said Lot 2R and said Lot 3R, a distance of 133.13 feet to a 1/2 inch iron rod with cap stamped "SPOONER AND ASSOC" set (1/2" CIRS) for an angle;

**THENCE**, departing said common line, and crossing the said Lot 3R, the following three (3) calls:

- (7) South 65° 28' 17" East, a distance of 749.66 feet to a 1/2" CIRS;
- (8) South 21° 43' 18" East, a distance of 349.48 feet to a 1/2" CIRS;
- (9) South 89° 27' 32" East, at 50.29 feet passing the east line of said Lot 3R, continuing in all a total distance of 65.89 feet to a 1/2" CIRS on the west property line of that same tract of land described as "Tract 2" conveyed to Ellis County Rural Rail Transportation District, by deed as recorded in Volume 2049, Page 2488, D.R.E.C.T., same being the east edge of an apparent gap between said Lot 3R and said Ellis County Rural Rail Transportation District tract;

- (10) **THENCE**, South 04° 02' 13" East, along the said west property line of the Ellis County Rural Rail Transportation District tract and the said east edge of an apparent gap between Lot 3R and said Ellis County Rural Rail Transportation District tract, a distance of 150.48 feet to a 1/2" CIRS;

**THENCE**, departing the said west property line of the Ellis County Rural Rail Transportation District tract, and crossing said apparent gap, said Lot 3R, and said Lot 2R, the following nine (9) calls:

- (11) North 89° 27' 32" West, at 15.63 feet passing the aforementioned east line of Lot 3R, continuing in all a total distance of 178.58 feet to a 1/2" CIRS;
- (12) North 21° 43' 18" West, a distance of 389.94 feet to a 1/2" CIRS;
- (13) North 65° 28' 17" West, a distance of 738.60 feet to a 1/2" CIRS;
- (14) North 29° 10' 47" West, a distance of 181.07 feet to a 1/2" CIRS;
- (15) North 30° 06' 43" West, a distance of 45.78 feet to a 1/2" CIRS;
- (16) North 31° 50' 45" West, a distance of 170.24 feet to a 1/2" CIRS;
- (17) North 29° 38' 07" West, a distance of 226.90 feet to a 1/2" CIRS;
- (18) North 27° 48' 11" West, a distance of 85.85 feet to a 1/2" CIRS;
- (19) North 29° 23' 09" West, a distance of 496.51 feet to a 1/2" CIRS on the aforementioned southerly right-of-way line of the Burlington Northern and Santa Fe Railroad, same being the northwest property line of said Lot 2R;
- (20) **THENCE**, North 60° 37' 27" East, along the said southerly right-of-way line and along the said northwest property line of Lot 2R, at 133.65 feet passing a 5/8" CIRF at the northwest corner of the said apparent gap between Lot 2R and Chaparral Steel Midlothian tract, continuing in all a total distance of 150.00 feet to the **POINT OF BEGINNING**, containing 8.327 acre (362,716 square feet) of land, more or less.

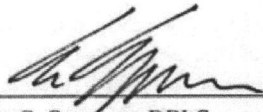
NOTE: Basis of bearing is the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum 1983 (NAD 83)(2007) with all distances adjusted to surface by project combined scale factor of 0.9999460030.

NOTE: Plat to accompany this legal description

I do certify on this 13th day of November, 2013, to Ellis County Abstract and Title Company, First American Title Insurance Company, Stewart Title Guaranty Company, and Tarrant Regional Water District, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition III Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements and other matters of record as listed in Schedule B of the Commitment for Title issued by First American Title Insurance Company, with an effective date of May 22, 2012, issued date of May 31 2012, GF # 1204094 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 III Survey.



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



Dated: 11-19-13



EXHIBIT "A"  
Property Description

Being 2.494 acres (108,646 square feet) of land situated in the Cuadrilla Irrigation Company Survey, Abstract Number 1206, Samuel G. Haynie Survey, Abstract Number 526, and the J.W. Burks Survey, Abstract Number 113, Ellis County, Texas, and being a portion of that same tract of land conveyed to TXI Operations, L.P., by deed recorded in Volume 1446, Page 1240, said TXI tract being specifically described in deed recorded in Volume 1165, Page 128, Deed Records, Ellis County, Texas (D.R.E.C.T.), and being further described by metes and bounds as follows;

**COMMENCING** at a 5/8" capped iron rod stamped "Cotton Surveying" found at the northwest corner of Kemp Ranch Crossing (80' right-of-way) dedicated by Railport Business Park Addition, an addition to the City of Midlothian, recorded in Cabinet I, Slide 209, Map Records, Ellis County, Texas (M.R.E.C.T.), said iron rod being in a southerly line of the said remainder of the TXI Operations tract;

**THENCE**, North 62° 46' 19" East, along the northerly line of said Kemp Ranch Crossing, a distance of 50.00 feet to a PK nail in asphalt found at the beginning of a tangent curve to the right;

**THENCE**, along said northerly line of Kemp Ranch Crossing and along said curve to the right, having a radius of 640.00 feet, an arc length of 113.29 feet, and whose long chord bears North 67° 50' 35" East, 113.14 feet to a 1/2 inch iron rod with cap stamped "SPOONER AND ASSOC" set (1/2" CIRS) for the **POINT OF BEGINNING** having grid coordinates of (N:6,848,732.815, E: 2,416,274.911);

**THENCE**, departing the said northerly line and crossing part of the said remainder of the TXI Operations tract, the following two (2) calls:

- (1) North 27° 02' 57" West, a distance of 586.96 feet to a 1/2" CIRS;
- (2) North 89° 27' 32" West, a distance of 37.58 feet to a 1/2" CIRS on a westerly line of the said remainder of the TXI Operations tract, same being the easterly line of that same tract of land described as "Tract 2" conveyed to Ellis County Rural Rail Transportation District, by deed recorded in Volume 2049, Page 2488, D.R.E.C.T.;
- (3) **THENCE**, North 04° 02' 13" West, along the common line between the said remainder of the TXI Operations tract and the said Ellis County Rural Rail Transportation District tract, a distance of 150.48 feet to a 1/2" CIRS;
- (4) **THENCE**, departing the said common line, and again crossing part of the said remainder of the TXI Operations tract, South 89° 27' 32" East, a distance of 92.16 feet to a 1/2" CIRS on the southwesterly line of that same tract of land conveyed to Chaparral Steel Midlothian, LP, by deed recorded in Volume 2147, Pg. 1515, D.R.E.C.T., said 1/2" CIRS also being on a non-tangential curve to the left;
- (5) **THENCE**, continuing along said southwesterly line and along said curve to the left, having a radius of 620.00 feet, an arc length of 132.13 feet and whose long chord bears South 45° 59' 05" East, 131.88 feet to a 1/2" CIRS;
- (6) **THENCE**, departing the said southwesterly line and crossing part of the said remainder of the TXI Operations tract, South 27° 02' 57" East, a distance of 621.31 feet to a 1/2" CIRS on the aforementioned northerly line of Kemp Ranch Crossing and the aforementioned southerly line of the remainder of the TXI Operations tract, said 1/2" CIRS also being on a non-tangential curve to the left;



- (7) **THENCE**, continuing along said northerly line of said Kemp Ranch Crossing and along said curve to the left, having a radius of 640.00 feet, an arc length of 157.25 feet and whose long chord bears South 79° 57' 11" West, 156.86 feet to the **POINT OF BEGINNING**, containing 2.494 acres (108,646 square feet) of land, more or less.

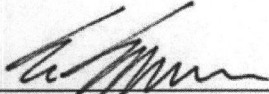
NOTE: Basis of bearing is the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum 1983 (NAD 83)(2007) with all distances adjusted to surface by project combined scale factor of 0.9999460030

NOTE: Plat to accompany this legal description

I do certify on this 31st day of October, 2013, to Ellis County Abstract and Title Company, First American Title Insurance Company, Stewart Title Guaranty Company and Tarrant Regional Water District, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition III Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements and other matters of record as listed in Schedule B of the Commitment for Title issued by First American Title Insurance Company, with an effective date of May 22, 2012, issued date of May 31 2012, GF # 1204094 affecting the subject property.

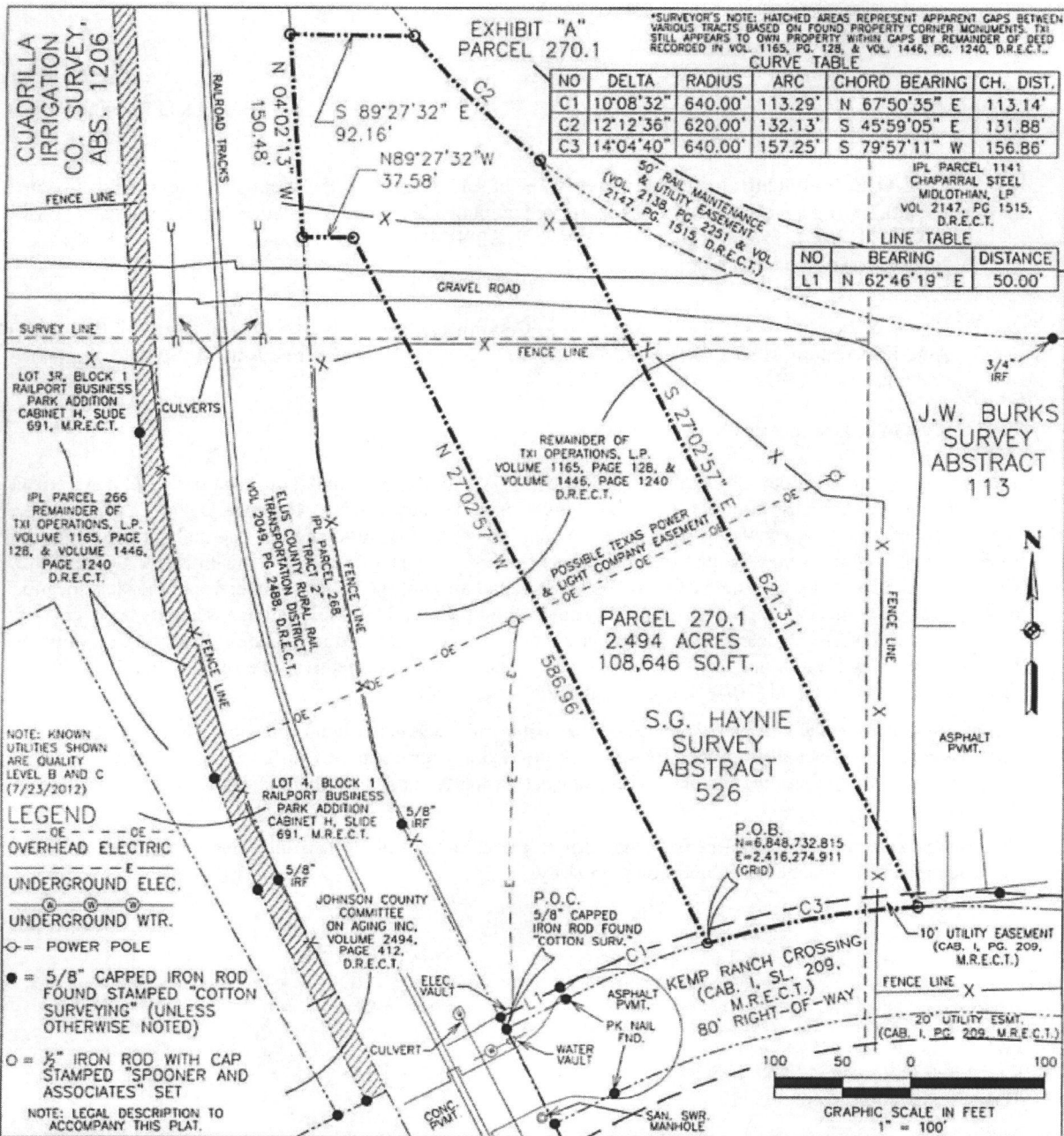
Except as shown on the survey: (i) there are no visible encroachments upon the subject property by visible improvements on adjacent property, (ii) there are no visible encroachments on adjacent property, streets or alleys by any visible improvements on the subject property, and (iii) there are no visible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

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

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



Dated: 11-19-13



**SPOONER & ASSOCIATES**  
REGISTERED PROFESSIONAL LAND SURVEYORS

SPOONER AND ASSOCIATES, INC.  
309 BYERS STREET, SUITE 100  
EULESS, TEXAS 76039  
TEL 817-685-8448  
TBPLS FIRM REG. NO. 10054900

PROJ. NO.	10-035
SCALE	1" = 100'
DATE	10-30-2013
DRAWN BY:	ALH
CHECKED BY:	ESS
REVISED DATE:	

11-19-13

**ERIC S. SPOONER**  
5922  
PROFESSIONAL LAND SURVEYOR

SHEET TITLE  
**EXHIBIT "A"**  
**SEGMENT 13, PARCEL 270.1**  
**TXI OPERATIONS, 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 0.9999460050

PG. 3 OF 6

EXHIBIT "A"  
Property Description

Being 36.540 acres (1,591,687 square feet) of land situated in the Samuel G. Haynie Survey, Abstract Number 526, the J.W. Burks Survey, Abstract Number 113, the William Mullen Survey, Abstract Number 748, the J.L.W. Forbes Survey, Abstract Number 1217, and the William Forbes Survey, Abstract Number 368, Ellis County, Texas, and being a portion of that same tract of land conveyed to TXI Operations, L.P., by deed recorded in Volume 1446, Page 1240, said TXI tract being specifically described in deed recorded in Volume 1165, Page 128, Deed Records, Ellis County, Texas (D.R.E.C.T.), and being further described by metes and bounds as follows:

**COMMENCING** at a 5/8" capped iron rod stamped "Cotton Surveying" found at the southwest corner of Kemp Ranch Crossing (80' right-of-way) dedicated by Railport Business Park Addition, an addition to the City of Midlothian, recorded in Cabinet I, Slide 209, Map Records, Ellis County, Texas (M.R.E.C.T.), said iron rod being in the northerly line of the said remainder of the TXI Operations tract;

**THENCE**, North 62° 46' 19" East, along the southerly line of said Kemp Ranch Crossing, a distance of 50.12 feet to a PK nail in asphalt found at the beginning of a tangent curve to the right;

**THENCE**, along said southerly line of Kemp Ranch Crossing and along said curve to the right, having a radius of 560.00 feet, an arc length of 113.22 feet and whose long chord bears North 68° 33' 49" East, 113.03 feet to a 1/2 inch iron rod with cap stamped "SPOONER AND ASSOC" set (1/2" CIRS) at the beginning of a continuing curve to the right for the **POINT OF BEGINNING** having grid coordinates of (N:6,848,660.315, E: 2,416,311.930);

- (1) **THENCE**, continuing along said southerly line and along said curve to the right, having a radius of 560.00 feet, an arc length of 159.74 feet and whose long chord bears North 82° 31' 39" East, 159.20 feet to a 1/2" CIRS;

**THENCE**, departing the said southerly line and crossing part of the said remainder of the TXI Operations tract, the following three (3) calls:

- (2) South 27° 02' 57" East, a distance of 3,769.92 feet to a 1/2" CIRS;
- (3) South 00° 35' 32" West, a distance of 4,236.76 feet to a 1/2" CIRS;
- (4) South 28° 28' 27" East, a distance of 2,611.36 feet to a 1/2" CIRS on the southerly line of the said remainder of the TXI Operations tract, same being the northerly line of that same tract of land conveyed to Randal Lynn Tucker, Malcom Glynn Tucker, Melanie Denae Marrs, and Benson Laird Tucker, by deed recorded in Volume 2217, Page 2375, D.R.E.C.T.;
- (5) **THENCE**, South 89° 15' 59" West, along the common line between the said remainder of the TXI Operations tract and the said Tucker and Marrs tract, a distance of 169.48 feet to a 1/2" CIRS;

**THENCE**, departing the said common line, and again crossing part of the said remainder of the TXI Operations tract, the following three (3) calls:

- (6) North 28° 28' 27" West, a distance of 2,571.36 feet to a 1/2" CIRS;
- (7) North 00° 35' 32" East, at 269.25 feet passing the most easterly southeast property corner of that same tract of land described as "Tract 3" conveyed to Ellis County Rural Rail Transportation District, by deed recorded in Volume 2049, Page 2488, D.R.E.C.T., continuing along the east property line of the said Ellis County Rural Rail Transportation District tract, in all a distance of 4,238.74 feet to a 1/2" CIRS at an east property corner of the said Ellis County Rural Rail Transportation District tract;

- (8) North 27° 02' 57" West, departing the said east property line, a distance of 3,786.36 feet to the **POINT OF BEGINNING**, containing 36.540 acres (1,591,687 square feet) of land, more or less.

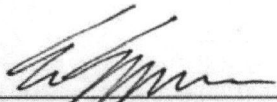
NOTE: Basis of bearing is the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum 1983 (NAD 83)(2007) with all distances adjusted to surface by project combined scale factor of 0.9999460030

NOTE: Plat to accompany this legal description

I do certify on this 31st day of October, 2013, to Ellis County Abstract and Title Company, First American Title Insurance Company, Stewart Title Guaranty Company and Tarrant Regional Water District, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition III Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements and other matters of record as listed in Schedule B of the Commitment for Title issued by First American Title Insurance Company, with an effective date of May 22, 2012, issued date of May 31 2012, GF # 1204094 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.

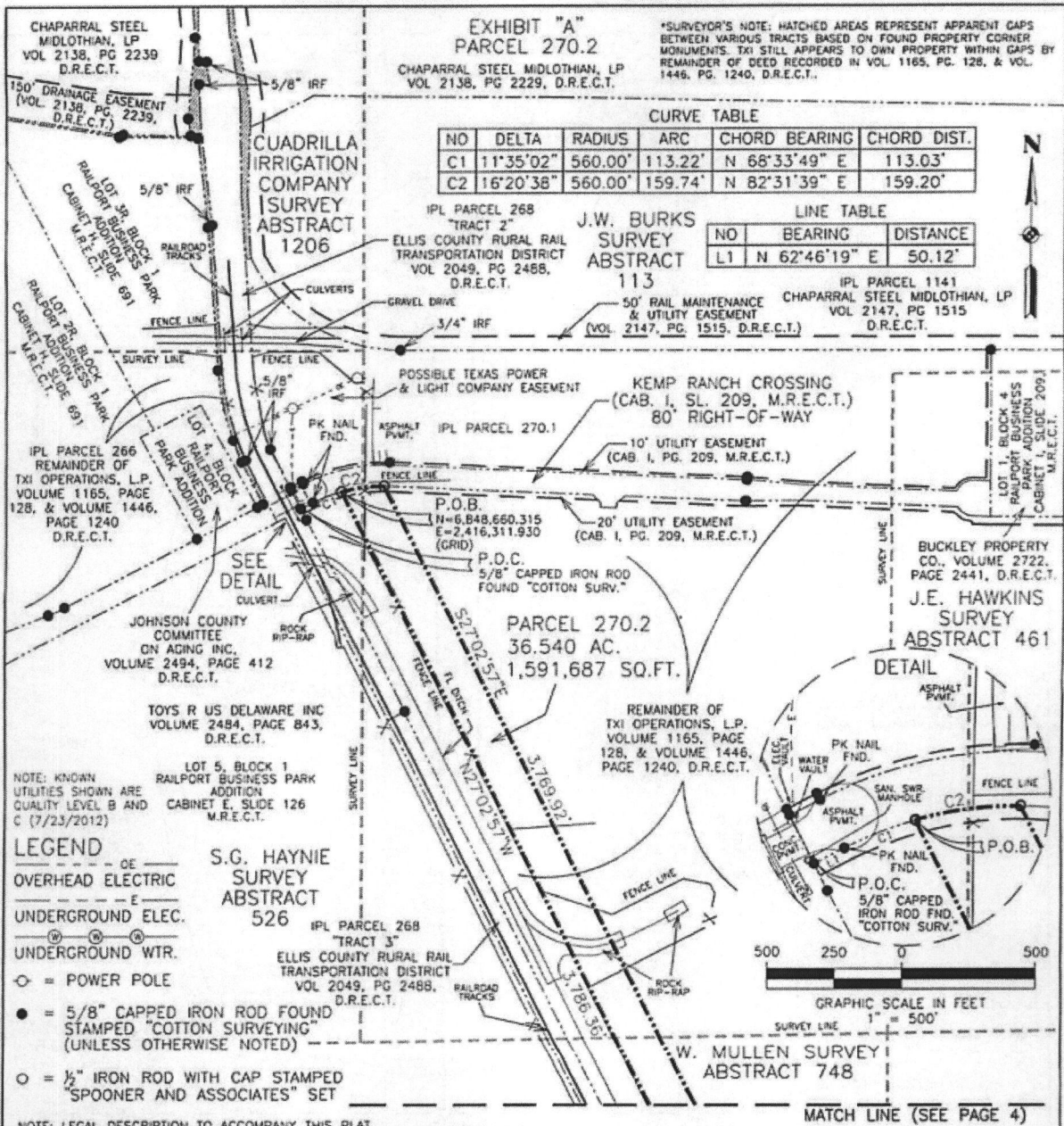
This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition III Survey.



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



Dated: 11-19-13



**EXHIBIT "A"**  
**PARCEL 270.2**

\*SURVEYOR'S NOTE: HATCHED AREAS REPRESENT APPARENT GAPS BETWEEN VARIOUS TRACTS BASED ON FOUND PROPERTY CORNER MONUMENTS. TXI STILL APPEARS TO OWN PROPERTY WITHIN GAPS BY REMAINDER OF DEED RECORDED IN VOL. 1165, PG. 126, & VOL. 1446, PG. 1240, D.R.E.C.T.

**CURVE TABLE**

NO	DELTA	RADIUS	ARC	CHORD BEARING	CHORD DIST.
C1	11°35'02"	560.00'	113.22'	N 68°33'49" E	113.03'
C2	16°20'38"	560.00'	159.74'	N 82°31'39" E	159.20'

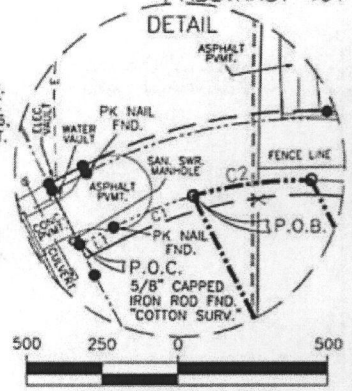
**LINE TABLE**

NO	BEARING	DISTANCE
L1	N 62°46'19" E	50.12'

NOTE: KNOWN UTILITIES SHOWN ARE QUALITY LEVEL B AND C (7/23/2012)

- LEGEND**
- OE — OVERHEAD ELECTRIC
  - E — UNDERGROUND ELEC.
  - WTR — UNDERGROUND WTR.
  - ⊙ = POWER POLE
  - = 5/8" CAPPED IRON ROD FOUND STAMPED "COTTON SURVEYING" (UNLESS OTHERWISE NOTED)
  - = 1/2" IRON ROD WITH CAP STAMPED "SPOONER AND ASSOCIATES" SET

S.G. HAYNIE  
SURVEY  
ABSTRACT  
526



NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

MATCH LINE (SEE PAGE 4)

**SPOONER & ASSOCIATES, INC.**  
REGISTERED PROFESSIONAL LAND SURVEYORS

SPOONER AND ASSOCIATES, INC.  
309 BYERS STREET, SUITE 100  
EULESS, TEXAS 76039  
TEL 817-685-8448  
TBPLS FIRM REG. NO. 10054900

PROJ. NO.	10-035
SCALE:	1" = 500'
DATE:	10-30-2013
DRAWN BY:	ALH
CHECKED BY:	ESS
REVISED DATE:	

11-19-13

**ERIC S. SPOONER**  
5922  
PROFESSIONAL  
LAND SURVEYOR

SHEET TITLE

**EXHIBIT "A"**  
**SEGMENT 13, PARCEL 270.2**  
**TXI OPERATIONS, L.P.**

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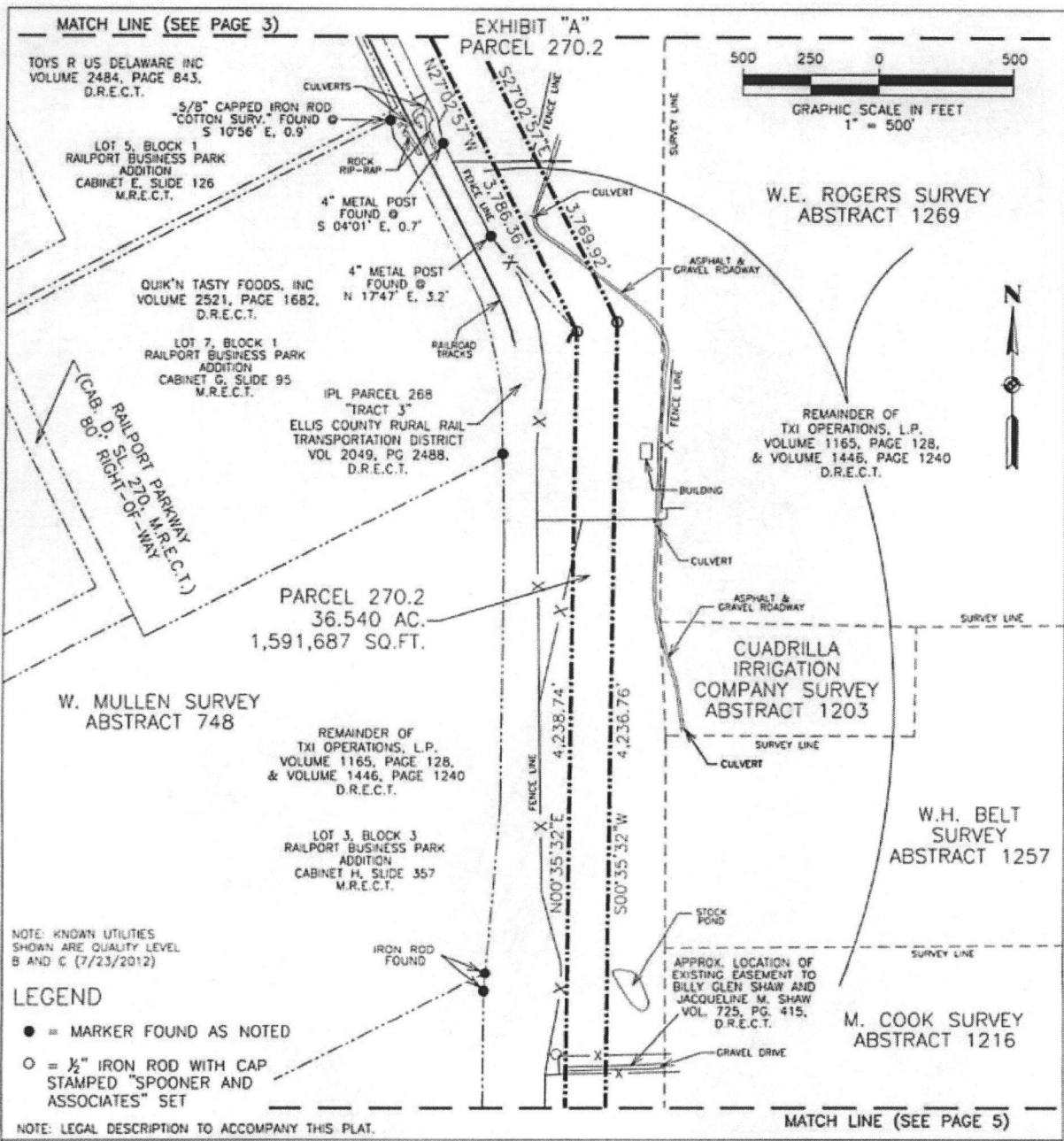
PROJECT

INTEGRATED PIPELINE PROJECT

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

PG. 3 OF 8



NOTE: KNOWN UTILITIES SHOWN ARE QUALITY LEVEL B AND C (7/23/2012)

**LEGEND**

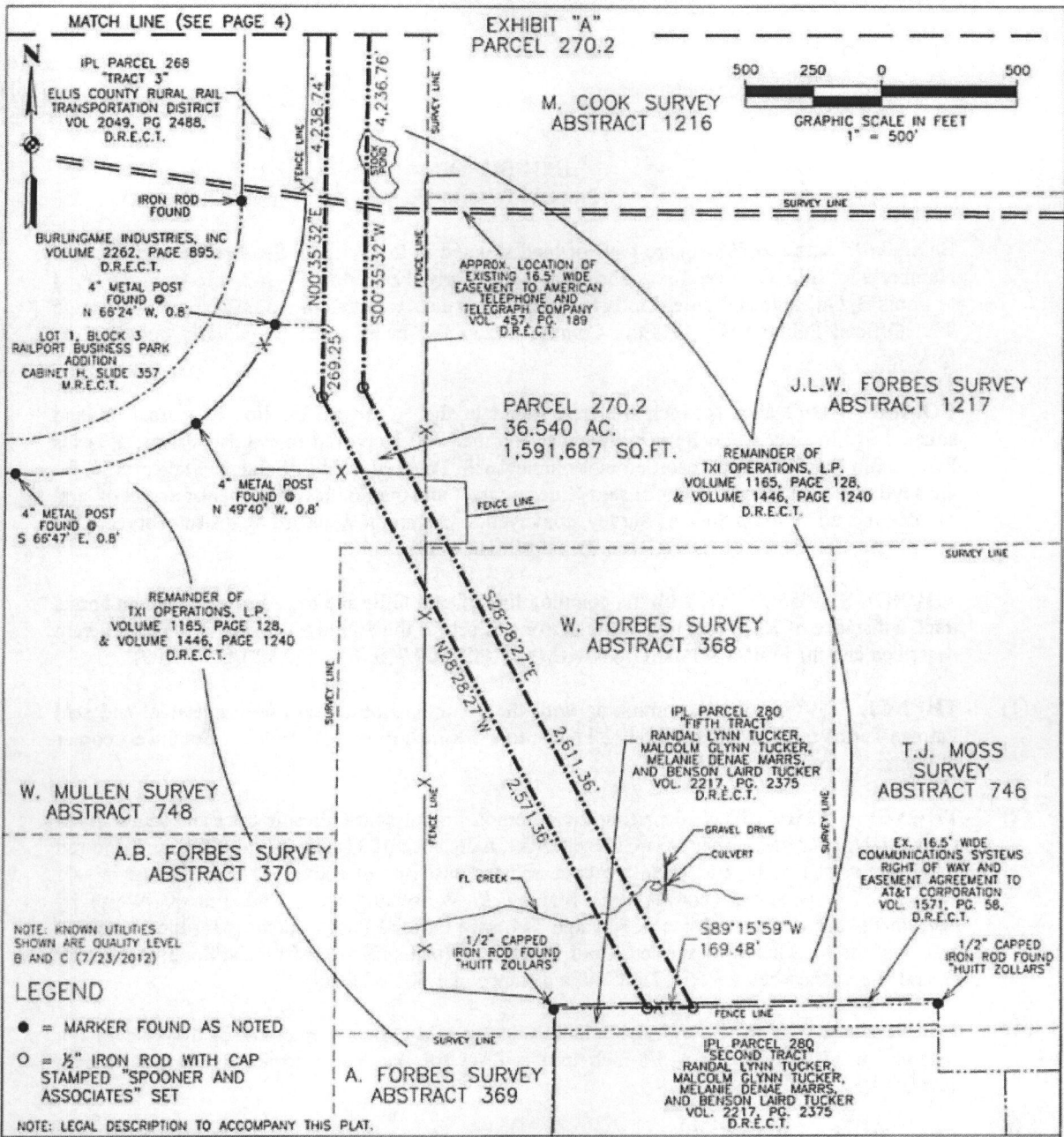
- = MARKER FOUND AS NOTED
- = 1/2" IRON ROD WITH CAP STAMPED "SPOONER AND ASSOCIATES" SET

NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

MATCH LINE (SEE PAGE 5)

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<p><b>SPOONER &amp; ASSOCIATES</b> REGISTERED PROFESSIONAL LAND SURVEYORS</p> <p>SPOONER AND ASSOCIATES, INC. 309 BYERS STREET, SUITE 100 EULESS, TEXAS 76039 TEL 817-685-8448 TBPLS FIRM REG. NO. 10054900</p> <p>PROJ NO: 10-035 SCALE: 1" = 500' DATE: 10-30-2013 DRAWN BY: ALH CHECKED BY: ESS REVISED DATE:</p>	<p>11-19-13</p>	SHEET TITLE	
		<p>EXHIBIT "A" SEGMENT 13, PARCEL 270.2 TXI OPERATIONS, L.P.</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 0.9999450030		PG. 4 OF 8	



NOTE: KNOWN UTILITIES SHOWN ARE QUALITY LEVEL B AND C (7/23/2012)

**LEGEND**

- = MARKER FOUND AS NOTED
- = 1/2" IRON ROD WITH CAP STAMPED "SPOONER AND ASSOCIATES" SET

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  
TBPLS FIRM REG. NO. 10054900

PROJ NO:	10-035
SCALE:	1" = 500'
DATE:	10-30-2013
DRAWN BY:	ALH
CHECKED BY:	ESS
REVISED DATE:	

11-19-13

ERIC S. SPOONER  
5922  
PROFESSIONAL  
LAND SURVEYOR

SHEET TITLE	
EXHIBIT "A" SEGMENT 13, PARCEL 270.2 TXI OPERATIONS, 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 0.9999460030	
PG. 5 OF 8	

EXHIBIT "A"  
Property Description

Being 0.615 acre (26,768 square feet) of land situated in the William Stewart Survey, Abstract Number 956, Ellis County, Texas and more particularly that certain 30.962 acre tract conveyed to Louis B. Gillespie and wife, Linda L. Gillespie by instrument recorded in Volume 1460, Page 909, Official Public Records, Ellis County, Texas and being more particularly described as follows:

**COMMENCING** at a 1/2-inch iron rod found in the Northwesterly line of a tract of land situated in the Clay Cobb Survey, Abstract Number 200 conveyed to Patman Farms, a Texas Partnership by instrument recorded in Volume 1633, Page 20, said Official Public Records, for the south most Southeast corner of said Gillespie tract and the Southwest corner of a tract of land situated in said William Stewart Survey, conveyed to Clemmon Woodard by instrument recorded in Volume 494, Page 322, Deed Records, said Ellis County;

**THENCE** S 59°53'58" W, with the common line of said Gillespie tract and said Patman Farms tract, a distance of 70.90 feet to a 5/8-inch iron rod set for the Southeast corner of the tract herein described and the **POINT OF BEGINNING** (N: 6,807,309.719, E: 2,479,996.425 GRID);

- (1) **THENCE** S 59°53'58" W, continuing with the common line of said Gillespie tract and said Patman Farms tract, a distance of 172.11 feet to a 5/8-inch iron rod set for the Southwest corner of the tract herein described;
- (2) **THENCE** N 59°19'16" W, departing the common line of said Gillespie tract and said Patman Farms tract, over and across said Gillespie tract, a distance of 114.58 feet to a 5/8-inch iron rod set in the west line of said Gillespie tract and the east line of a tract of land situated in said William Stewart Survey conveyed to Stanley A. Weise and wife, Katherine K. Weise by instrument recorded in Volume 986, Page 344, said Official Public Records for the Northwest corner of the tract herein described, from which a railroad spike found for the Southwest corner of said Weise tract bears S 55°12'32" W, a distance of 1,405.87 feet;
- (3) **THENCE** N 14°22'56" E, with the common line of said Gillespie tract and said Weise tract, a distance of 156.28 feet to a 5/8-inch iron rod set for the North corner of the tract herein described;
- (4) **THENCE** S 59°19'16" E, departing the common line of said Gillespie tract and said Weise tract, over and across said Gillespie tract, a distance of 241.58 feet to a 5/8-inch iron rod set;
- (5) **THENCE** S 72°50'46" E, continuing over and across said Gillespie tract, a distance of 0.90 feet to the **POINT OF BEGINNING** and containing 0.615 acre (26,768 square feet) of land, more or less.



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


NOTE: Plat to accompany this legal description.

NOTE: All 5/8-inch iron rods set have a yellow cap stamped "SAM INC."

I do certify on this 28th day of December, 2012, to Town Square Title Company, LLC and, 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 November 7, 2012, issued date of November 24, 2012 GF # 6225 affecting the subject property and listed in Exhibit "A-1" attached hereto.

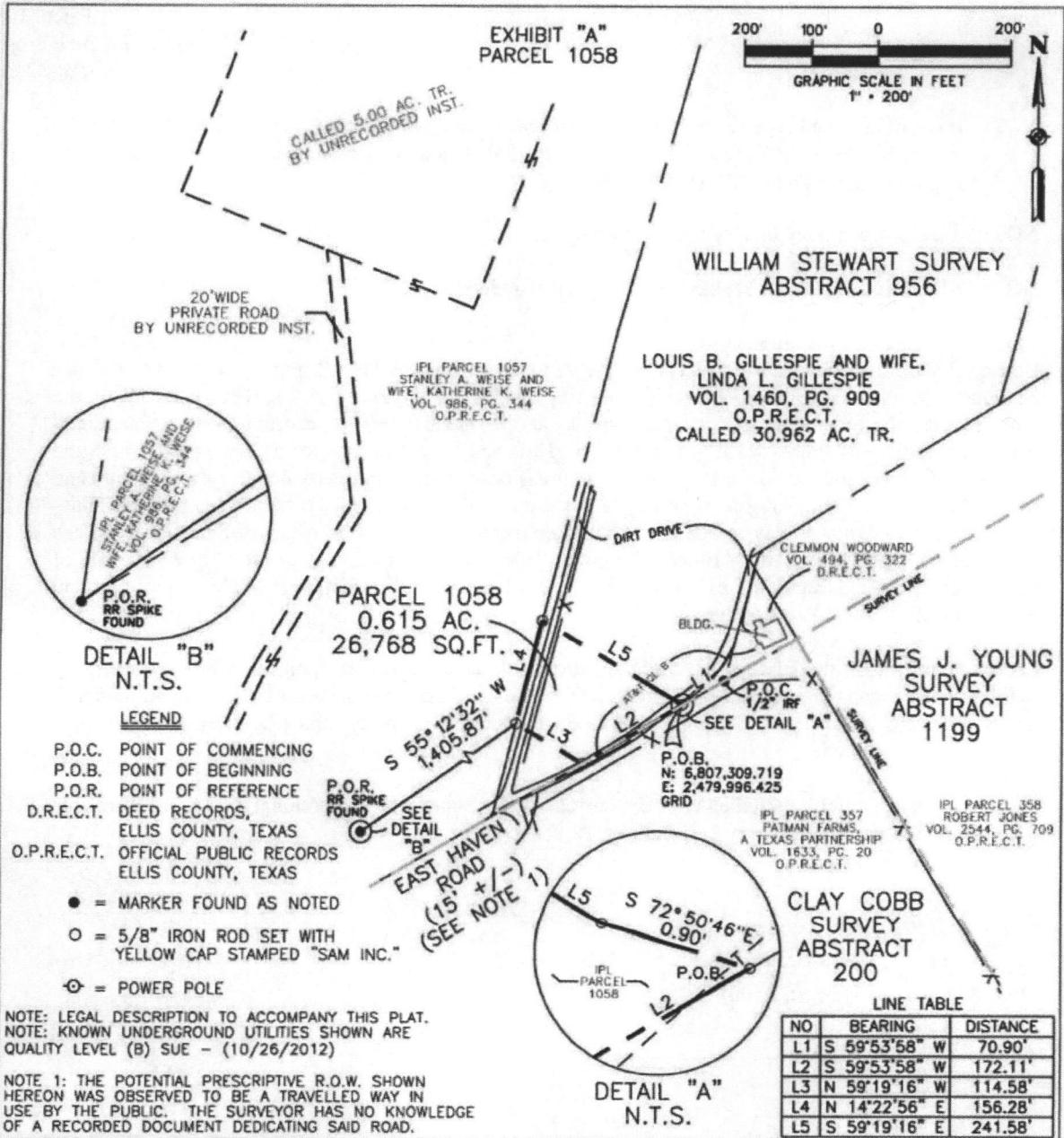
Except as shown on the survey: (i) there are no visible encroachments upon the subject property by visible improvements on adjacent property, (ii) there are no visible encroachments on adjacent property, streets or alleys by any visible improvements on the subject property, and (iii) there are no visible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

  
S. Kevin Wendell  
Registered Professional Land Surveyor  
Texas Registration Number 5500

Dated: December 28, 2012





- LEGEND**
- P.O.C. POINT OF COMMENCING
  - P.O.B. POINT OF BEGINNING
  - P.O.R. POINT OF REFERENCE
  - D.R.E.C.T. DEED RECORDS, ELLIS COUNTY, TEXAS
  - O.P.R.E.C.T. OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS
  - = MARKER FOUND AS NOTED
  - = 5/8" IRON ROD SET WITH YELLOW CAP STAMPED "SAM INC."
  - ⊕ = POWER POLE

NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.  
 NOTE: KNOWN UNDERGROUND UTILITIES SHOWN ARE QUALITY LEVEL (B) SUE - (10/26/2012)

NOTE 1: THE POTENTIAL PRESCRIPTIVE R.O.W. SHOWN HEREON WAS OBSERVED TO BE A TRAVELLED WAY IN USE BY THE PUBLIC. THE SURVEYOR HAS NO KNOWLEDGE OF A RECORDED DOCUMENT DEDICATING SAID ROAD.

**LINE TABLE**

NO	BEARING	DISTANCE
L1	S 59°53'58" W	70.90'
L2	S 59°53'58" W	172.11'
L3	N 59°19'16" W	114.58'
L4	N 14°22'56" E	156.28'
L5	S 59°19'16" E	241.58'

7101 ENVOY COURT  
 DALLAS, TEXAS 75247  
 (214) 631-7888  
 FAX: (214) 631-7103

FILE NAME: PARCEL 1058.DGN  
 PROJ NO: 032172 TRWD TASK 12  
 SCALE: 1"=200'  
 DATE: 12/28/2012  
 DRAWN BY: JAB  
 CHECKED BY: SKW  
 REVISED DATE:

PRINTED ON:  
 12/28/2012  
 11:54:42 AM

SHEET TITLE  
**EXHIBIT "A"**  
**SEGMENT 14, PARCEL 1058**  
**LOUIS B. GILLESPIE AND WIFE,**  
**LINDA L. GILLESPIE**

PROJECT  
 INTEGRATED PIPELINE PROJECT

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

PG. 3 OF 4

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

A motion to consider the parcels separately was made by Director Kelleher and seconded by Director Lane. An amended motion for Parcel 1058, in the form provided by Chapter 2206, Texas Government Code, was read by Director Stevens. Director Lane seconded the motion and the vote in favor passed, with Directors Henderson, Leonard, Stevens and Lane voting in favor and Director Kelleher voting against.

Director Kelleher then indicated for the record that she was in error, and had intended to vote no for Parcel 247 and Parcels 266, 270.1, and 270.2, and yes for Parcel 1058.

20.

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

IPL Parcel 63  
(Cervantes)

A permanent easement interest across a 7.2-acre tract of land situated in the Hiram Little Survey, Abstract Number 930, Tarrant County, Texas, and being more particularly described as a portion of that certain tract conveyed by deed recorded in Instrument No. D207250812, Official Public Records, Tarrant County, Texas, and being further

described in the survey plat for Parcel 63 attached hereto for the negotiated purchase price of \$45,000.

IPL Parcel 150  
(Gaetz)

A permanent easement interest across a 0.064-acre tract of land situated in the Joseph Baker Survey, Abstract Number 214, Tarrant County, Texas, and being more particularly described as a portion of that certain 1.44-acre tract conveyed to Catherine F. Gaetz, as described in Volume 6995, Page 1516, Deed Records, Tarrant County, Texas, and being further described in the survey plat for Parcel 150 attached hereto for the appraised value of \$2,100.

IPL Parcel 248  
(Ellis 1270, LLC)

Fee simple title to the surface estate only, including any improvements located thereon, of a 27.901-acre tract of land situated in the Cuadrilla Irrigation Company Survey, Abstract Number 262, the R. M. Wyatt Survey, Abstract 1280, and the Joseph Stewart Survey, Abstract 961, Ellis County, Texas, and being more particularly described as a portion of that certain 1,270.306-acre tract conveyed to Ellis 1270, LLC, as recorded in Volume 2393, Page 2461, Deed Records, Ellis County, Texas, and being further described in the survey plat for Parcel 248 attached hereto for the negotiated purchase price of \$260,000, together with the future grant from TRWD to Ellis 1270, LLC of two permanent roadway easements over Parcel 248 to be located in mutually agreed upon locations.

IPL Parcel 358  
(Jones)

A permanent easement interest across a 5.043-acre tract of land situated in the James J. Young Survey, Abstract Number 1199, Ellis County, Texas, and being more particularly described as a portion of that certain 104.099-acre tract conveyed to Robert Jones by instrument recorded in Volume 2544, Page 709, Official Public Records, Ellis County, Texas, and being further described in the survey plat for Parcel 358 attached hereto for the appraised value of \$62,080.

IPL Parcel 406  
(Krajca)

A permanent easement interest across a 2.969-acre tract of land situated in the Nathaniel Hodge Survey, Abstract Number 509, Ellis County, Texas, and being more particularly described as a portion of that certain 9.410-acre tract conveyed to David J. and Sherry Lynn Krajca by deed recorded in Volume 717, Page 958, and as a portion of that certain 12.150-acre tract conveyed to David J. and Sherry L. Krajca by deed recorded in Volume 1050, Page 631, Deed Records, Ellis County, Texas, and being further

described in the survey plat for Parcel 406 attached hereto for the negotiated purchase price of \$16,640.

IPL Parcel 411  
(Krajca)

A permanent easement interest across a 1.543-acre tract of land situated in the Nathaniel Hodge Survey, Abstract Number 509, and in the Robert M. Williamson Survey, Abstract 1108, Ellis County, Texas, and being more particularly described as a portion of that certain 5.866-acre tract conveyed to David J. Krajca by deed recorded in Volume 2264, Page 2405, Deed Records, Ellis County, Texas, and being further described in the survey plat for Parcel 411 attached hereto for the negotiated purchase price of \$30,360.

IPL Parcel 681  
(Allen)

A permanent easement interest across a 6.711-acre tract of land situated in the Santos Sylvester Survey, Abstract Number 694, Henderson County, Texas, and being more particularly described as a portion of that certain 94.301-acre tract conveyed to Berry N. Allen, Jr. by deed recorded in Volume 1280, Page 79, Deed Records of Henderson County, Texas, and being further described in the survey plat for Parcel 681 attached hereto for the appraised value of \$21,345.

IPL Parcel 847  
(Coke)

Fee simple title to the surface estate only, including any improvements located thereon, of a 55.421-acre tract of land situated in the John Ferguson Survey, Abstract Number 22, Anderson County, Texas, and more particularly all that certain 25.00-acre tract of land conveyed to Michael N. and Theresa Ann Coke, as described by deed recorded in Volume 1757, Page 187, Official Public Records of Anderson County, Texas, and all that certain 30.42-acre tract of land conveyed to Michael N. and Theresa Ann Coke, as described by deed recorded in Volume 1617, Page 242, Official Public Records of Anderson County, Texas, and being further described in the survey plat for Parcel 847 attached hereto for the negotiated purchase price of \$1,275,000.

IPL Parcel 1110  
(Cozad)

A permanent easement interest across a 1.176-acre tract of land situated in the A. Howell Survey, Abstract Number 521, Ellis County, Texas, and being more particularly described as a portion of Lot 2 of Medicine Tree Acres, a subdivision of record according to the map or plat thereof recorded in Cabinet F, Page 27, Plat Records, Ellis County, Texas, and being a portion of that certain tract conveyed to

John Michael Cozad and Caroline S. Cozad by instrument recorded in Volume 2253, Page 1333, Official Public Records, Ellis County, Texas, and being further described in the survey plat for Parcel 1110 attached hereto for the negotiated purchase price of \$19,630.

EXHIBIT "A"  
Property Description

Being a 7.200 acre (313,647 square foot) tract of land out of the Hiram Little Survey, Abstract Number 930, Tarrant County, Texas conveyed by deed to L.E. Jowell, Jr. and Elaine H. Jowell, as recorded in Instrument #D207250812, Official Public Records, Tarrant County, Texas, (O.P.R.T.C.T.), and being further described as follows:

**COMMENCING** at a 1/2 inch iron rod found at the Southwest Corner of said Jowell tract and on the East line of a tract of land as described by deed to BH Ashford Park, L.P., as recorded in Instrument #D205031703, O.P.R.T.C.T.;

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

- (1) **THENCE** N 0°31'13" W, along the West line of tract herein described and the East line of said BH Ashford Park tract, a distance of 150.01 feet to a set 5/8" iron rod with Transystems cap at the Northwest corner of tract herein described;
- (2) **THENCE** N 89°58'03" E, along the North line of tract herein described, a distance of 678.02 feet to a set 5/8" iron rod with Transystems cap;
- (3) **THENCE** N 77°18'12" E, along the North line of tract herein described, a distance of 1,400.22 feet to a set 5/8" iron rod with Transystems cap;
- (4) **THENCE** N 89°43'37" E, along the North line of tract herein described, a distance of 12.99 feet to a set 5/8" iron rod with Transystems cap being the Northeast corner of tract herein described and on the West line of a tract of land as described by deed to Barry Clayton Forrester, as recorded in Instrument #D208155386, O.P.R.T.C.T.;
- (5) **THENCE** S 0°20'03" E, along the East line of tract herein described and the West line of said Forrester tract, a distance of 150.70 feet to a set 5/8" iron rod with Transystems cap for the Southeast corner of tract herein described, the Southwest corner of said Forrester tract and the Northwest corner of a tract of land as described by deed to Senor Muffler, Inc., as recorded in Volume 15796, Page 201, Deed Records, Tarrant County, Texas, from which a found 1/2" iron rod bears N 0°20'03" E, 2.92 feet;
- (6) **THENCE** S 77°18'12" W, along the South line of tract herein described, a distance of 1,397.28 feet to a set 5/8" iron rod with Transystems cap;
- (7) **THENCE** S 89°58'03" W, along the South line of tract herein described, a distance of 693.39 feet to the **POINT OF BEGINNING**, containing 7.200 acre (313,647 square feet) of land, more or less.

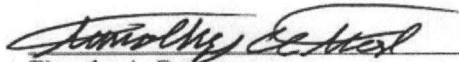
NOTE: Basis of bearing is the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum 1983 (NAD 83)(2007) with all distances adjusted to surface by project combined scale factor of 0.9998802448.

NOTE: Plat to accompany this legal description

I do certify on this 11th day of June, 2012, to First American Title Insurance Company and Tarrant Regional Water District, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition III Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements and other matters of record as listed in Schedule B of the Commitment for Title issued by First American Title Insurance Company, with an effective date of April 9, 2012, issued date of April 26, 2012, GF # WS12636622 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.

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

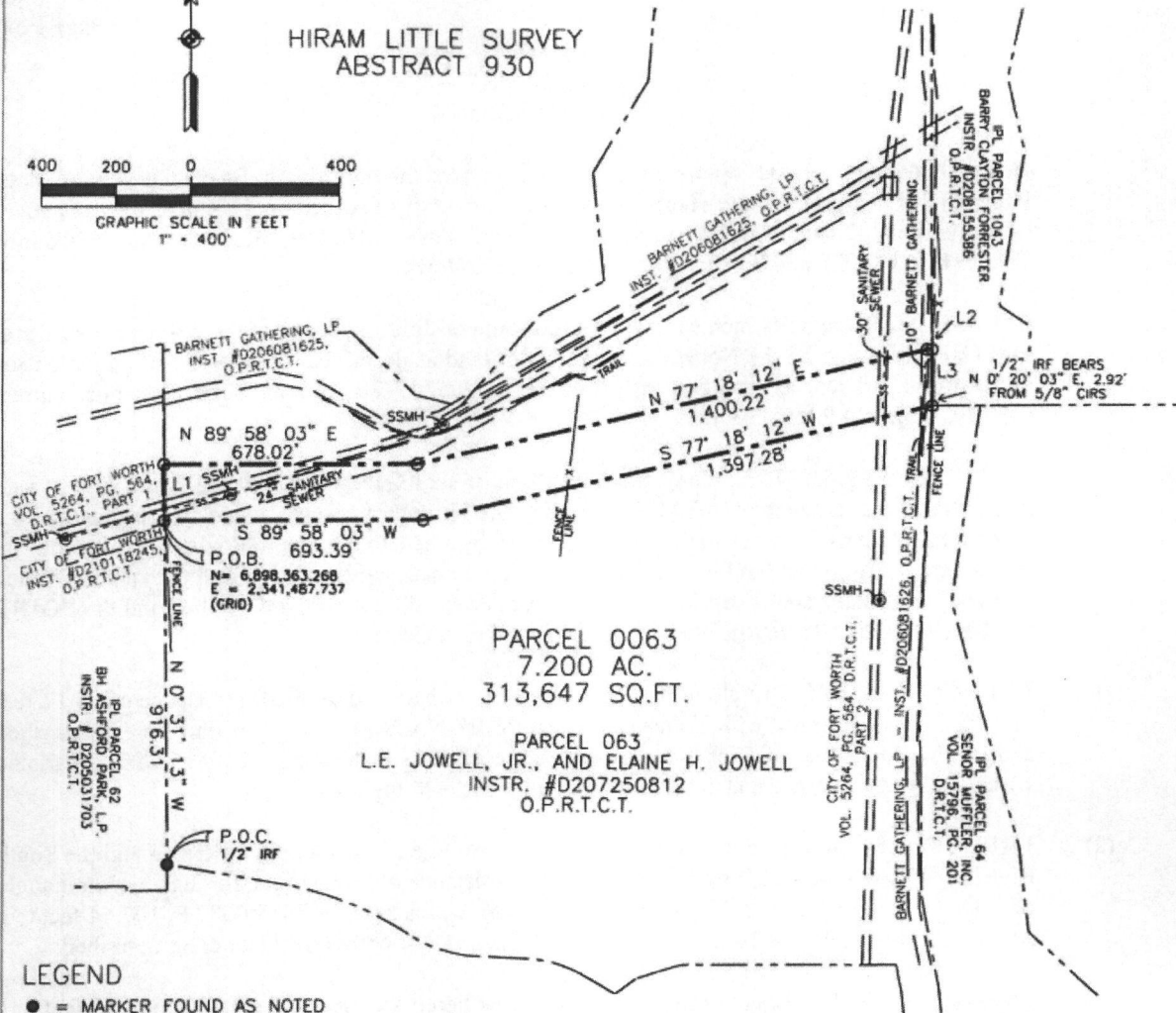
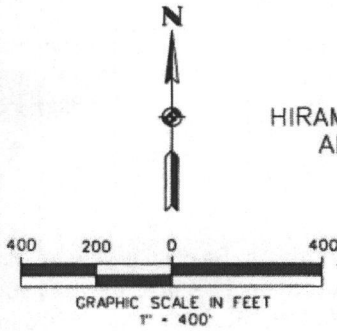


Dated: 6-11-2012



EXHIBIT "A"  
PARCEL 63

HIRAM LITTLE SURVEY  
ABSTRACT 930



PARCEL 0063  
7.200 AC.  
313,647 SQ.FT.

PARCEL 063  
L.E. JOWELL, JR., AND ELAINE H. JOWELL  
INSTR. #D207250812  
O.P.R.T.C.T.

LEGEND

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

NOTE: KNOWN UTILITIES SHOWN- 5/18/2012  
NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

LINE TABLE

NO	BEARING	DISTANCE
L1	N 0°31'13" W	150.01'
L2	N 89°43'37" E	12.99'
L3	S 0°20'03" E	150.70'

<p>500 WEST SEVENTH STREET SUITE 1100 FORT WORTH, TX 76102 (817) 339-8950 (TEL) (817) 336-2247 (FAX)</p> <p>PROJ NO: P202090330 SCALE: 1" = 400' DATE: 05-11-2012 DRAWN BY: RTR CHECKED BY: TAF REVISED DATE: 06-27-2012</p>	<p>PRINTED ON: 7/6/12 7:52</p> <p><i>Nancy A. Frost</i> 06-11-2012</p>	<p>SHEET TITLE</p> <p style="text-align: center;">EXHIBIT "A" SEGMENT 9, PARCEL 63 L.E. JOWELL, JR., AND ELAINE H. JOWELL</p> <hr/> <p>PROJECT</p> <p style="text-align: center;">INTEGRATED PIPELINE PROJECT</p>
	<p>BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83)(2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED SCALE FACTOR 0.9998802448</p>	

EXHIBIT "A"  
Property Description

Being 0.064 acre (2,802 square feet) of land situated in the Joseph Baker Survey, Abstract Number 214, Tarrant County, Texas, and more particularly that certain 1.44 acre tract conveyed to Catherine F. Gaetz, as described in Volume 6995, Page 1516, Deed Records, Tarrant County, Texas (D.R.T.C.T.), and being further described as follows:

**COMMENCING** at a 5/8 inch capped iron rod stamped Johnson found at the Southwest corner of said Gaetz tract and on the Northwest of a tract of land as described by deed to Timothy J. Pilson and Kathy L. Pilson, as recorded in Instrument #D205255770, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.);

**THENCE** N 59°43'57" E, along the South line of said Gaetz tract and the North line of said Pilson tract, at a distance of 267.80 feet passing the Northeast corner of said Pilson tract and the Northwest corner of a tract of land as described by deed to Kathleen Voelkel, as recorded in Instrument #D202084300, D.R.T.C.T., continuing a total distance of 359.80 feet to a set 5/8 inch iron rod with Transystems cap for the Southwest corner of tract herein described and the **POINT OF BEGINNING** (N: 6,905,595.315, E: 2,370,877.616 Grid);

- (1) **THENCE** N 15°28'57" E, along the West line of tract herein described, a distance of 55.12 feet to a set 5/8 inch iron rod with Transystems cap for the Northwest corner of tract herein described and on the South line of Dick Price Road, as recorded in Instrument #D194157923, a variable width Right-of-Way, point also the beginning of a curve to the left;
- (2) **THENCE** along said curve to the left, along the North line of tract herein described and the South Right-of-Way line of said Dick Price Road, an arc distance of 107.54 feet, through a central angle of 6°18'54", a radius of 975.72 feet and a long chord which bears N 78°30'58" E, 107.54 feet to a set 5/8 inch iron rod with Transystems cap for the Northeast corner of tract herein described;
- (3) **THENCE** S 0°06'58" E, along the East line of tract herein described, a distance of 4.45 feet to a set 5/8 inch iron rod with Transystems cap for the Southeast corner of tract herein described, on the South line of said Gaetz tract and the North line of said Voelkel tract;
- (4) **THENCE** S 59°43'57" W, along the South line of tract herein described, the South line of said Gaetz tract and the North line of said Voelkel tract, a distance of 139.01 feet to the **POINT OF BEGINNING**, containing 0.064 acre (2,802 square feet) of land, more or less.

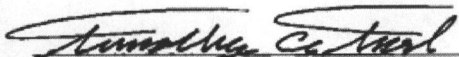
NOTE: Basis of bearing is the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum 1983 (NAD 83)(2007) with all distances and coordinates adjusted to surface by project combined scale factor of 0.9998802448.

NOTE: Plat to accompany this legal description

I do certify on this 9th day of January, 2013, to Fidelity National Title Agency, Inc., and Tarrant Regional Water District, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition III Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements and other matters of record as listed in Schedule B of the Commitment for Title issued by Fidelity National Title Agency, Inc., with an effective date of December 9, 2012, issued date of December 21, 2012, GF # FT244122-4412201073 affecting the subject property and listed in Exhibit "A-1" attached hereto.

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

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

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



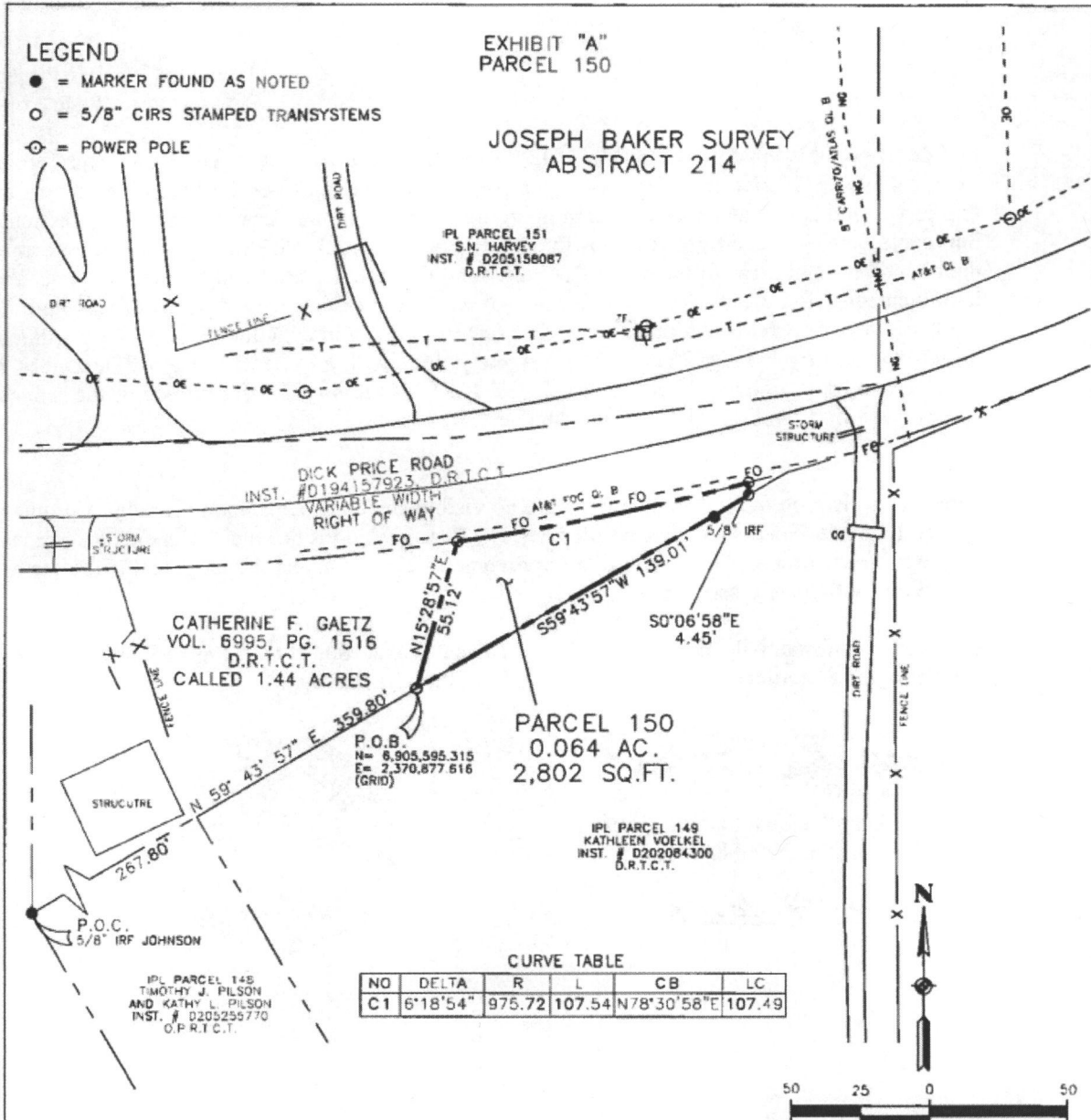
Dated: 1-9-2013

**LEGEND**

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

**EXHIBIT "A"**  
**PARCEL 150**

**JOSEPH BAKER SURVEY**  
**ABSTRACT 214**



**CURVE TABLE**

NO	DELTA	R	L	CB	LC
C1	6°18'54"	975.72	107.54	N78°30'58"E 107.49	

NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.  
NOTE: KNOWN UNDERGROUND UTILITIES SHOWN ARE QUALITY LEVEL B SUE- (11-21-2012)

<p>500 WEST SEVENTH STREET SUITE 1100 FORT WORTH, TX 76102 (817) 339 8950 (TEL) (817) 336 2247 (FAX)</p>	<p>PRINTED ON: 1/22/2013</p>	<p>SHEET TITLE</p> <p><b>EXHIBIT "A"</b> <b>SEGMENT 10, PARCEL 150</b> <b>CATHERINE F. GAETZ</b></p>	
	<p>PROJ NO: 220208210 SCALE: 1" = 50' DATE: 01-09-2013 DRAWN BY: JT CHECKED BY: JT REVISED DATE: 01-22-2013</p>	<p>PROJECT</p> <p>INTEGRATED PIPELINE PROJECT</p>	

**EXHIBIT "A"**  
Property Description

Being 27.901-acres (1,215,355 square feet) of land situated in the Cuadrilla Irrigation Company Survey, Abstract Number 262, the R. M. Wyatt Survey, Abstract 1280, Ellis County, Texas, the Joseph Stewart Survey Abstract 961 and more particularly that certain 1270.306 acre tract conveyed to Ellis 1270, LLC, as recorded in Volume 2393, Page 2461, Deed Records, Ellis County, Texas, (D.R.E.C.T.), and being further described as follows:

**COMMENCING** at a point at an ell corner of said Ellis 1270 tract and at the Northwest corner of a tract of land as described by deed to Friedlinde Miller, recorded in Volume 2026, Page 1782, D.R.E.C.T.;

**THENCE** N 59°51'33" E, along the South line of said Ellis 1270 tract and the North line of said Miller tract, a distance of 282.98 feet to a set 5/8 inch iron rod with Transystems cap at the Southwest corner of tract herein described and the **POINT OF BEGINNING** (N: 6,857,621.809, E: 2,412,213.080 Grid);

- (1) **THENCE** N 30°08'27" W, along the West line of tract herein described, a distance of 2,008.38 feet to a set 5/8 inch iron rod with Transystems cap;
- (2) **THENCE** N 15°09'23" W, along the West line of tract herein described, a distance of 1,502.33 feet to a set 5/8 inch iron rod with Transystems cap;
- (3) **THENCE** N 30°26'58" W, along the West line of tract herein described, a distance of 4,566.88 feet to a set 5/8 inch iron rod with Transystems cap;
- (4) **THENCE** N 48°07'51" W, along the West line of tract herein described, a distance of 25.39 feet to a set 5/8 inch iron rod with Transystems cap for the Northwest corner of tract herein described, the North line of said Ellis 1270, also being on the South line of a tract of land to Bennett Wilson Cervin; and Nita Carol Cervin Miskovitch; and Bennett Wilson Cervin and Nita Carol Cervin Miskovitch as Trustees of the Nita Carol Cervin Miskovitch Trust; and William B. Cervin; and Margaret Cervin Pearce; and Carol Anne Cervin Axley, as recorded in Volume 1999, Page 235, Official Public Records, Ellis County, Texas (O.P.R.E.C.T.);
- (5) **THENCE** N 59°51'43" E, along the North line of tract herein described and the South line of said Cervin tract, a distance of 157.71 feet to a found 1 1/2 inch iron rod for the Northeast corner of tract herein described, the Northeast corner of said Ellis 1270 tract and the Northwest corner of a tract of land as described to Buffalo Hills Inc., in Ellis County Clerk's Number 10,169;
- (6) **THENCE** S 30°26'58" E, along the East line of tract herein described, the East line of said Ellis 1270 tract and the west line of said Buffalo Hills tract, at a distance of 606.61 feet passing a found 3/8 inch iron rod, at a distance of 1,376.33 feet passing a found 1/2 inch iron rod, at a distance of 2,337.10 feet passing a 1/4 inch iron rod found, at a distance of 3,447.74 feet passing a 5/8 inch iron rod found, continuing a total distance of 4,610.35 feet to a set 5/8 inch iron rod with Transystems cap;

- (7) **THENCE** S 15°09'23" E, along the East line of tract herein described, a distance of 1,502.75 feet to a set 5/8 inch iron rod with Transystems cap;
- (8) **THENCE** S 30°08'27" E, along the East line of tract herein described, a distance of 1,988.66 feet to a set 5/8 inch iron rod with Transystems cap for the Southeast corner of tract herein described, on the South line of said Ellis 1270 tract and the North line of said Miller tract;
- (9) **THENCE** S 59°51'33" W, along the South line of tract herein described, the South line of said Ellis 1270 tract and the North line of said Miller tract, a distance of 150.00 feet to the **POINT OF BEGINNING**, containing 27.901-acres (1,215,355 square feet) of land, more or less.

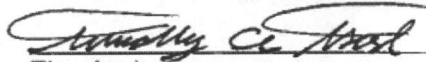
NOTE: Basis of bearing is the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum 1983 (NAD 83)(2007) with all distances adjusted to surface by project combined scale factor of 0.9998802448.

NOTE: Plat to accompany this legal description

I do certify on this 20th day of December, 2012, to Stewart Title Guaranty Company, Ellis County Abstract and Title Co. and Tarrant Regional Water District, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition 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 Stewart Title Guaranty Company, with an effective date of November 2, 2012, issued date of November 15, 2012, GF # 1210085 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.

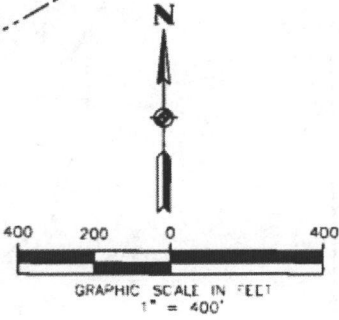
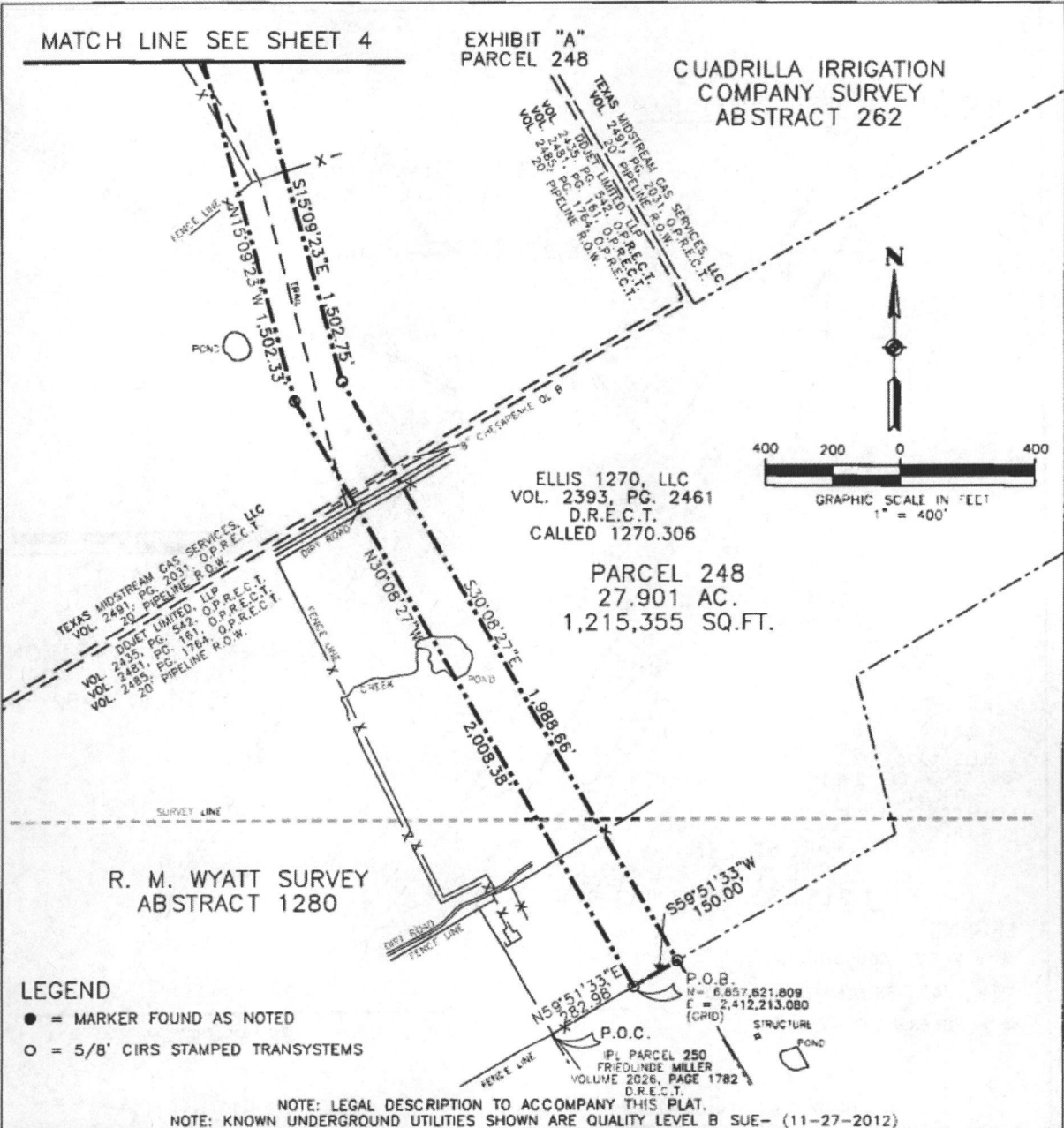
This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition III Survey.



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

Dated: 12-20-2012





**TranSystems**

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

PROJ. NO. 22-2020430  
SCALE: 1" = 400'  
DATE: 2-20-2012  
DRAWN BY: R.F.  
CHECKED BY: TAF  
REVISED DATE: 1-10-2013



SHEET TITLE  
EXHIBIT "A"  
SEGMENT 13, PARCEL 248  
ELLIS 1270, LLC

PROJECT  
INTEGRATED PIPELINE PROJECT

BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83)(2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED SCALE FACTOR 0.9996802448

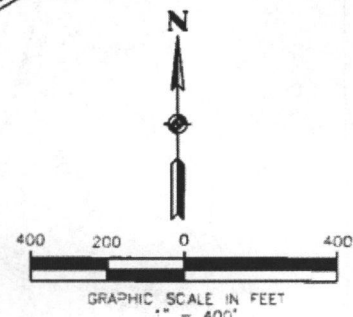
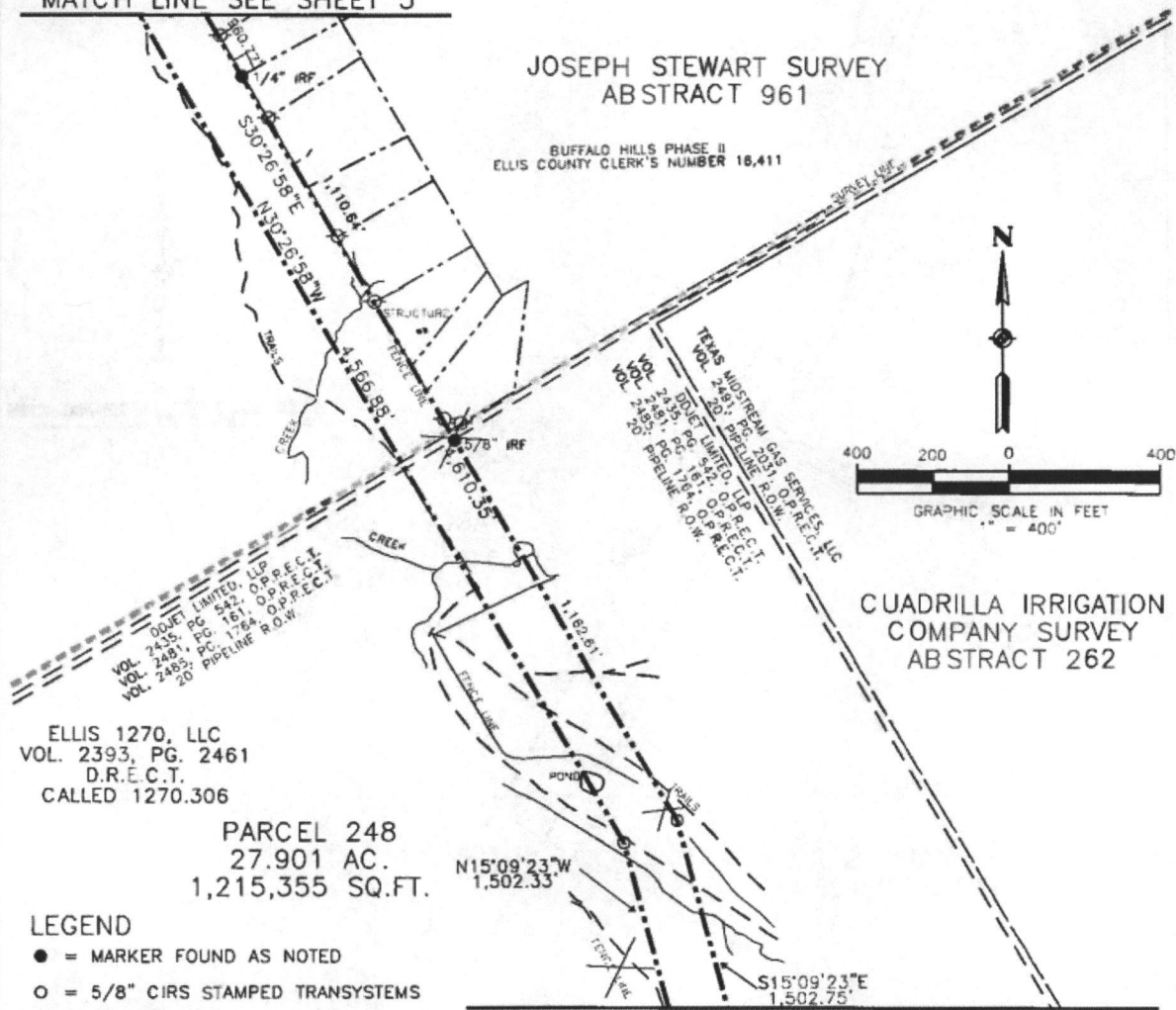
PG. 3 OF 8

EXHIBIT "A"  
PARCEL 248

MATCH LINE SEE SHEET 5

JOSEPH STEWART SURVEY  
ABSTRACT 961

BUFFALO HILLS PHASE II  
ELLIS COUNTY CLERK'S NUMBER 18,411



ELLIS 1270, LLC  
VOL. 2393, PG. 2461  
D.R.E.C.T.  
CALLED 1270.306

PARCEL 248  
27.901 AC.  
1,215,355 SQ.FT.

LEGEND

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

NOTE: KNOWN UNDERGROUND UTILITIES SHOWN ARE QUALITY LEVEL B SUE- (11-27-2012)  
NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

MATCH LINE SEE SHEET 3

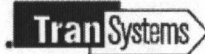

 <p>500 WEST SEVENTH STREET SUITE 1100 FORT WORTH, TX 76102 (817) 339-8950 (TEL) (817) 336-2247 (FAX)</p> <p>PROJ. NO. 2202096130 SCALE: 1" = 400' DATE: 12-20-2012 DRAWN BY: R.J. CHECKED BY: IAF REVISED DATE: 1-10-2013</p>	<p>PRINTED BY: [Signature]</p>  <p>12-20-2012</p>	<p>SHEET TITLE</p> <p style="text-align: center;"><b>EXHIBIT "A"</b> <b>SEGMENT 13, PARCEL 248</b> <b>ELLIS 1270, LLC</b></p> <hr/> <p>PROJECT</p> <p style="text-align: center;">INTEGRATED PIPELINE PROJECT</p> <hr/> <p>BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83)(2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED SCALE FACTOR 0.9998802448</p>
		<p>PG. 4 OF 8</p>

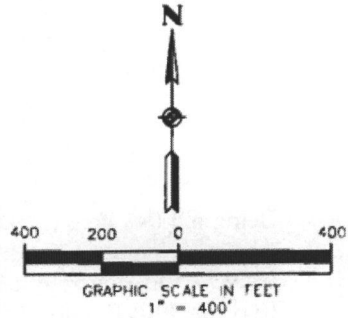


EXHIBIT "A"  
PARCEL 248

JOSEPH STEWART SURVEY  
ABSTRACT 961

IPL PARCEL 247  
BENNETT WILSON CERVIN; and  
NITA CAROL CERVIN MISKOVITCH  
and BENNETT WILSON CERVIN  
and NITA CAROL CERVIN MISKOVITCH  
AS TRUSTEES OF  
THE NITA CAROL CERVIN  
MISKOVITCH TRUST;  
and WILLIAM B. CERVIN;  
and MARGARET CERVIN PEARCE; and  
CAROL ANNE CERVIN AXLEY  
VOL. 1999, PG. 235, O.P.R.E.C.T.

BUFFALO HILLS INC.  
ELLIS COUNTY CLERK'S NUMBER 10,169



PARCEL 248  
27.901 AC.  
1,215,355 SQ.FT.

ELLIS 1270, LLC  
VOL.2393, PG.2461  
D.R.E.C.T.  
CALLED 1270.306

BUFFALO HILLS PHASE I  
ELLIS COUNTY CLERK'S NUMBER 10,744

MATCH LINE SEE SHEET 4

LEGEND

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

NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

NOTE: KNOWN UNDERGROUND UTILITIES SHOWN ARE QUALITY LEVEL B SUE- (11-27-2012)

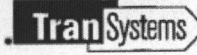

 <p>500 WEST SEVENTH STREET SUITE 1100 FORT WORTH, TX 76102 (817) 339-8950 (TEL) (817) 336-2247 (FAX)</p>		SHEET TITLE	
		<p>EXHIBIT "A" SEGMENT 13, PARCEL 248 ELLIS 1270, LLC</p>	
<p>PROJ. NO. P262090330 SCALE: 1" = 400' DATE: 12-20-2012 DRAWN BY: RT CHECKED BY: TAF REVISED DATE: 1-10-2013</p>		PROJECT	
		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 0.999802448	
		PG. 5 OF 8	

EXHIBIT "A"  
Property Description

Being a 5.043 acre (219,690 square feet) tract of land situated in the James J. Young Survey, Abstract Number 1199, Ellis County, Texas and more particularly that certain 104.099 acre tract conveyed to Robert Jones by instrument recorded in Volume 2544, Page 709, Official Public Records, Ellis County, Texas and being more particularly described as follows:

**COMMENCING** at a 1/2-inch iron rod found in the Northwesterly line of a tract of land situated in the Clay Cobb Survey, Abstract Number 200 conveyed to Patman Farms, a Texas Partnership by instrument recorded in Volume 1633, Page 20, said Official Public Records, for the south most Southeast corner of a tract of land situated in the William Stewart Survey, Abstract Number 956, conveyed to Louis B. Gillespie and wife, Linda L. Gillespie by instrument recorded in Volume 1460, Page 909, said Official Public Records and the Southwest corner of a tract of land situated in said William Stewart Survey, conveyed to Clemmon Woodard by instrument recorded in Volume 494, Page 322, Deed Records, said Ellis County;

**THENCE** S 60°47'32" E, departing the Northwesterly line of said Patman Farms tract, over and across said Patman Farms tract, a distance of 249.31 feet to a 5/8-inch iron rod set in the Northeasterly line of said Patman Farms tract and the Southwesterly line of said Jones tract, for the Northwest corner of the tract herein described and the, and the **POINT OF BEGINNING** (N: 6,807,223.621, E: 2,480,275.357 GRID);

- (1) **THENCE** S 72°50'46" E, departing the common line of said Patman Farms tract and said Jones tract, over and across said Jones tract, a distance of 1,465.49 feet to a 5/8-inch iron rod set in the Northeasterly line of said Jones tract and the Southwesterly line of a tract of land situated in the James J. Young Survey, Abstract 1199 and the N.H. Whittenberg Survey, Abstract Number 1128, conveyed as Tract II to East Haven Reality Partners, LP by instrument recorded in Volume 2197, Page 1462, said Official Public Records;
- (2) **THENCE** S 30°38'14" E, with the common line of said Jones tract and said East Haven Realty tract, a distance of 223.27 feet to a 5/8-inch iron rod set;
- (3) **THENCE** N 72°50'46" W, departing the common line of said Jones tract and said East Haven Realty tract, over and across said Jones tract, a distance of 1,463.71 feet to a 5/8-inch iron rod set in the Southwesterly line of said Jones tract and the Northeasterly line of said Patman Farms tract, from which a railroad spike found for the Southwest corner of a tract of land situated in said William Stewart Survey conveyed to Stanley A. Weise and wife, Katherine K. Weise by instrument recorded in Volume 986, Page 344, said Official Public Records bears S 72°56'22" W, a distance of 1,879.11 feet;
- (4) **THENCE** N 30°56'28" W, with the common line of said Jones tract and said Patman Farms tract, a distance of 224.59 feet to the **POINT OF BEGINNING** and containing 5.043 acres (219,690 square feet) of land, more or less.

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


NOTE: Plat to accompany this legal description.

NOTE: All 5/8-inch iron rods set have a yellow cap stamped "SAM INC."

I do certify on this 14th day of February, 2013, to Ellis County Abstract and Title Co., Stewart Guaranty Company and Tarrant Regional Water District, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition IV Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements and other matters of record as listed in Schedule B of the Commitment for Title issued by Stewart Guaranty Company, with an effective date of December 21, 2012, issued date of January 8, 2013 GF # 1211121 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.

  
\_\_\_\_\_  
S. Kevin Wendell  
Registered Professional Land Surveyor  
Texas Registration Number 5500



Dated: February 14, 2013

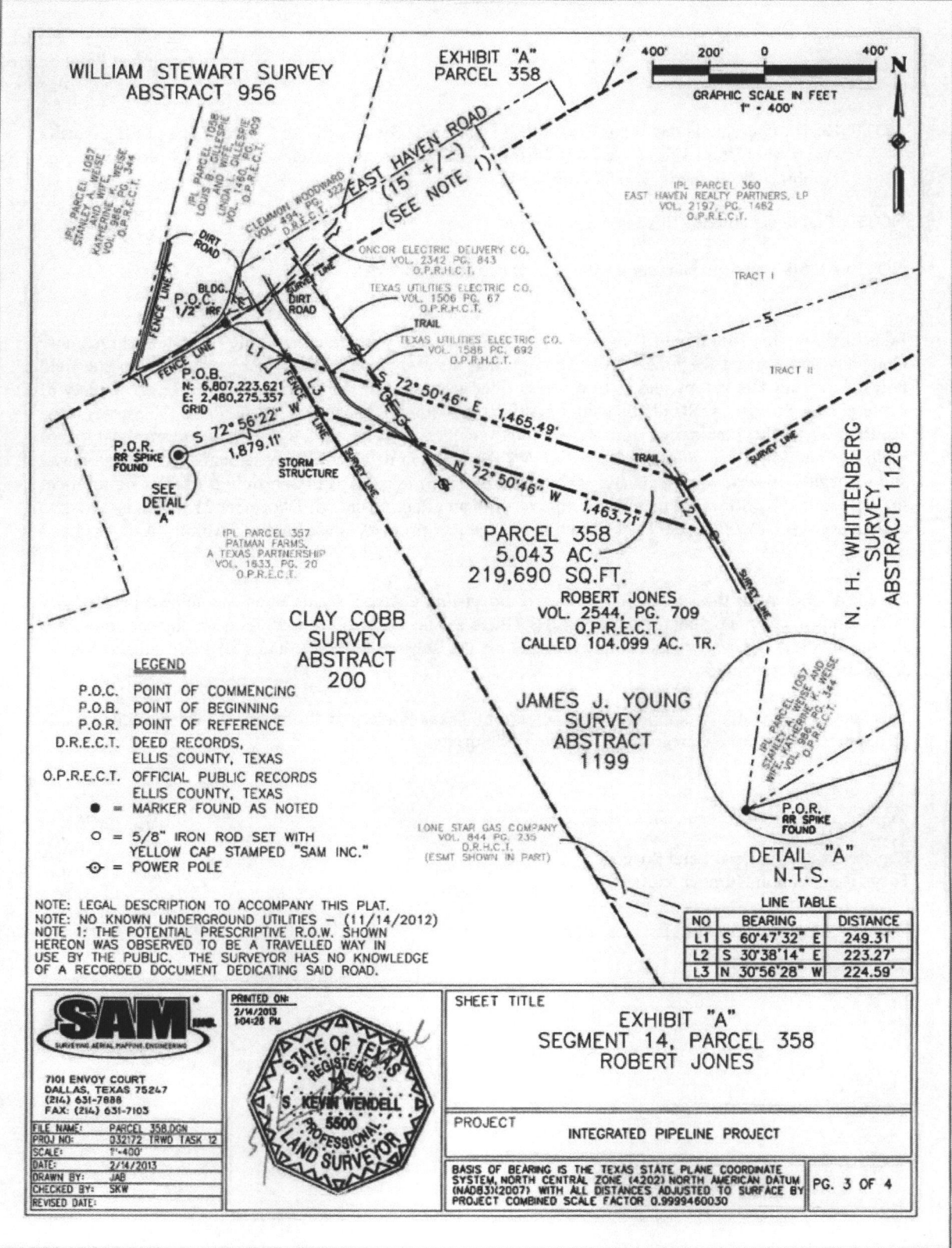


EXHIBIT "A-1"

- c. Agreed Judgment of Court entered in cause no. C-2412 styled Lone Star Gas Company v. C.L. Brandenburg et al recorded in Volume 844, Page 235, Deed Records, Ellis County, Texas; subject to Assignment and Bill of Sale to Lone Star Pipeline Company recorded in Volume 1453, Page 635, Deed Records, Ellis County, Texas. *(Easement does not affect parcel take and is shown.)*
- d. Easement and Right of Way to Texas Utilities Electric Company recorded in Volume 1506, Page 67, Deed Records, Ellis County, Texas. *(Does not affect the parcel take and is shown.)*
- e. Easement and Right of Way to Texas Utilities Electric Company recorded in Volume 1586, Page 692, Deed Records, Ellis County, Texas. *(Does affect the parcel take and is shown.)*
- f. Easement and Right of Way to Oncor Electric Delivery Company recorded in Volume 2342, Page 843, Deed Records, Ellis County, Texas. *(Does not affect parcel take and is shown.)*

EXHIBIT "A"  
Property Description

Being 2.969-acres (129,310 square feet) of land situated in the Nathaniel Hodge Survey, Abstract Number 509, Ellis County, Texas and more particularly that certain 9.410 acre tract conveyed to David J. Krajca and wife Sherry Lynn Krajca by Warranty Deed recorded in Volume 717, Page 958 and that certain 12.150 acre tract conveyed to David J. Krajca and wife Sherry L. Krajca by Warranty Deed recorded in Volume 1050, Page 631, Deed Records, Ellis County, Texas (D.R.E.C.T.), and being further described as follows:

**COMMENCING** at an axle found in the Southwesterly line of the second referenced Krajca tract and at the Southeasterly corner of that certain tract of land conveyed by deed to The Bettie J. Austin Revocable Living Trust as recorded in Volume 2386, Page 231, Official Public Records, Ellis County, Texas (O.P.R.E.C.T.);

**THENCE** N 30°30'19" W, along the Southwesterly line of the second referenced Krajca tract and the Northeasterly line of said Bettie J. Austin Revocable Living Trust tract, a distance of 660.31 feet to an angle point; said point being the Northwesterly corner of the second referenced Krajca tract and the Southerly corner of the first referenced Krajca tract; from said point a 1/2-inch iron pipe found bears N 71°09'28" E, a distance of 0.98 feet;

**THENCE** N 30°39'23" W, continuing along the Northeasterly line of said Bettie J. Austin Revocable Living Trust tract and along the Southwesterly line of the first referenced Krajca tract, a distance of 269.34 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for the **POINT OF BEGINNING** (N: 6,781,092.227, E: 2,529,856.199 Grid);

- (1) **THENCE** N 30°39'23" W, continuing along the Northeasterly line of said Bettie J. Austin Revocable Living Trust tract and the Southwesterly line of the first referenced Krajca tract, a distance of 249.77 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set;
- (2) **THENCE** S 67°34'08" E, departing the Northeasterly line of said Bettie J. Austin Revocable Living Trust tract and the Southwesterly line of the first referenced Krajca tract, a distance of 504.26 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set,
- (3) **THENCE** S 80°54'34" E, a distance of 139.51 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set,
- (4) **THENCE** N 71°54'57" E, a distance of 117.84 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set,
- (5) **THENCE** N 59°16'07" E, a distance of 69.82 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set in the Northeasterly line of the first referenced Krajca tract and the Southwesterly right-of-way line of the BNSF Railroad (a 100-foot wide right-of-way, no deed of record found);

- (6) **THENCE S 53°56'34" E**, along the Northeasterly line of the first referenced Krajca tract and the Southwesterly line of said BNSF Railroad, at a distance of 1.26 feet passing the Easterly corner of the first referenced Krajca tract and the Northerly corner of the second referenced Krajca tract, then continuing along the Northeasterly line of the second referenced Krajca tract in all a total distance of 166.89 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set;
- (7) **THENCE S 58°34'31" W**, departing the Northeasterly line of the second referenced Krajca tract and the Southwesterly line of said BNSF Railroad, a distance of 220.92 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set;
- (8) **THENCE S 85°30'11" W**, a distance of 213.99 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set;
- (9) **THENCE N 67°34'08" W**, at a distance of 75.99 feet passing the Northwesterly line of the second referenced Krajca tract and the Southeasterly line of the first referenced Krajca tract, then continuing in all a total distance of 412.85 feet to the **POINT OF BEGINNING**, containing 2.969-acres (129,310 square feet) of land, more or less.

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

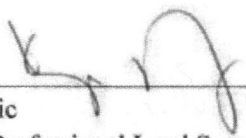
NOTE: Plat to accompany this legal description.

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

I do certify on this 7th day of August, 2013, to Fidelity National Title Insurance Company, Town Square Title Company, LLC and Tarrant Regional Water District, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition IV Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements and other matters of record as listed in Schedule B of the Commitment for Title issued by Fidelity National Title Insurance Company, with an effective date of June 3, 2013, issued date of June 6, 2013 GF # 6960 affecting the subject property and listed in Exhibit "A-1" attached hereto.

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

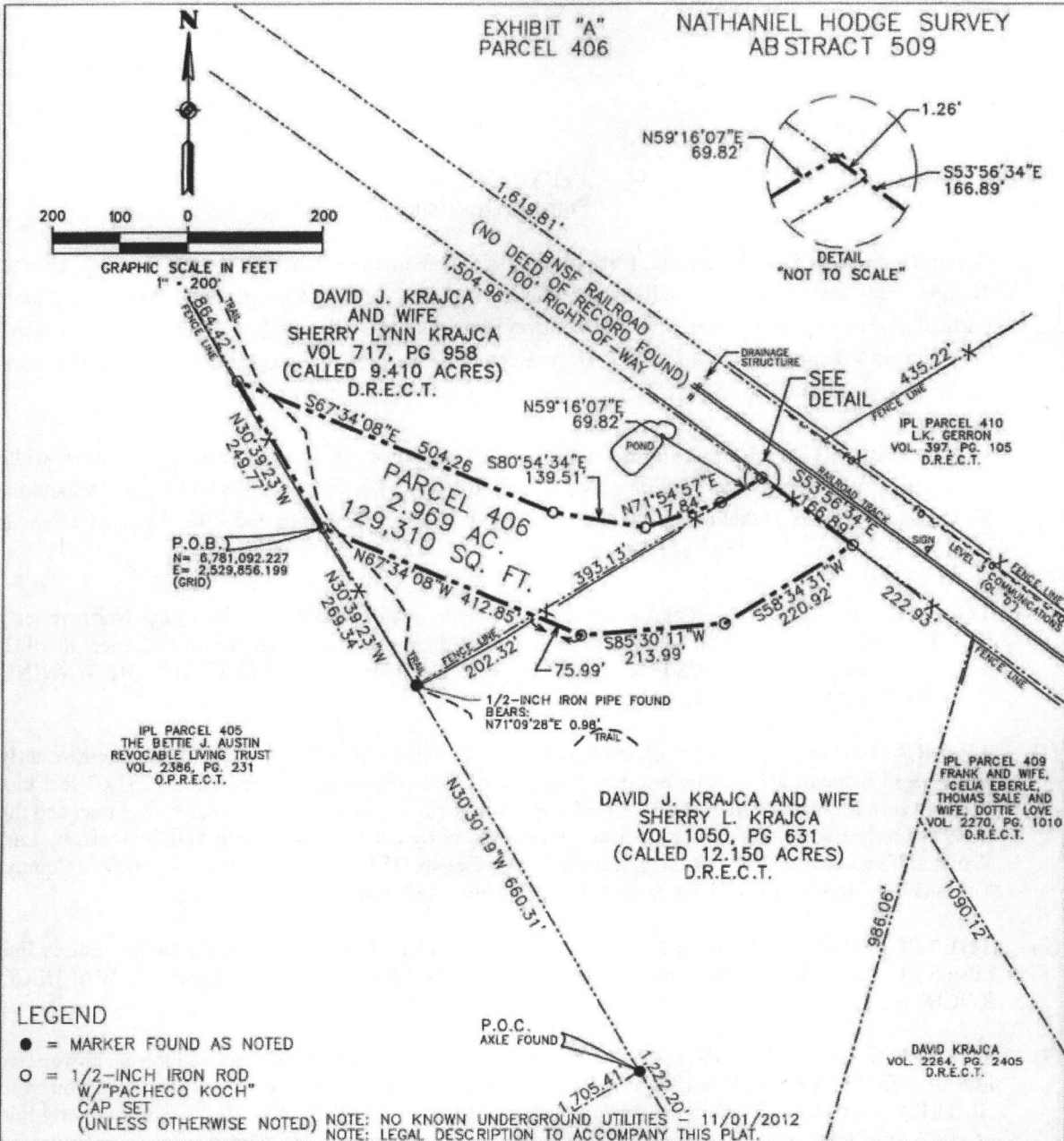
This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition IV Survey.

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



Dated: 9/5/2013





**Pacheco Koch**  
DALLAS • FORT WORTH • HOUSTON  
8350 N. CENTRAL EXPWY., SUITE 1000  
DALLAS, TEXAS 75208  
PH. 972.235.3031    FAX 972.235.9544  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-100080-00

PROJ NO: P202090330  
SCALE: 1" = 200'  
DATE: 09/05/2013  
DRAWN BY: CRK  
CHECKED BY: NK  
REVISED DATE:



SHEET TITLE  
**EXHIBIT "A"**  
**SEGMENT 15-2, PARCEL 406**  
**DAVID J. KRAJCA AND**  
**SHERRY LYNN KRAJCA**

PROJECT  
INTEGRATED PIPELINE PROJECT

BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NA083)(2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED SCALE FACTOR 0.9999460030

PG. 4 OF 6

EXHIBIT "A"  
Property Description

Being 1.543-acres (67,211 square feet) of land situated in the Nathaniel Hodge Survey, Abstract Number 509 and Robert M. Williamson Survey, Abstract 1108, Ellis County, Texas and more particularly that certain 5.866 acre tract conveyed to David J. Krajca by General Warranty Deed recorded in Volume 2264, Page 2405, Deed Records, Ellis County, Texas (D.R.E.C.T.), and being further described as follows:

**COMMENCING** at a point in the approximate centerline of Krajca Road (a variable width prescriptive right-of-way, no deed of record found), the Northwesterly line of said Krajca tract and the Southeasterly corner of that certain tract conveyed by deed to J.F. Gerron and Wife, Louise Gerron, as recorded in Volume 465, Page 531, D.R.E.C.T.;

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

- (1) **THENCE** S 67°46'39" E, departing the approximate centerline of said Krajca Road, the Northwesterly line of said Krajca tract and the Southeasterly line of said Gerron tract, a distance of 291.07 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set in the Northeasterly line of said Krajca tract and the Southwesterly line of that certain tract of land conveyed by deed to J.F. Gerron Family Trust, by Last Will and Testament of J.F. Gerron as recorded in Cause No. 02-E-2045, Probate Records, Ellis County, Texas and by deed to J.F. Gerron as recorded in Volume 443, Page 563, D.R.E.C.T.;
- (2) **THENCE** S 31°02'22" E, along the Northeasterly line of said Krajca tract and the Southwesterly line of said J.F. Gerron Family Trust tract, a distance of 250.79 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set;
- (3) **THENCE** N 67°46'39" W, departing the Northeasterly line of said Krajca tract and the Southwesterly line of said J.F. Gerron Family Trust tract, a distance of 605.04 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set in the approximate centerline of said Krajca Road, the Northwesterly line of said Krajca tract and the Southeasterly line of said first referenced Gerron tract;
- (4) **THENCE** N 59°12'42" E, along the approximate centerline of said Krajca Road, the Northwesterly line of said Krajca tract and the Southeasterly line of said first referenced Gerron tract, a distance of 187.80 feet to the **POINT OF BEGINNING**, containing 1.543-acres (67,211 square feet) of land, more or less.

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

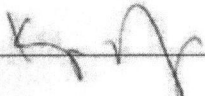
NOTE: Plat to accompany this legal description.

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

I do certify on this 23rd day of April, 2013, to Fidelity National Title Insurance Company, Town Square Title Company, LLC and Tarrant Regional Water District, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition IV Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements and other matters of record as listed in Schedule B of the Commitment for Title issued by Fidelity National Title Insurance Company, with an effective date of May 31, 2013, issued date of June 6, 2013 GF # 6961 affecting the subject property and listed in Exhibit "A-1" attached hereto.

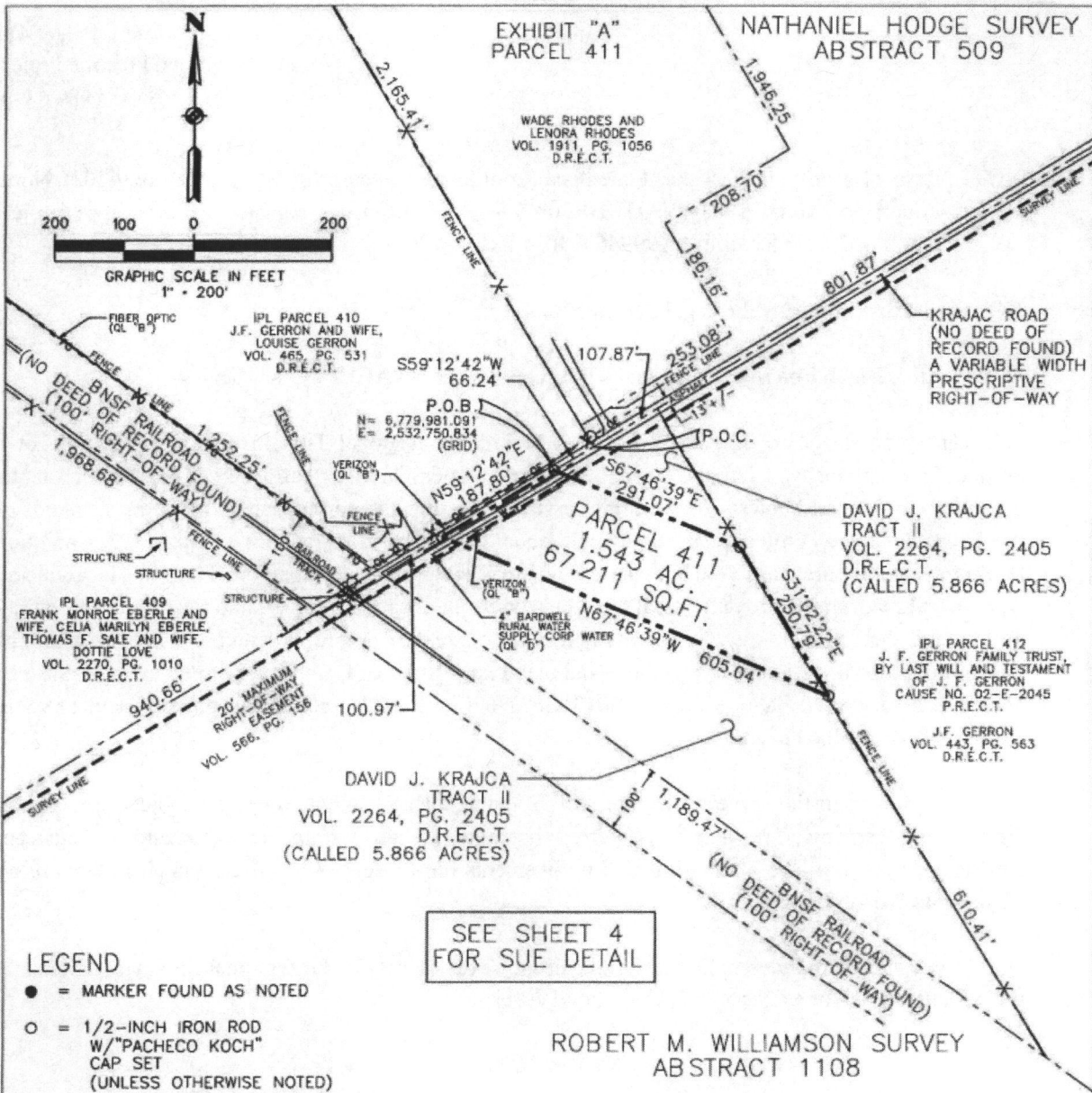
Except as shown on the survey: (i) there are no visible encroachments upon the subject property by visible improvements on adjacent property, (ii) there are no visible encroachments on adjacent property, streets or alleys by any visible improvements on the subject property, and (iii) there are no visible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

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

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



Dated: 6/13/2013



**LEGEND**

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

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

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

PROJ. NO.: P202090330  
SCALE: 1" = 200'  
DATE: 6/13/2013  
DRAWN BY: CRK  
CHECKED BY: NK  
REVISED DATE:

PRINTED ON:  
6/13/2013  
11:12:13 AM

SHEET TITLE  
**EXHIBIT "A"**  
**SEGMENT 15-2, PARCEL 411**  
**DAVID J. KRAJCA**

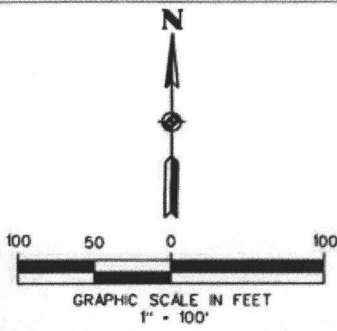
PROJECT  
INTEGRATED PIPELINE PROJECT

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

PG. 3 OF 6

EXHIBIT "A"  
PARCEL 411

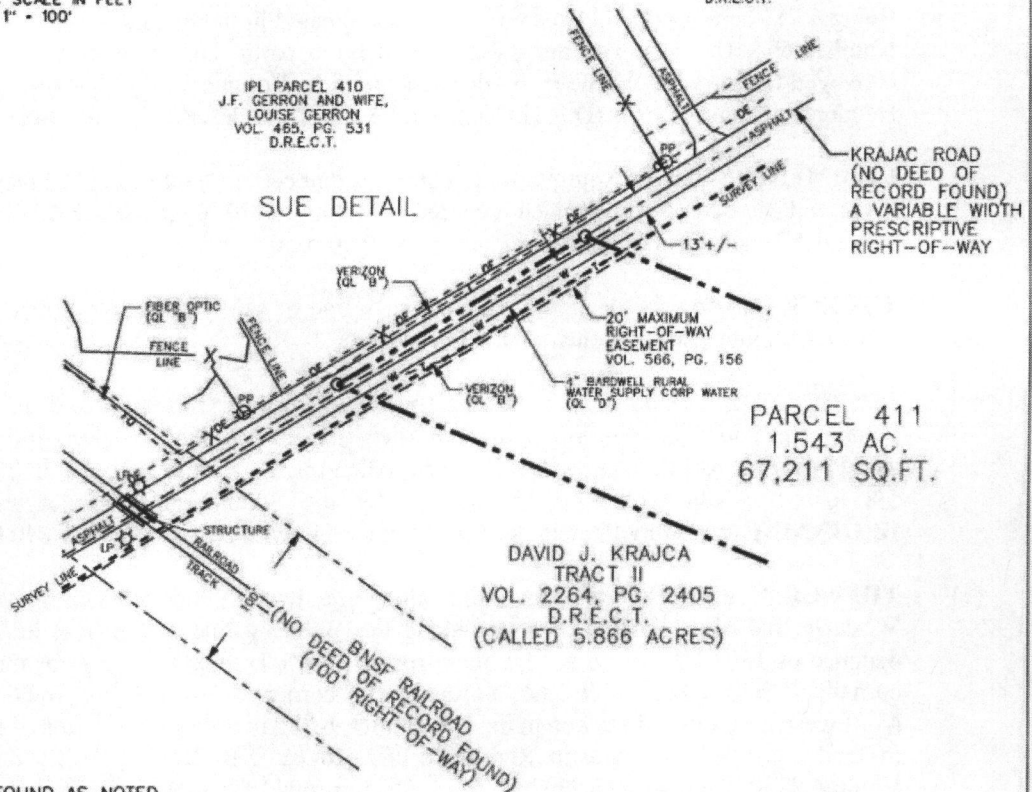
NATHANIEL HODGE SURVEY  
ABSTRACT 509



IPL PARCEL 410  
J.F. GERRON AND WIFE,  
LOUISE GERRON  
VOL. 465, PG. 531  
D.R.E.C.T.

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

SUE DETAIL



PARCEL 411  
1.543 AC.  
67,211 SQ.FT.

DAVID J. KRAJCA  
TRACT II  
VOL. 2264, PG. 2405  
D.R.E.C.T.  
(CALLED 5.866 ACRES)

LEGEND

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

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

ROBERT M.  
WILLIAMSON SURVEY  
ABSTRACT 1108

**Pacheco Koch**  
DALLAS • FORT WORTH • HOUSTON  
8350 N. CENTRAL EXPWY., SUITE 1000  
DALLAS, TEXAS 75206  
PH. 972.235.3031 FAX 972.235.9544  
TX REG. ENGINEERING FIRM F-489  
TX REG. SURVEYING FIRM LS-100080-00

PRINTED ON:  
6/13/2013  
11:12:13 AM



SHEET TITLE

EXHIBIT "A"  
SEGMENT 15-2, PARCEL 411  
DAVID J. KRAJCA

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

PROJ NO: P202090330  
SCALE: 1" = 100'  
DATE: 6/13/2013  
DRAWN BY: CRK  
CHECKED BY: NK  
REVISED DATE:

EXHIBIT "A"  
Property Description

Being 6.711 acres (292,343 square feet) of land situated in the Santos Sylvester Survey, Abstract Number 694, Henderson County, Texas, and more particularly that certain 94.301 acre tract conveyed to Berry N. Allen, Jr. by deed recorded in Volume 1280, Page 79, Deed Records of Henderson County, Texas (D.R.H.C.T.), and being further described as follows:

**COMMENCING** at the Southwesterly corner of that certain tract of land conveyed to James M. Pryor and Margaret Pryor by deed recorded in Volume 2170, Page 317, D.R.H.C.T., from which a found 1/2 inch iron rod bears S 47°00'19" E, 0.56 foot;

**THENCE** N 87°42'53" E, along the Southerly line of said Pryor tract, a distance of 1,605.92 feet to the Southeasterly corner of said Pryor tract;

**THENCE** N 01°12'20" W, along the Easterly line of said Pryor tract, at a distance of 24.54 feet passing the Southwesterly corner of said Allen tract and continuing along the Easterly line of said Pryor tract and the Westerly line of said Allen tract, a total distance of 2,102.32 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: 6,744,696.083, E: 2,763,386.840 Grid);

- (1) **THENCE** N 01°12'20" W, continuing along the Easterly line of said Pryor tract and the Westerly line of said Allen tract and along the Westerly line of the tract herein described, a distance of 150.01 feet to a set 5/8 inch iron rod with TranSystems cap for the Northwesterly corner of said Allen tract, the Northeasterly corner of said Pryor tract and being the Northwesterly corner of the herein described tract, being in the Southerly line of that certain tract of land conveyed to Augustin Rodriguez and Augustin Rodriguez, Jr. by deed recorded in Volume 2859, Page 40, D.R.H.C.T., from which a found 5/8 inch iron rod bears N 09°24'10" W, 6.93 feet and a found 5/8 inch iron rod bears N 17°44'28" E, 6.13 feet;
- (2) **THENCE** N 88°41'40" E, along the Northerly line of said Allen tract and the Northerly line of the tract herein described, a distance of 276.00 feet to a set 5/8 inch iron rod with TranSystems cap for the Southeasterly corner of said Rodriguez tract and that certain tract of land conveyed to Lynn Sanders by deed recorded in Volume 1454, Page 278, D.R.H.C.T.;
- (3) **THENCE** N 89°20'12" E, continuing along the Northerly line of said Allen tract and the Southerly line of said Sanders tract and the Northerly line of the tract herein described, at a distance of 193.02 feet passing the Southeasterly corner of said Sanders tract and the Southwesterly corner of that certain tract of land conveyed to Phil Albright and wife, Lou Albright by deed recorded in Document Number 2009-00014485, Official Public Records of Real Property, Henderson County, Texas, at a distance of 324.12 feet passing the Southeasterly corner of said Albright tract and the Southwesterly corner of the remainder of that certain tract of land conveyed to Randy Abbott and wife, Rosemary Abbott by deed recorded in Volume 1565, Page 10, D.R.H.C.T. continuing in all a total distance of 852.26 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;

- (4) **THENCE** S 80°34'36" E, departing the Northerly line of said Allen tract and continuing along the Northerly line of the tract herein described, a distance of 27.83 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;
- (5) **THENCE** S 70°32'15" E, continuing along the Northerly line of the tract herein described, a distance of 654.82 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;
- (6) **THENCE** S 75°11'25" E, continuing along the Northerly line of the tract herein described, a distance of 119.62 feet to a set 5/8 inch iron rod with TranSystems cap in the Easterly line of said Allen tract and the Westerly right-of-way line of County Road 41513, No Deed of Record found (variable width right-of-way), being the Northeasterly corner of the herein described tract;
- (7) **THENCE** S 00°50'20" E, along the Easterly line of said Allen tract and the Westerly right-of-way line of said County Road 41513 and along the Easterly line of the tract herein described, a distance of 159.67 feet to a set 5/8 inch iron rod with TranSystems cap for the Southeasterly corner of the tract herein described;
- (8) **THENCE** N 79°40'26" W, departing the Easterly line of said Allen tract and the Westerly right-of-way line of said County Road 41513 and along the Southerly line of the tract herein described, a distance of 8.06 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;
- (9) **THENCE** N 78°31'57" W, continuing along the Southerly line of the tract herein described, a distance of 63.25 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;
- (10) **THENCE** N 70°29'37" W, continuing along the Southerly line of the tract herein described, a distance of 627.32 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;
- (11) **THENCE** N 79°50'28" W, continuing along the Southerly line of the tract herein described, a distance of 216.42 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;
- (12) **THENCE** S 89°20'12" W, continuing along the Southerly line of the tract herein described, a distance of 738.27 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;
- (13) **THENCE** S 88°41'40" W, continuing along the Southerly line of the tract herein described, a distance of 275.42 feet to the **POINT OF BEGINNING**, containing 6.711 acres (292,343 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.

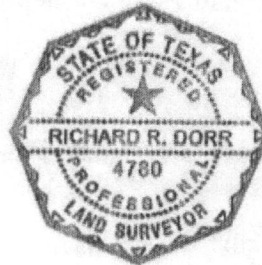
I do certify on this 11th day of October, 2013, to Attorney's Title Company of Henderson County, Stewart Title Guaranty Company and Tarrant Regional Water District, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition IV Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements and other matters of record as listed in Schedule B of the Commitment for Title issued by Stewart Title Guaranty Company, with an effective date of September 19, 2012, issued date of September 24, 2012, GF # 12-539-DD 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

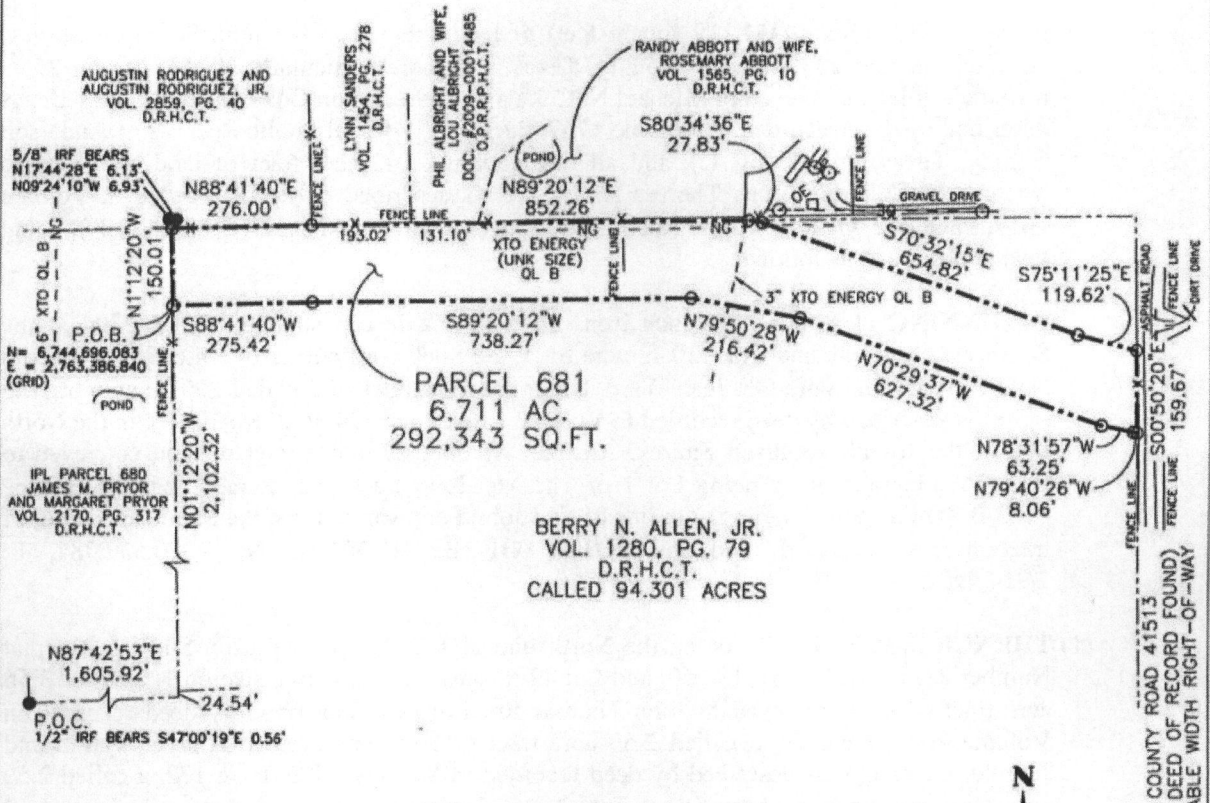


Dated: 10/11/13



EXHIBIT "A"  
PARCEL 681

SANTOS SYLVESTER  
SURVEY  
ABSTRACT 694



NOTES:  
KNOWN UNDERGROUND UTILITIES SHOWN ARE QUALITY LEVEL B SUE - (02/04/2013)  
(U.O.N.) INDICATES UNLESS OTHERWISE NOTED

- LEGEND
- = MARKER FOUND AS NOTED
  - = SET 3/8" IRON ROD WITH CAP STAMPED "TRANSYSTEMS" (U.O.N.)
  - ⊕ = POWER POLE

NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.


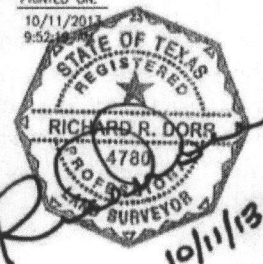
 <p>500 WEST SEVENTH STREET SUITE 1100 FORT WORTH, TX 76102 (817) 339-8950 (TEL) (817) 336-2247 (FAX)</p> <p>PROJ NO: P202898330 SCALE: 1" = 300' DATE: 08-08-2012 DRAWN BY: SMD CHECKED BY: RRD REVISED DATE:</p>	<p>PRINTED ON: 10/11/2013 9:52:12 AM</p> 	<p>SHEET TITLE</p> <p>EXHIBIT "A" SEGMENT 19-2, PARCEL 681 BERRY N. ALLEN, JR.</p>
<p>PROJECT</p> <p>INTEGRATED PIPELINE PROJECT</p>		<p>BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83)(2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED SCALE FACTOR 0.9999804020</p> <p>PG. 4 OF 6</p>

EXHIBIT "A"  
Property Description

Being 55.421 acres (2,414,119 square feet) of land situated in the John Ferguson Survey, Abstract Number 22, Anderson County, Texas, and more particularly all that certain 25.00 acre tract of land conveyed to Michael N. Coke and Theresa Ann Coke, husband and wife, as described by deed recorded in Volume 1757, Page 187, Official Public Records of Anderson County, Texas, (O.P.R.A.C.T.), and all that certain 30.42 acre tract of land conveyed to Michael N. Coke and wife, Theresa Ann Coke, as described by deed recorded in Volume 1617, Page 242, Official Public Records of Anderson County, Texas, (O.P.R.A.C.T.), being further described as follows:

**BEGINNING** at a found 1/2 inch iron rod with plastic cap stamped RPLS 2504 at the Southeast corner of said Coke 30.42 acre tract, the Southwest corner of a 4.629 acre tract to Gale E. Ward and wife Ola Jean Ward, being the remainder of a called 200.00 acre tract to same, as described by deed recorded in Volume 1360, Page 574, (O.P.R.A.C.T.), in the North line of the Joseph Ferguson Survey, Abstract Number 23 and a tract of land conveyed to Brian A. Pleasant, et ux being Lot 1 of The Meadows Section 1 as recorded in Envelope #183 B, (O.P.R.A.C.T.), the South line of said John Ferguson Survey, the Southeast corner of tract herein described, and the **POINT OF BEGINNING** (N: 6,720,537.384, E: 2,914,990.318, Grid);

- (1) **THENCE** S 88°38'45" W, along the North line of said Joseph Ferguson Survey, Abstract Number 23, Lot 1, Lot 51, Lot 50, and Lot 49 of said The Meadows Section 1, a called 3.56 acre tract of land conveyed to John Thomas Reed et al as described by deed recorded in Volume 2016, Page 99, a called 2.50 acre tract of land conveyed to Alec S. Tatum and Jennifer C. Tatum, as described by deed recorded in Volume 1956, Page 172, a called 2.50 acre tract conveyed to Alec Stuart Tatum and Jennifer C. Sheets, as described by deed recorded in Volume 1858, Page 323, and a called 4.00 acre tract of land conveyed to Dustin Michael Bird and Katrina Dee Bird, as described by deed recorded in Volume 1830, Page 750, (O.P.R.A.C.T.) and the South line of said John Ferguson Survey and said Coke 30.42 acre tract, a distance of 1315.20 feet to a found 1/2 inch iron rod with plastic cap stamped RPLS 2504 at the Southwest corner of same and the Southeast corner of aforementioned Coke 25.00 acre tract, and being in the South line of tract herein described;
- (2) **THENCE** S 88°38'58" W, along the North line of said Joseph Ferguson Survey, said Bird 4.00 acre tract, a called 5.00 acre tract of land conveyed to Mark Coble, as described by deed recorded in Volume 1994, Page 480, a called 4.792 acre tract of land conveyed to Mark Coble, as described by deed recorded in Volume 2016, Page 675, and the residue of a called 81.442 acre tract of land conveyed to Gary Edward Babich, as described by deed recorded in Volume 1380, Page 083, (O.P.R.A.C.T.) and the South line of said John Ferguson Survey and said Coke 25.00 acre tract, at a distance of 1190.44 feet passing a 1/2" iron rod with plastic cap stamped RPLS 2504 at the Northwest corner of said Babich tract and continuing in all a distance of 1201.47 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 01°20'20" W, along the West line of said Coke 25.00 acre tract and the most Southerly East line of said Martynowicz-Andrews 60.00 acre tract, a distance of 943.66 feet to a found 1/2 inch iron rod with plastic cap stamped RPLS 2504 at an interior ell corner in an upper South line of said Martynowicz-Andrews 60.00 acre tract and the Northwest corner of said Coke 25.00 acre tract and tract herein described;
- (4) **THENCE** N 88°37'59" E, along said South line of Martynowicz-Andrews 60.00 acre tract and the North line of said Coke 25.00 acre tract and tract herein described, a distance of 1151.01 feet to a found 1/2 inch iron rod with plastic cap stamped RPLS 2504 at an exterior ell corner in said South line, the Northeast corner of said Coke 25.00 acre tract, and in the West line of a called 13.60 acre tract to Gregory M. Wrobel and wife, Katherine E. Wrobel, as described by deed recorded in Volume 1630, Page 108, (O.P.R.A.C.T.);
- (5) **THENCE** S 01°22'21" E, along the East line of said Coke 25.00 acre tract and the West line of said Wrobel 13.60 acre tract, a distance of 894.06 feet to a found 1/2 inch iron rod at the Southwest corner of said Wrobel 13.60 acre tract;
- (6) **THENCE** N 88°38'11" E, along the most Southerly South line of said Wrobel 13.60 acre tract, a distance of 49.92 feet to a found 1/2 inch iron rod with plastic cap stamped RPLS 2504 at the most Southerly Southeast corner of same, also being in the West line of said Coke 30.42 acre tract;
- (7) **THENCE** N 01°22'06" W, along the most Southerly East line of said Wrobel 13.60 acre tract and the West line of said Coke 30.42 acre tract, a distance of 893.96 feet to a found 1/2 inch iron rod with plastic cap stamped RPLS 2504 at the Northwest corner of said Coke 30.42 acre tract, same being at an interior ell corner in an upper South line of said Wrobel 13.60 acre tract;
- (8) **THENCE** N 88°38'15" E, along said South line Wrobel 13.60 acre tract and the North line of said Coke 30.42 acre tract and tract herein described, a distance of 1134.35 feet to a found 1/2 inch iron rod at an exterior angle corner in said South line and an interior angle corner in said North line;
- (9) **THENCE** N 17°30'30" E, along an upper East line of said Wrobel 13.60 acre tract and the most Northerly West line of said Coke 30.42 acre tract, a distance of 257.55 feet to a set 1/2 inch iron rod with plastic cap stamped K.L.K. #4687 at the most Northerly Northwest corner of same;
- (10) **THENCE** N 88°38'15" E, along the most Easterly South line of said Wrobel 13.60 acre tract and the most Northerly North line of said Coke 30.42 acre tract, a distance of 75.00 feet to a set 1/2 inch iron rod with plastic cap stamped K.L.K. #4687 at the most Northerly Northeast corner of same and an exterior angle corner in the East line of said Wrobel 13.60 acre tract;

- (11) **THENCE** S 17°31'05" W, along the most Northerly East line of said Coke 30.42 acre tract, a distance of 257.56 feet to a found T-iron at an interior angle corner in the North line of said Coke 30.42 acre tract;
- (12) **THENCE** N 88°39'38" E, along the North line of said Coke 30.42 acre tract, a distance of 337.08 feet to a found T-iron for the most Easterly Northeast corner of same;
- (13) **THENCE** S 13°07'13" E, along the most Northerly East line of said Coke 30.42 acre tract, a distance of 259.36 feet to a found 5/8 inch iron rod with plastic cap stamped DWU at the most Easterly Southeast corner of same and the Northeast corner of aforementioned Gale E. and Ola Jean Ward called 4.629 acre remainder tract;
- (14) **THENCE** S 88°33'46" W, along the most Easterly South line of said Coke 30.42 acre tract and the North line of said Ward 4.629 acre remainder tract, a distance of 284.82 feet to a found 5/8 inch iron rod with plastic cap stamped DWU at the Northwest corner of said Ward 4.629 acre remainder tract and an interior ell corner in the East line of said Coke 30.42 acre tract;
- (15) **THENCE** S 01°26'03" E, along the East line of said Coke 30.42 acre tract and the West line of said Ward 4.629 acre remainder tract, a distance of 689.68 feet to the **POINT OF BEGINNING** containing 55.421 acres (2,414,119 square feet) of land, more or less.

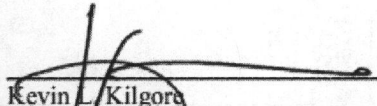
NOTE: Basis of bearing is the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum 1983 (NAD 83) (2007) with all distances adjusted to surface by project combined scale factor of 0.9999804020.

NOTE: Plat to accompany this legal description

I do certify on this 6<sup>th</sup> day of February, 2014 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 8, 2013, issued date of February 21, 2013, GF # 11035.TFT affecting the subject property and listed in Exhibit "A-1" attached hereto.

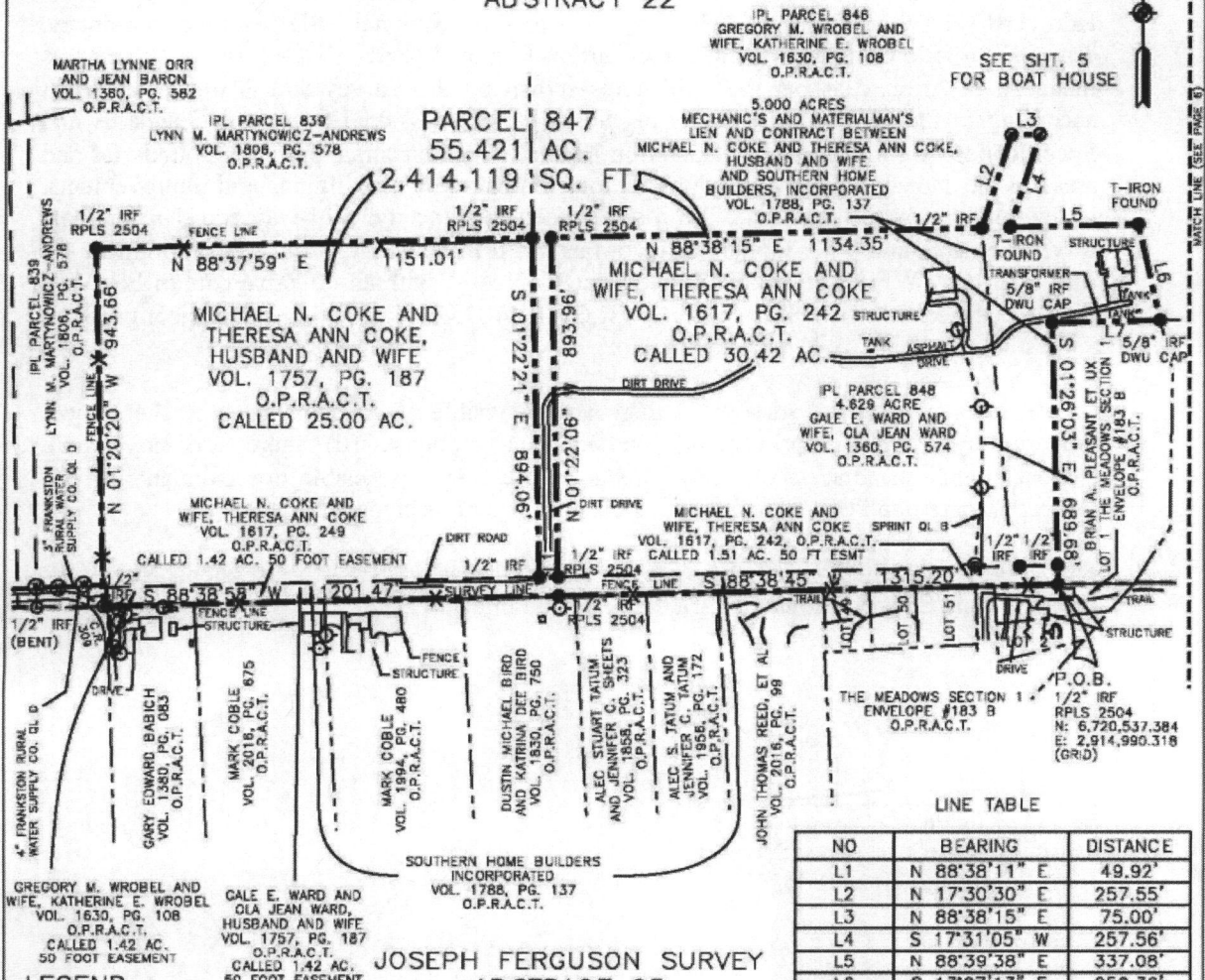
Except as shown on the survey: (i) there are no visible encroachments upon the subject property by visible improvements on adjacent property, (ii) there are no visible encroachments on adjacent property, streets or alleys by any visible improvements on the subject property, and (iii) there are no visible 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: 2/6/14

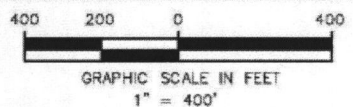
EXHIBIT "A"  
 PARCEL 847  
 JOHN FERGUSON SURVEY  
 ABSTRACT 22



SEE SHIT. 5  
 FOR BOAT HOUSE

LINE TABLE

NO	BEARING	DISTANCE
L1	N 88°38'11" E	49.92'
L2	N 17°30'30" E	257.55'
L3	N 88°38'15" E	75.00'
L4	S 17°31'05" W	257.56'
L5	N 88°39'38" E	337.08'
L6	S 13°07'13" E	259.36'
L7	S 88°33'46" W	284.82'



LEGEND

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

NOTE: KNOWN UNDERGROUND UTILITIES SHOWN ARE QUALITY LEVEL B AND D SUE - (02/04/2013)

NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

**Kilgore & Company, Inc.**  
 www.kilgore.com  
 5712 PALUXY DRIVE  
 TYLER, TX 75703  
 (903) 581-7800 (TEL.)  
 (903) 581-3756 (FAX)

PROJ NO: 201012P847  
 SCALE: 1" = 400'  
 DATE: 02-06-2014  
 DRAWN BY: RTW  
 CHECKED BY: RIN  
 REVISED DATE:

PRINTED ON:  
 2/6/2014  
 10:05:12 AM

SHEET TITLE  
 EXHIBIT "A"  
 SEGMENT 19-1, PARCEL 847  
 MICHAEL N. COKE AND WIFE,  
 THERESA ANN COKE

PROJECT  
 INTEGRATED PIPELINE PROJECT

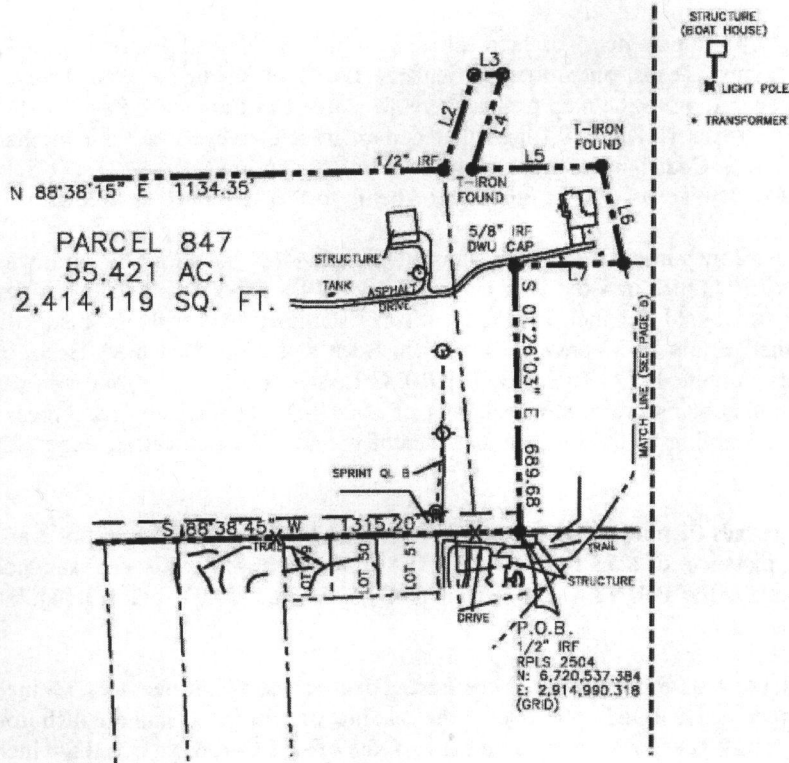
BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM NAD83 (2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED SCALE FACTOR 0.9999804020.

PG. 5 OF 8

EXHIBIT "A"  
PARCEL 847

IPL PARCEL 846  
GREGORY M. WROBEL AND  
WIFE, KATHERINE E. WROBEL  
VOL. 1630, PG. 108  
O.P.R.A.C.T.

JOHN FERGUSON SURVEY  
ABSTRACT 22

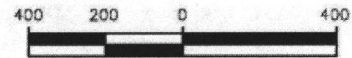


JOSEPH FERGUSON SURVEY  
ABSTRACT 23

LEGEND

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

NOTE: KNOWN UNDERGROUND UTILITIES SHOWN ARE  
QUALITY LEVEL B AND D SUE - (02/04/2013)



GRAPHIC SCALE IN FEET  
1" = 400'

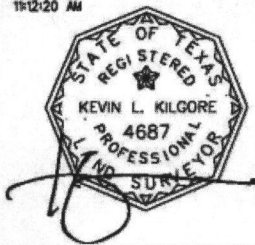
NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

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

5712 PALUXY DRIVE  
TYLER, TX 75703  
(903) 581-7800 (TEL)  
(903) 581-3756 (FAX)

PROJ. NO: 201012P847  
SCALE: 1" = 400'  
DATE: 02-08-2014  
DRAWN BY: RTW  
CHECKED BY: RN  
REVISED DATE:

PRINTED ON:  
2/6/2014  
11:12:20 AM



SHEET TITLE

EXHIBIT "A"  
SEGMENT 19-1, PARCEL 847  
MICHAEL N. COKE AND WIFE,  
THERESA ANN COKE

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. 6 OF 8

EXHIBIT "A"  
Property Description

Being 1.176-acres (51,245 square feet) of land situated in the A. Howell Survey, Abstract Number 521, Ellis County, Texas, and more particularly Lot 2 of Medicine Tree Acres, a subdivision of record according to the map or plat thereof recorded in Cabinet F, Page 27, Plat Records, Ellis County, Texas (P.R.E.C.T.), and that certain tract conveyed to John Michael Cozad and wife, Caroline S. Cozad, by instrument recorded in Volume 2253, Page 1333, Official Public Records, Ellis County, Texas, (O.P.R.E.C.T.), and being further described as follows:

**COMMENCING** at a 1/2 inch iron rod with cap stamped "RPLS 4466" found for the northwest corner of said Lot 2, said 1/2 inch iron rod with cap stamped "RPLS 4466" being the northwest corner of said Cozad tract, said 1/2 inch iron rod with cap stamped "RPLS 4466" being the southwest corner of that certain tract conveyed to Jurgen Beck and wife, Shawn M. Beck, by instrument recorded in Volume 1792, Page 903, O.P.R.E.C.T., said 1/2 inch iron rod with cap stamped "RPLS 4466" also being the southwest corner of Lot 1R-A of Medicine Tree Acres, a subdivision of record according to the map or plat thereof recorded in Cabinet H, Page 322, P.R.E.C.T.;

**THENCE** South 00 degrees 01 minutes 43 seconds West, along the west line of said Lot 2 and said Cozad tract, a distance of 223.10 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for the **POINT OF BEGINNING** (N:6,824,377.893, E:2,433,664.786 Grid);

- (1) **THENCE** South 75 degrees 02 minutes 24 seconds East, a distance of 545.36 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set in the east line of said Lot 2, said 5/8 inch iron rod with cap stamped "GORRONDONA" being in the east line of said Cozad tract, said 5/8 inch iron rod with cap stamped "GORRONDONA" also being in the west right-of-way line of Baucum Road (+/- 18' asphalt pavement) no deed of record found;
- (2) **THENCE** South 01 degrees 48 minutes 17 seconds East, along the common line of said Lot 2, said Cozad tract, and the west right-of-way line of said Baucum Road, a distance of 20.11 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for the southeast corner of said Lot 2, said 5/8 inch iron rod with cap stamped "GORRONDONA" being the southeast corner of said Cozad tract, said 5/8 inch iron rod with cap stamped "GORRONDONA" also being in the north line of that certain tract conveyed to Blair Dunbar and wife, Effie R. Dunbar, by instrument recorded in Volume 1795, Page 289, O.P.R.E.C.T., further described in Volume 1595, Page 53, O.P.R.E.C.T.;
- (3) **THENCE** South 88 degrees 11 minutes 43 seconds West, along the common line of said Lot 2, said Cozad tract, and said Dunbar tract, a distance of 453.29 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner;



- (4) **THENCE** North 75 degrees 02 minutes 24 seconds West, a distance of 77.14 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner in the west line of said Lot 2, said 5/8 inch iron rod with cap stamped "GORRONDONA" being in the west line of said Cozad tract, from which a 1/2 inch iron rod found for the southwest corner of said Lot 2 bears South 00 degrees 01 minutes 43 seconds West, a distance of 22.26 feet, said 1/2 inch iron rod being the southwest corner of said Cozad tract, said 1/2 inch iron rod also being the northwest corner of said Dunbar tract;
- (5) **THENCE** North 00 degrees 01 minutes 43 seconds East, along the west line of said Lot 2 and said Cozad tract, a distance of 155.24 feet to the **POINT OF BEGINNING** and containing 1.176 acres (51,245 square feet) of land, more or less.

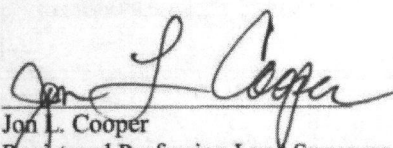
NOTE: Basis of bearing is the Texas State Plane Coordinate System, North Central Zone (4202) North American Datum (NAD83)(2007) with all distances adjusted to surface by project combined scale factor 0.9999460030.

NOTE: Plat to accompany this legal description.

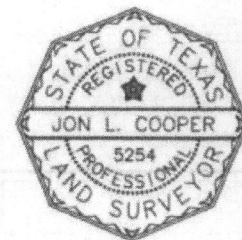
I do certify on this 8th day of August, 2013, to Ellis County Abstract and Title Company, Stewart Title Guaranty Company, Tarrant Regional Water District, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition IV Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements and other matters of record as listed in Schedule B of the Commitment for Title issued by Stewart Title Guaranty Company, with an effective date of July 18, 2013, issued date of August 12, 2013, GF #1307066 affecting the subject property and listed in Exhibit "A-1" attached hereto.

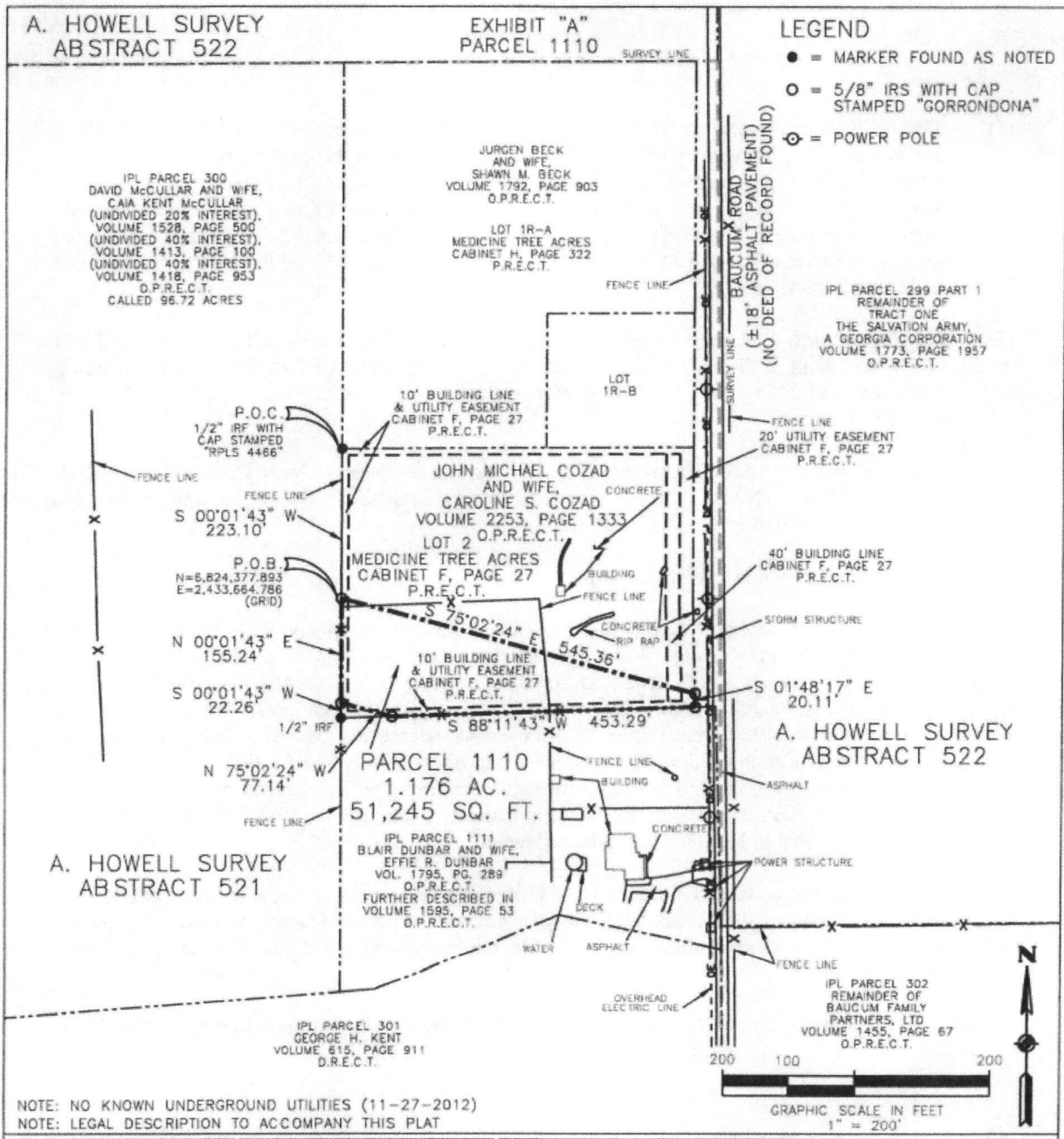
Except as shown on the survey: (i) there are no visible encroachments upon the subject property by visible improvements on adjacent property, (ii) there are no visible encroachments on adjacent property, streets or alleys by any visible improvements on the subject property, and (iii) there are no visible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

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

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

Dated: 8/15/13





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

PROJ. NO: P202090330  
SCALE: 1" = 200'  
DATE: 08-15-2013  
DRAWN BY: CA  
CHECKED BY: JC  
REVISED DATE:

PRINTED ON:  
08/15/2013  
8:00:00 AM

STATE OF TEXAS  
REGISTERED  
JON L. COOPER  
5254  
PROFESSIONAL  
LAND SURVEYOR

SHEET TITLE  
**EXHIBIT "A"**  
**SEGMENT 13, PARCEL 1110**  
**JOHN MICHAEL COZAD**  
**AND WIFE, CAROLINE S. COZAD**

PROJECT  
INTEGRATED PIPELINE PROJECT

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

PG. 3 OF 4

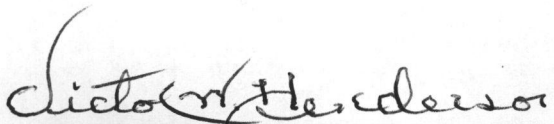
In addition, R. Steve Christian is granted authority to execute all documents necessary to complete these transactions and to pay all reasonable and necessary closing and related costs incurred with these acquisitions. Director Leonard seconded the motion and the vote in favor was unanimous.


21.

There were no future agenda items to discuss.

22.

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

  
\_\_\_\_\_  
President

  
\_\_\_\_\_  
Secretary