

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF
TARRANT REGIONAL WATER DISTRICT
HELD ON THE 20th DAY OF JANUARY 2015 AT 9:30 A.M.

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

Present

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

Also present were Jim Oliver, Alan Thomas, Dan Buhman, Darrel Andrews, Darrell Beason, Linda Christie, Wesley Cleveland, Randall Cocke, Nancy King, Chad Lorange, David Marshall, Jennifer Mitchell, Sandy Newby, Wayne Owen and Ed Weaver.

Also in attendance were George Christie, General Counsel for Tarrant Regional Water District (Water District); Lee Christie, Ethel Steele and Jeremy Harmon of Pope, Hardwicke, Christie, Schell, Kelly, & Ray LLP; Don McDaniel of TMG Imaging; Josh Richards of Fossil Creek; Denis Qualls from the City of Dallas Water Utilities; Darlia and Robert A. Hobbs, Jr., of Twin Points; Ron Lemons of Freese and Nichols; Laura Alexander and David Medanich of First Southwest; Alan Raynor of McCall Parkhurst & Horton, LLC; Christine Jacoby of JQ Infrastructure; Michael Hennig of the City of Fort Worth; and Vickie Phillips.

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 Kelleher and seconded by Director Stevens, the Directors voted unanimously to approve the minutes from the meeting held on December 16, 2014. It was accordingly ordered that these minutes be placed in the permanent files of the Tarrant Regional Water District.

3.

With the recommendation of Director Henderson, Director Stevens moved to approve the appointment of Director Leonard as the District's board representative to the Tax Increment Financing (TIF) District 8 (Lancaster) Board of Directors. Director Lane seconded the motion and the vote in favor was unanimous.

4.

With the recommendation Director Henderson, Director Leonard moved to approve entering into a Participation Agreement with the City of Fort Worth for Tax Increment Reinvestment Zone 15 (Stockyards), and appointing Director Lane as the District's representative on the Board of Directors. Director Kelleher seconded the motion and the vote in favor was unanimous.

5.

With the recommendation of management, Director Leonard moved to approve a resolution authorizing the issuance, sale, and delivery of the Tarrant Regional Water District, a Water Control and Improvement District, Revenue Refunding Bonds, Series 2015, pledging revenues for the payment of the bonds, approving an official statement, and authorizing other instruments and procedures relating thereto. Director Lane seconded the motion and the vote in favor was unanimous.

6.

With the recommendation of management, Director Stevens moved to approve the District's Annual Financial Report for the year ended September 30, 2014. Director Lane seconded the motion and the vote in favor was unanimous.

7.

With the recommendation of management, Director Leonard moved to approve a change in the calculation of retainage being held for Western Contracting to 5% of the total contract price, following the recent 50% completion milestone of its contract for the installation of the Richland-Chambers Seawall, Phase IV. All remaining contract payments are to be made in full. However, any changes to the contract price by change order or alternate base bid work for the project will require adjustment to the retainage schedule. Funding for this contract is included in the FY 2015 Revenue Fund Budget. Director Lane seconded the motion and the vote in favor was unanimous.

8.

With the recommendation of management, Director Stevens moved to approve a contract with Huffman Communications Inc. in the amount of \$4,309,389.33 for construction of the Integrated Pipeline Project microwave radio system. Funding for this contract is included in the Bond Fund. Director Lane seconded the motion and the vote in favor was unanimous.

9.

With the recommendation of management, Director Leonard moved to approve a contract with Pentair Flow Technologies in the amount of \$10,924,225 for the purchase of five pumping units (pumps, motors, and drives) for Joint Booster Pump Station 3

(JB3) of the Integrated Pipeline Project. Funding for this contract is included in the Bond Fund. Director Lane seconded the motion and the vote in favor was unanimous.

10.

With the recommendation of management, Director Stevens moved to approve an amendment to the contract with HDR Engineering, Inc. in the amount of \$236,400 for Bid Phase Services for Section 15.2 and Construction Phase Services for Sections 12-13 and the Midlothian Balancing Reservoir pipeline cathodic protection systems for the Integrated Pipeline Project. Funding for this contract is included in the Bond Fund. Director Kelleher seconded the motion and the vote in favor was unanimous.

11.

Staff Updates

- Update on System Status
- ENR Texas & Louisiana's 2014 Best Projects Winners
- Update on Future Electricity Purchases
- Texas Water Development Board Bond Issue for 2016
- Water Supply and Drought Update

12.

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

The Board of Directors recessed for a break from 10:52 a.m. to 11:03 a.m.

13.

The presiding officer next called an executive session at 11:03 a.m. under V.T.C.A., Government Code, Section 551.071 to consult with legal counsel on a matter in which the duty of counsel under the Texas Disciplinary Rules of Professional Conduct clearly conflicts with Chapter 551, Texas Government Code, and to conduct a private consultation with attorneys regarding pending or contemplated litigation (*Monty Bennett*

v. Tarrant Regional Water District, Cause No. 153-264899-13, in the 153rd District Court of Tarrant County, Texas, Cause No. 02-13-00354-CV, in the Second Court of Appeals, Fort Worth Texas and Cause No. 15-0030 in the Supreme Court of Texas; *Tarrant Regional Water District v. Lazy W District No. 1, et al.*, Cause No. 2014C-0144 in the 3rd District Court of Henderson County, Texas and Cause No. 12-14-00329-CV in the Twelfth Court of Appeals, Tyler, Texas; and *Tarrant Regional Water District v. John B. Prigg, Donna M. Prigg, and PHH Mortgage Corporation d/b/a PHH Mortgage Services*, Cause No. 13-C-3524, in the County Court at Law No. 1 of Ellis County, Texas); and under Section 551.072 to deliberate the purchase, exchange, lease or value of real property. Upon completion of the executive session at 11:14 a.m., the President reopened the meeting.

14.

With the recommendation of management and General Counsel, Director Lane moved to approve the proposed settlement of claims in the Prigg lawsuit for the amount of \$60,000. Funding for this settlement is included in the Bond Fund. Director Kelleher seconded the motion and the vote in favor was unanimous.

15.

With the recommendation of management, Director Stevens moved to grant authority to acquire a fee simple title, and a permanent easement interest in, over, under, and across the following described property for the public use and purpose of construction and operation of the Cedar Creek Wetland Project for the negotiated purchase price of \$95,000. Funding for this acquisition is included in the Bond Fund.

Fee simple title to the surface estate only, including improvements located thereon, of an approximately 15.496-acre tract of land located in the

James Sharp Survey, Abstract No. 448, Kaufman County, Texas, together with a permanent easement interest across a 5.590-acre tract of land located in the said James Sharp Survey, said 15.496-acre and 5.590-acre tracts of land also being portions of a called 503.35-acre tract of land conveyed to Charles Jefferson Fogleman, III, by deed as recorded in Volume 656, Page 247, Deed Records, Kaufman County, Texas, and being further described in the survey plats attached hereto.

EXHIBIT "A"
Fee Simple Purchase
Property Description

BEING a 15.496 acre (675,000 square feet) tract of land located in the James Sharp Survey, Abstract No. 448, Kaufman County, Texas, said 15.496 acre tract of land also being a portion of a called 503.35 acre tract of land conveyed to **CHARLES JEFFERSON FOGLEMAN, III**, by deed as recorded in Volume 656, Page 247, Deed Records, Kaufman County, Texas (D.R.K.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at a 3/8 iron rod with a cap stamped "RPLS 5244" found at the most southerly southwest property corner of the said 503.35 acre tract, same being a southeast property corner of a called 298.395 acre tract of land conveyed to Lynn Byron Brantley, by deed as recorded in Volume 1451, Page 63, D.R.K.C.T.;

THENCE along a south property line of the said 503.35 acre tract of land the following courses and distances:

North 88°50'21" East, a distance of 1,606.20 feet;

North 89°04'31" East, a distance of 906.31 feet;

North 89°05'45" East, a distance of 709.26 feet to a southeast property corner of the said 503.35 acre tract, same being the southwest property corner of a called 52 acre tract of land conveyed to Billie L. Evans, by deed as recorded in Volume 519, Page 650, D.R.K.C.T.,;

THENCE North 01°48'47" West, along an east property line of the said 503.335 acre tract and along a west property line of the said 52 acre tract, a distance of 1,051.42 feet to a 1/2 inch iron rod with a cap stamped "SPOONER & ASSOCIATES" set (hereinafter referred to as an iron rod set) at the **POINT OF BEGINNING** of the herein described tract of land (said beginning point having a grid coordinate of N:6,827,092.347 E:2,659,729.016);

THENCE over and across the said 503.35 acre tract the following courses and distances:

South 88°11'13" West, a distance of 900.00 feet to an iron rod set from which a 3/8 inch iron rod with a cap stamped "RPLS 5244" found on a west property line of the said 503.35 acre tract, same being a northeast property corner of the aforesaid 298.395 acre tract bears North 56°25'18" West, a distance of 2,780.57 feet;

North 01°48'47" West, a distance of 750.00 feet to an iron rod set;

North 88°11'13" East, a distance of 900.00 feet

South 01°48'47" East, at a distance of 50.00 feet passing an interior property corner of the said 503.35 acre tract, same being the northwest property corner of the aforesaid 52 acre tract, and continuing along an east property line of the said 503.35 acre tract and along the west property line of the said 52 acre tract, in all a total distance of 750.00 feet to the **POINT OF BEGINNING**, and containing **15.496 acres (675,000 square feet)** of land, more or less.

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

NOTE: Plat to accompany this legal description

I do certify on this 3rd day of October, 2014, to Attorney's Title Company of Henderson County, 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, TITLE COMMITMENT NOT AVAILABLE AS OF 06/06/13, 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 was conducted on the ground the month of April, 2013.

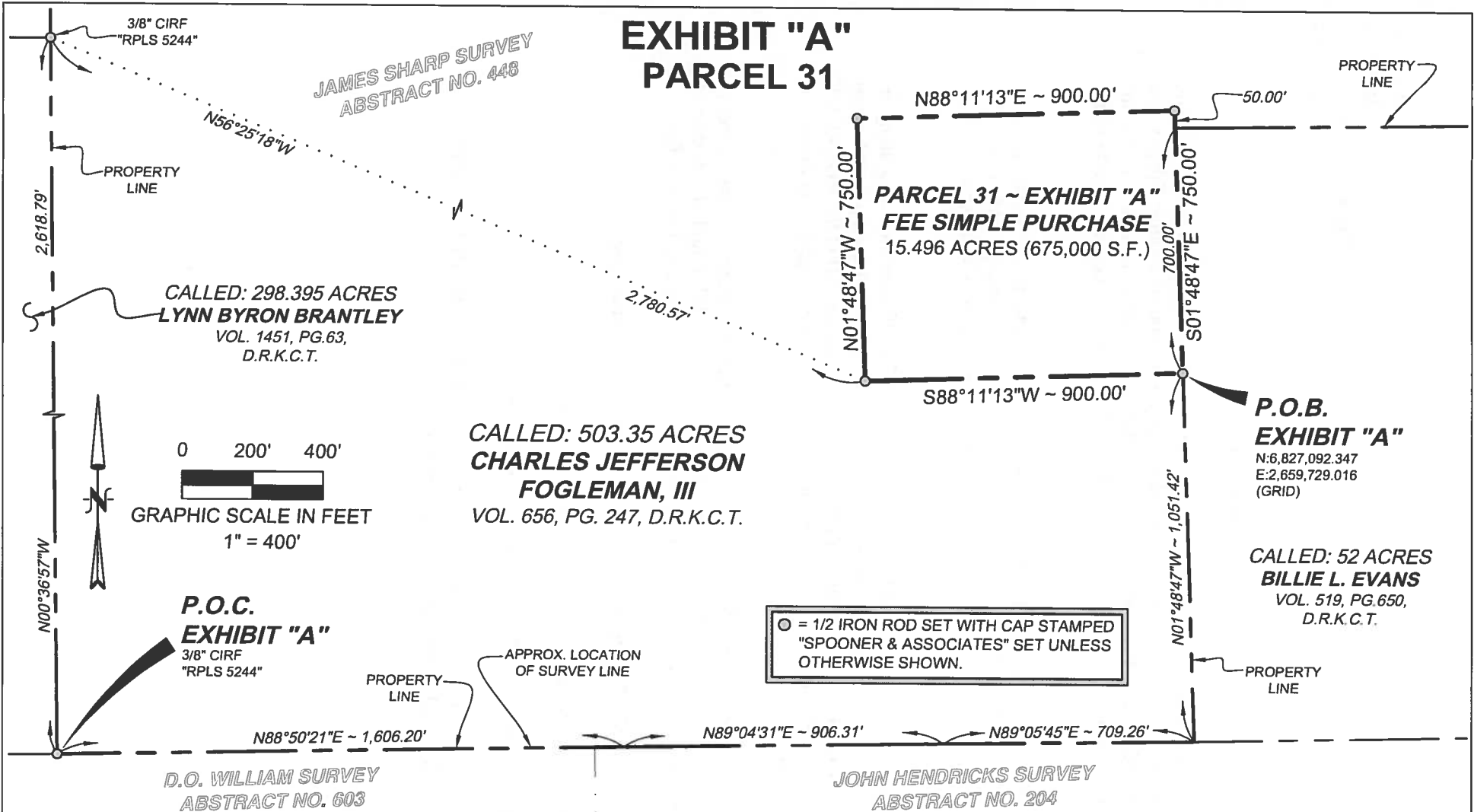
This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition IV Survey.

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

Dated: 10-3-14



EXHIBIT "A" PARCEL 31



NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.



SPOONER AND ASSOCIATES, INC.
309 BYERS STREET, SUITE 100
EULESS, TEXAS 76039
TEL 817-685-8448

TBPLS FIRM No. 10054900

PROJ NO: 09-086-3

SCALE: 1" = 400'

DATE: 10/3/2014

DRAWN BY: C.R.R.

CHECKED BY: E.S.S.

REVISED DATE: N/A

I, Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to Tarrant Regional Water District, Attorney's Title of Henderson County and Fidelity National Title Insurance Company, that to the best of my knowledge, information and belief that this substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition IV, Land Title Survey.

Surveyed on the ground during the month of April, 2013.

Eric S. Spooner
Registered Professional Land Surveyor
Texas Registration No. 5922

Date



SHEET TITLE

EXHIBIT "A"

**PARCEL 31 ~ FEE SIMPLE PURCHASE
CHARLES JEFFERSON
FOGLEMAN, III**

PROJECT

**CEDAR CREEK
FINISHED WATER PIPELINE**

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

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EXHIBIT "A"
Property Description

BEING a 5.590 acre (243,520 square feet) tract of land located in the James Sharp Survey, Abstract No. 448, Kaufman County, Texas, said 5.590 acre tract of land also being a portion of a called 503.35 acre tract of land conveyed to **CHARLES JEFFERSON FOGLEMAN, III**, by deed as recorded in Volume 656, Page 247, Deed Records, Kaufman County, Texas (D.R.K.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at a 3/8 iron rod with a cap stamped "RPLS 5244" found at the most southerly southwest property corner of the said 503.35 acre tract, same being a southeast property corner of a called 298.395 acre tract of land conveyed to Lynn Byron Brantley, by deed as recorded in Volume 1451, Page 63, D.R.K.C.T.;

THENCE North 00°36'57" West, along a west property line of the said 503.35 acre tract, and along an east property line of the said 298.395 acre tract, a distance of 627.28 feet to a 1/2 inch iron rod with a cap stamped "SPOONER & ASSOCIATES" set (hereinafter referred to as an iron rod set) at the **POINT OF BEGINNING** of the herein described tract (said beginning point having a grid coordinate of N:6,826,610.372 E:2,656,534.515);

THENCE North 00°36'57" West, continuing along the said property lines, a distance of 106.32 feet to an iron rod set from which a 3/8 inch iron rod with a cap stamped "RPLS 5244" found at a northeast property corner of the said 298.395 acre tract bears North 00°36'57" West, a distance of 1,885.19 feet;

THENCE over and across the said 503.35 acre tract the following courses and distances:

North 69°31'54" East, a distance of 2,434.03 feet to an iron rod set;

South 01°48'47" East, a distance of 105.55 feet to an iron rod set;

South 69°31'54" West, a distance of 2,436.38 feet to the **POINT OF BEGINNING**, and containing **5.590 acres (243,520 square feet)** of land, more or less.

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

NOTE: Plat to accompany this legal description

I do certify on this 3rd day of October, 2014, to Attorney's Title Company of Henderson County, 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, TITLE COMMITMENT NOT AVAILABLE AS OF 06/06/13, affecting the subject property.

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

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

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

Dated: 10-3-14



EXHIBIT "A" PARCEL 31

JAMES SHARP SURVEY
ABSTRACT NO. 448



0 200' 400'



GRAPHIC SCALE IN FEET
1" = 400'

**CALLED: 503.35 ACRES
CHARLES JEFFERSON
FOGLEMAN, III**
VOL. 656, PG. 247,
D.R.K.C.T.

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

N00°36'57"W ~ 1,885.19'

S01°48'47"E
105.55'

N69°31'54"E ~ 2,434.03'

S69°31'54"W ~ 2,436.38'

N00°36'57"W
106.32'

627.28'
N00°36'57"W

**P.O.B.
EXHIBIT "A"**
N:6,826,610.372
E:2,656,534.515
(GRID)

**PARCEL 31
EXHIBIT "A"**
5.590 ACRES
(243,520 S.F.)

PROPERTY LINE

**P.O.C.
EXHIBIT "A"**
3/8" CIRF
"RPLS 5244"

D.O. WILLIAM SURVEY
ABSTRACT NO. 603

APPROX. LOCATION
OF SURVEY LINE

JOHN HENDRICKS SURVEY
ABSTRACT NO. 204

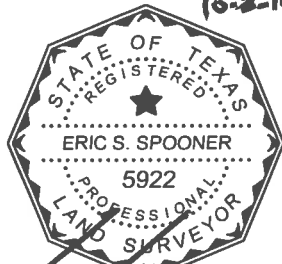
NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.



SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS

SPOONER AND ASSOCIATES, INC.
309 BYERS STREET, SUITE 100
EULESS, TEXAS 76039
TEL 817-281-2355
FAX 817-685-8508

PROJ NO: 09-086-3
SCALE: 1" = 400'
DATE: 10/3/2014
DRAWN BY: C.R.R.
CHECKED BY: E.S.S.
REVISED DATE: 09/16/2014



[Handwritten signature]

SHEET TITLE

EXHIBIT "A"
PARCEL 31
**CHARLES JEFFERSON
FOGLEMAN, III**

PROJECT

**CEDAR CREEK
FINISHED WATER PIPELINE**

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

PG. 3 OF 4

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

16.

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 Integrated Pipeline Project. Funding for this acquisition is included in the Bond Fund.

IPL Parcel 121
(Campuzano Family
Trust)

A permanent easement interest across a 6.401-acre tract of land situated in the McNary Gibson Survey, Abstract Number 621, Tarrant County, Texas, and being more particularly described as a portion of that certain 184.975-acre tract conveyed to Campuzano Enterprises, Ltd., as recorded in Instrument No. D204217848, Official Public Records, Tarrant County, Texas, and being further described in the survey plat for Parcel 121 attached hereto for the negotiated purchase price of \$162,815.

IPL Parcel 123
(Campuzano)

A permanent easement interest across a 2.866-acre tract of land situated in the McNary Gibson Survey, Abstract Number 621, Tarrant County, Texas, and being more particularly described as a portion of that certain 108.286-acre tract conveyed to Fernando Campuzano, as recorded in Instrument No. D204029530, Official Public Records, Tarrant County, Texas, and being further described in the survey plat for Parcel 123 attached hereto for the negotiated purchase price of \$71,650.

IPL Parcel 310
(Waxahachie ISD)

A permanent easement interest across a 4.653-acre tract of land situated in the J. Estes Survey, Abstract Number 335, Ellis County, Texas, and being more particularly described as a portion of that certain 125.001-acre tract conveyed to Waxahachie Independent School District, by instrument recorded in Volume 1431, Page 8, Official Public Records,

Ellis County, Texas, and being a portion of Lots 16 - 18 of Quarter Horse Estates, a subdivision of record according to the map or plat thereof recorded in Cabinet B, Page 143, Plat Records, Ellis County, Texas, and being further described in the survey plat for Parcel 310 attached hereto for the negotiated purchase price of \$52,966.

IPL Parcel 789
(K. B. & F. S. Smith
Living Trust)

A permanent easement interest across a 5.055-acre tract of land situated in the Alfred Bengé Survey, Abstract Number 57, Henderson County, Texas, and being more particularly described as a portion of that certain 69.19-acre tract of land conveyed to Kirby B. Smith or Ferrellea S. Smith, Trustees for the K. B. & F. S. Smith Living Trust, as described by deed recorded in Volume 2342, Page 223 of the Real Property Records of Henderson County, Texas, and being further described in the survey plat for Parcel 789 attached hereto for the appraised value of \$15,923.

IPL Parcel 1071
(Crouch)

A permanent easement interest across a 2.197-acre tract of land situated in the John Albright Sr. Survey, Abstract Number 16, Henderson County, Texas, and being more particularly described as a portion of that certain 22-acre tract described in deed recorded in Volume 423, Page 45, Deed Records, Henderson County, Texas, and conveyed to Melvin E. and Barbara Crouch by deed recorded in Volume 697, Page 590, Deed Records, Henderson County, Texas, and being further described in the survey plat for Parcel 1071 attached hereto for the negotiated purchase price of \$11,000.

EXHIBIT "A"
Property Description

Being 6.401 acres (278,834 square feet) of land situated in the McNary Gibson Survey, Abstract Number 621, Tarrant County, Texas, and more particularly that certain 184.975 acre tract conveyed to Campuzano Enterprises, LTD, as recorded in Instrument #D204217848, 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 on the South line of said Campuzano tract and being on North Right-of-Way line of F.M. 1187 (Rendon-Bloodworth Road), a variable width Right-of-Way, recorded in Volume 2405, Page 204, Deed Records, Tarrant County, Texas (D.R.T.C.T.), point being the beginning of a curve to the right;

THENCE along said curve to the right, along the North Right-of-Way line of said F.M. 1187, an arc distance of 61.35 feet, through a central angle of $3^{\circ}12'24''$, a radius of 1,096.28 feet and a long chord which bears $S\ 78^{\circ}57'25''\ W$, 61.35 feet to a set 5/8 inch iron rod with Transystems cap at the Southeast corner of tract herein described, point being the beginning of a curve to the right and the **POINT OF BEGINNING** (N: 6,895,351.676, E: 2,371,223.078 Grid);

- (1) **THENCE** along said curve to the right, along the South line of tract herein described and along the North Right-of-Way line of said F.M. 1187, an arc distance of 165.30 feet, through a central angle of $8^{\circ}38'22''$, a radius of 1,096.28 feet and a long chord which bears $S\ 84^{\circ}52'48''\ W$, 165.15 feet to a set 5/8 inch iron rod with Transystems cap at the Southwest corner of tract herein described;
- (2) **THENCE** $N\ 29^{\circ}51'05''\ W$, along the West line of tract herein described, a distance of 113.23 feet to a set 5/8 inch iron rod with Transystems cap;
- (3) **THENCE** $N\ 56^{\circ}24'45''\ W$, along the West line of tract herein described, a distance of 458.25 feet to a set 5/8 inch iron rod with Transystems cap;
- (4) **THENCE** $N\ 55^{\circ}50'43''\ W$, along the West line of tract herein described, a distance of 143.24 feet to a set 5/8 inch iron rod with Transystems cap;
- (5) **THENCE** $N\ 56^{\circ}36'37''\ W$, along the West line of tract herein described, a distance of 267.75 feet to a set 5/8 inch iron rod with Transystems cap;
- (6) **THENCE** $N\ 30^{\circ}24'14''\ W$, along the West line of tract herein described, a distance of 816.46 feet to a set 5/8 inch iron rod with Transystems cap;
- (7) **THENCE** $N\ 8^{\circ}25'52''\ E$, along the West line of tract herein described, a distance of 189.31 feet to a set 5/8 inch iron rod with Transystems cap for the North corner of tract herein described, being the East corner of a tract of land as described by deed to Kenneth E. Fleming and wife Brenda L. Fleming, as recorded in Instrument #D194006264, D.R.T.C.T. and on the West line of a tract of land as described by deed to Fernando Campuzano, as recorded in Instrument #D204029530, O.P.R.T.C.T., point being in the centerline of creek;
- (8) **THENCE** $S\ 15^{\circ}08'35''\ E$, along the East line of tract herein described, the East line of said Campuzano tract, the West line of said Fernando Campuzano tract and along the centerline of creek, a distance of 126.96 feet to a found 1/2 inch iron rod;

- (9) **THENCE** S 57°16'44" E, along the East line of tract herein described, the East line of said Campuzano tract, the West line of said Fernando Campuzano tract and along the centerline of creek, a distance of 143.14 feet to a set 5/8 inch iron rod with Transystems cap;
- (10) **THENCE** S 30°24'14" E, along the East line of tract herein described, a distance of 678.84 feet to a set 5/8 inch iron rod with Transystems cap;
- (11) **THENCE** S 56°36'37" E, along the East line of tract herein described, a distance of 233.84 feet to a found 1/2 inch capped iron rod stamped "YC" on the East line of said Campuzano tract, the West line of said Fernando Campuzano tract and in the centerline of creek;
- (12) **THENCE** S 55°50'43" E, along the East line of tract herein described, the East line of said Campuzano tract, the West line of said Fernando Campuzano tract and along the centerline of creek, a distance of 143.50 feet to a found 1/2 inch capped iron rod stamped "YC" on the West line of said Fernando Campuzano tract;
- (13) **THENCE** S 56°24'45" E, along the East line of tract herein described, a distance of 492.92 feet to a set 5/8 inch iron rod with Transystems cap;
- (14) **THENCE** S 29°51'05" E, along the East line of tract herein described, a distance of 217.72 feet to the **POINT OF BEGINNING**, containing 6.401 acres (278,834 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 25th day of March, 2013, to Fidelity National Title Insurance Company and Tarrant Regional Water District, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition III Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements and other matters of record as listed in Schedule B of the Commitment for Title issued by Fidelity National Title Insurance Company, with an effective date of February 18, 2013, issued date of February 27, 2013, GF # FT244122-4412201388 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: 3-25-2013



EXHIBIT "A" PARCEL 121

IPL PARCEL 119
KENNETH E. FLEMING, AND
WIFE BRENOA L. FLEMING
INST. #0194006264
D.R.T.C.T.

S15°08'35"E
126.96'
N8°25'52"E
189.31'

S57°16'44"E
143.14'
S30°24'14"E
816.46'

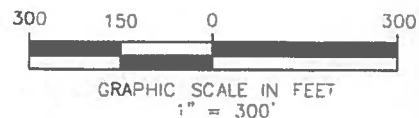
FUEL STRUCTURE

PARCEL 121
6.401 AC.
278,834 SQ.FT.

CAMPUZANO ENTERPRISES, LTD
INST. #D204217848
O.P.R.T.C.T.
184.975 ACRES

IPL PARCEL 123
FERNANDO CAMPUZANO
INST. #0204029530
O.P.R.T.C.T.

McNARY GIBSON SURVEY ABSTRACT 621



PEREGRINE PIPELINE CO. L.P.
INST. #0207176367, D.R.T.C.T.
INST. #0208456632, D.R.T.C.T.
20' PIPELINE R.O.W.
50' TEMPORARY CONSTRUCTION EASEMENT

1/2" CIRF YC

1/2" CIRF YC

1/2" CIRF YC

TEXAS ELECTRIC SERVICE COMPANY
VOL. 1460, PG. 97, D.R.T.C.T.

DELTA = 3° 12' 24" (RT)
R = 1,096.28'
L = 61.35'
CB = S 78° 57' 25" W
LC = 61.35'

P.O.C.
1/2" IRF

F.M. HIGHWAY 1187
(RENDON-BLOODWORTH ROAD)
VARIABLE WIDTH R.O.W.
VOL. 2405, PG. 204, D.R.T.C.T.

DELTA = 8° 38' 22" (RT)
R = 1,096.28'
L = 165.30'
CB = S 84° 52' 48" W
LC = 165.15'

IPL PARCEL 966
VERNON KENNER AND WIFE,
LYNN KENNER
INST. #D210061646
O.P.R.T.C.T.

LEGEND

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

NOTE: NO KNOWN UNDERGROUND UTILITIES- (12-14-2012)
NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

TranSystems

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

PROJ NO. P202090330
SCALE: 1" = 300'
DATE 03-25-2013
DRAWN BY: RLT
CHECKED BY: TAF
REVISED DATE 04-16-2013

PRINTED ON:

4/16/2013
1:08:16 PM



3-25-2013

SHEET TITLE

EXHIBIT "A"
SEGMENT 11, PARCEL 121
CAMPUZANO ENTERPRISES, LTD

PROJECT

INTEGRATED PIPELINE PROJECT

BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE
SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM
(NAD83)(2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY
PROJECT COMBINED SCALE FACTOR 0.9998802448

PG. 3 OF 5

EXHIBIT "A"
Property Description

Being 2.866 acres (124,863 square feet) of land situated in the McNary Gibson Survey, Abstract Number 621, Tarrant County, Texas, and more particularly that certain 108.286 acre tract conveyed to Fernando Campuzano, as recorded in Instrument #D204029530, 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 on the North line of said Campuzano tract and being the Southeast corner of a tract of land as described by deed to Robert Ray Reeves, as recorded in Volume 4969, Page 947, Deed Records, Tarrant County, Texas (D.R.T.C.T.);

THENCE S 60°04'54" W, along the North line of said Campuzano tract and the South line of said Reeves tract, a distance of 284.44 feet to a set 5/8 inch iron rod with Transystems cap at the Northeast corner of tract herein described and the **POINT OF BEGINNING** (N: 6,897,554.886, E: 2,370,155.716 Grid);

- (1) **THENCE** S 8°26'55" W, along the East line of tract herein described, a distance of 777.73 feet to a set 5/8 inch iron rod with Transystems cap;
- (2) **THENCE** S 8°25'52" W, along the East line of tract herein described, a distance of 136.42 feet to a set 5/8" iron rod with Transystems cap;
- (3) **THENCE** S 30°24'14" E, along the East line of tract herein described, a distance of 49.83 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 Campuzano tract, the North line of a tract of land as described by deed to Campuzano Enterprises, LTD, as recorded in Instrument #D204217848, O.P.R.T.C.T., and in the centerline of creek;
- (4) **THENCE** N 57°16'44" W, along the South line of tract herein described, the South line of said Campuzano tract, the North line of said Campuzano Enterprises tract and the centerline of creek, a distance of 143.14 feet to a found 1/2 inch iron rod;
- (5) **THENCE** N 15°08'35" W, along the South line of tract herein described, the South line of said Campuzano tract, the North line of said Campuzano Enterprises tract and the centerline of creek, a distance of 126.96 feet to a set 5/8 inch iron rod with Transystems cap for the Southwest corner of tract herein described, on the South line of said Campuzano tract, at the North corner of said Campuzano Enterprises tract and the East corner of a tract of land as described by deed to Kenneth E. Fleming, and wife Brenda L. Fleming, as recorded in Instrument #D194006264, D.R.T.C.T.;
- (6) **THENCE** N 8°26'55" E, along the West line of tract herein described, a distance of 659.02 feet to a set 5/8 inch iron rod with Transystems cap for the Northwest corner of tract herein described, on the North line of said Campuzano tract and on the South line of said Reeves tract;
- (7) **THENCE** N 60°04'54" E, along the North line of tract herein described, the North line of said Campuzano tract and the South line of said Reeves tract, a distance of 191.31 feet to the **POINT OF BEGINNING**, containing 2.866 acres (124,863 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 25th day of March, 2013, to Fidelity National Title Insurance Company and Tarrant Regional Water District, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition III Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements and other matters of record as listed in Schedule B of the Commitment for Title issued by Fidelity National Title Insurance Company, with an effective date of February 18, 2013, issued date of February 27, 2013, GF # FT244122-4412201387 affecting the subject property and listed in Exhibit "A-1" attached hereto.

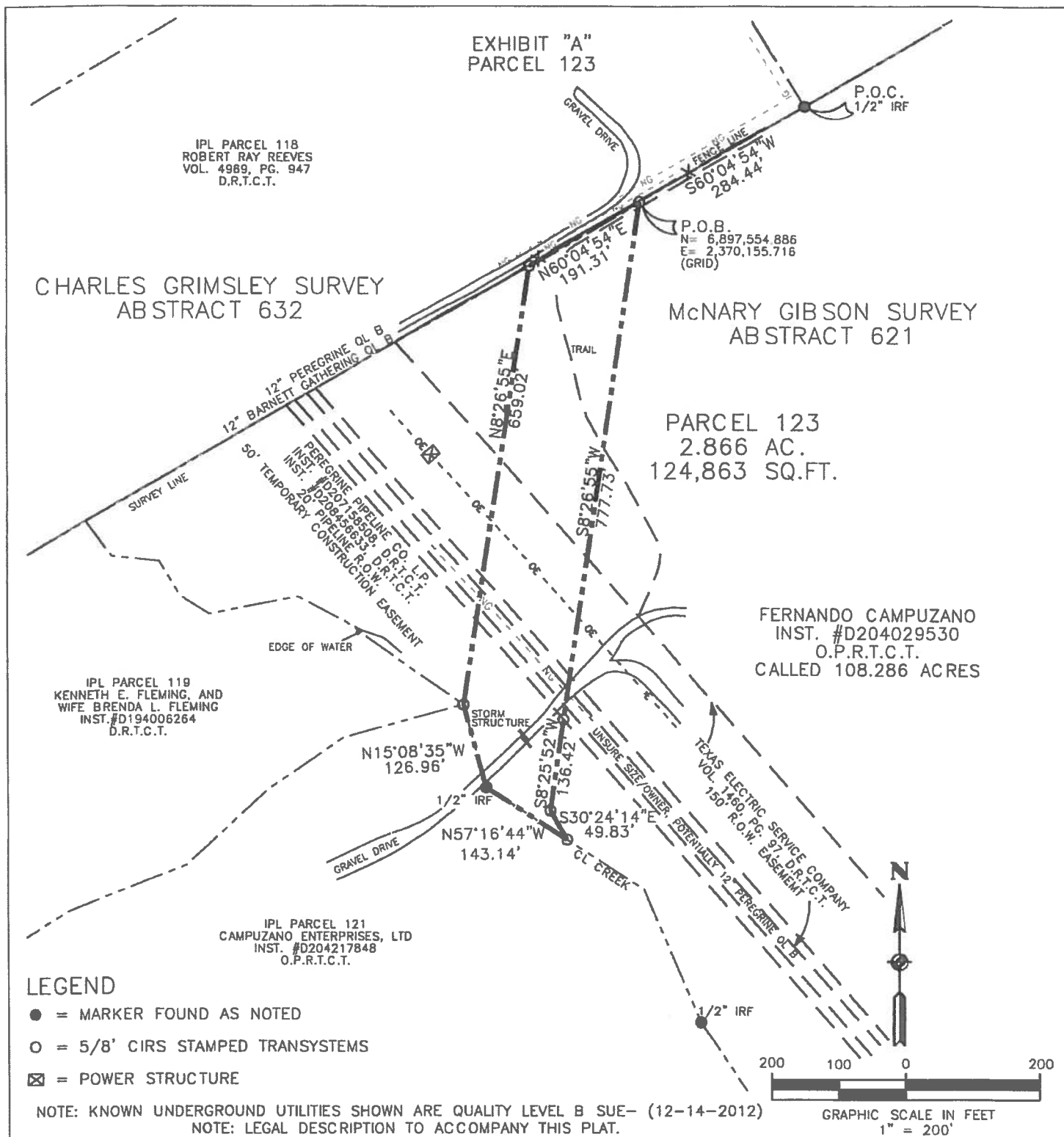
Except as shown on the survey: (i) there are no visible encroachments upon the subject property by visible improvements on adjacent property, (ii) there are no visible encroachments on adjacent property, streets or alleys by any visible improvements on the subject property, and (iii) there are no visible 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: 3-25-2013



<p>TranSystems</p> <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" = 200' DATE: 03-25-2013 DRAWN BY: RL CHECKED BY: TAF REVISED DATE: 04-11-2013</p>	<p>PRINTED ON: 4/11/2013 9:26 AM</p> <p>STATE OF TEXAS REGISTERED TIMOTHY A. FROST 5316 PROFESSIONAL LAND SURVEYOR</p> <p><i>Timothy A. Frost</i> 3-25-2013</p>	<p>SHEET TITLE</p> <p>EXHIBIT "A" SEGMENT 11, PARCEL 123 FERNANDO CAMPUZANO</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 5</p>	

EXHIBIT "A"
Property Description

Being 4.653-acres (202,686 square feet) of land situated in the J. Estes Survey, Abstract Number 335, Ellis County, Texas, and more particularly that certain 125.001 acre tract conveyed to Waxahachie Independent School District, by instrument recorded in Volume 1431, Page 8, Official Public Records, Ellis County, Texas, (O.P.R.E.C.T.), and Lot 16, Lot 17, and Lot 18, of Quarter Horse Estates, a subdivision of record according to the map or plat thereof recorded in Cabinet B, Page 143, Plat Records, Ellis County, Texas (P.R.E.C.T.), and being further described as follows:

COMMENCING at a U.S. Dept. of Energy SSC Boundary Monument No. 600 found for the most westerly northwest corner of said Waxahachie Independent School District tract, said U.S. Dept. of Energy SSC Boundary Monument No. 600 being the northwest corner of said Lot 18, said U.S. Dept. of Energy SSC Boundary Monument No. 600 being the north corner of Lot 15, Block 1, of Emerald Forest, a subdivision of record according to the map or plat thereof recorded in Volume 3, Page 17, P.R.E.C.T., said U.S. Dept. of Energy SSC Boundary Monument No. 600 being in the southerly line of that certain tract conveyed to Gerald C. Morgan, by instrument recorded in Volume 964, Page 101, Deed Records, Ellis County, Texas (D.R.E.C.T.), said U.S. Dept. of Energy SSC Boundary Monument No. 600 being the west corner of said Abstract Number 335, said U.S. Dept. of Energy SSC Boundary Monument No. 600 being the north corner of the W. Abney Survey, Abstract Number 32, Ellis County, Texas, said U.S. Dept. of Energy SSC Boundary Monument No. 600 also being in the southerly line of the W. Moody Survey, Abstract Number 747, Ellis County, Texas;

THENCE North 59 degrees 06 minutes 29 seconds East, along the common line of said Waxahachie Independent School District tract, said Lot 18, said Morgan tract, said Abstract Number 335, and said Abstract Number 747, a distance of 54.93 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for the **POINT OF BEGINNING** (N:6,819,742.305, E:2,445,263.782 Grid);

- (1) **THENCE** North 59 degrees 06 minutes 29 seconds East, along the common line of said Waxahachie Independent School District tract, said Lot 18, said Morgan tract, said Abstract Number 335, and said Abstract Number 747, a distance of 165.48 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner;
- (2) **THENCE** South 55 degrees 52 minutes 21 seconds East, a distance of 1351.30 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner in the southerly line of said Waxahachie Independent School District tract, said 5/8 inch iron rod with cap stamped "GORRONDONA" being in the southerly line of said Lot 16, said 5/8 inch iron rod with cap stamped "GORRONDONA" also being in the northerly line of that certain tract conveyed to Tamminga Family Partnership, a Texas general partnership, by instrument recorded in Volume 1484, Page 458, O.P.R.E.C.T.;
- (3) **THENCE** South 59 degrees 08 minutes 43 seconds West, along the common line of said Waxahachie Independent School District tract, said Lot 16, said Tamminga Family Partnership tract, a distance of 165.53 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for

corner, from which a U.S. Dept. of Energy SSC Boundary Monument No. 1009 found for the most westerly southwest corner of said Waxahachie Independent School District tract bears South 59 degrees 08 minutes 43 seconds West, a distance of 621.78 feet, said U.S. Dept. of Energy SSC Boundary Monument No. 1009 being the southwest corner of said Lot 16, said U.S. Dept. of Energy SSC Boundary Monument No. 1009 being the northwest corner of said Tamminga Family Partnership tract, said U.S. Dept. of Energy SSC Boundary Monument No. 1009 being in the easterly line of Lot 13, Block 1, of said Emerald Forest, said U.S. Dept. of Energy SSC Boundary Monument No. 1009 being in the westerly line of said Abstract Number 335, said U.S. Dept. of Energy SSC Boundary Monument No. 1009 also being in the easterly line of the said Abstract Number 32;

- (4) **THENCE** North 55 degrees 52 minutes 21 seconds West, a distance of 1351.18 feet to the **POINT OF BEGINNING** and containing 4.653 acres (202,686 square feet) of land, more or less.


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

NOTE: Plat to accompany this legal description.

I do certify on this 11th day of January, 2013, to Town Square Title Company, LLC, Fidelity National Title Insurance Company, and Tarrant Regional Water District, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition IV Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements and other matters of record as listed in Schedule B of the Commitment for Title issued by Fidelity National Title Insurance Company, with an effective date of December 21, 2012, issued date of December 28, 2012, GF #6439 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: 1/11/13

EXHIBIT "A" PARCEL 310

LEGEND

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

W. MOODY SURVEY ABSTRACT 747

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

U.S. DEPT. OF ENERGY
SSC BOUNDARY
MONUMENT NO. 462-1

LOT 18

QUARTER HORSE ESTATES
CABINET B, PAGE 143
P.R.E.C.T.

LOT 17

WAXAHACHIE INDEPENDENT SCHOOL DISTRICT
VOLUME 1431, PAGE 8
O.P.R.E.C.T.
CALLED 125.001 ACRES

P.O.B.
N=6,819,742.305
E=2,445,263.782
(GRID)

N 59°06'29" E
54.93'

AT&T
PHONE LINE
LEVEL B SUE
FENCE LINE

P.O.C.
U.S. DEPT. OF ENERGY
SSC BOUNDARY
MONUMENT NO. 600

5/8" IRF

LOT 15

LOT 16

LOT 17

HUMBLE PIPE LINE
COMPANY EASEMENT
VOLUME 378, PAGE 423
D.R.E.C.T.
(NO DEFINED WIDTH)

LOT 14

7.5' UTILITY EASEMENT
CABINET B, PAGE 143
P.R.E.C.T.

LOT 13

U.S. DEPT. OF ENERGY
SSC BOUNDARY
MONUMENT NO. 1009

LOT 12

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

LOT 11

LOT 10

GREATHOUSE COURT
(A 60' RIGHT-OF-WAY)
VOLUME 3, PAGE 17
P.R.E.C.T.

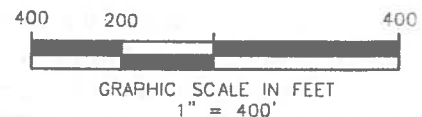
W. ABNEY SURVEY ABSTRACT 32

J. ESTES SURVEY ABSTRACT 335

IPL PARCEL 311
TAMMINGA FAMILY PARTNERSHIP,
A TEXAS GENERAL PARTNERSHIP
VOLUME 1484, PAGE 458
O.P.R.E.C.T.

IPL PARCEL 312
COLLIDER DATA
CENTER, LLC
VOLUME 2241,
PAGE 495
O.P.R.E.C.T.

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

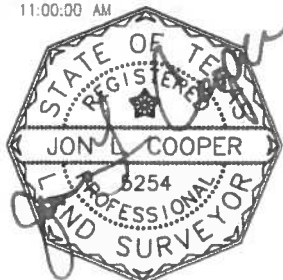


GORRONDONA & ASSOCIATES, INC.

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

PROJ NO: P202090330
SCALE: 1" = 400'
DATE: 01-11-2013
DRAWN BY: CA
CHECKED BY: JC
REVISED DATE:

PRINTED ON
01/11/2013
11:00:00 AM



SHEET TITLE

EXHIBIT "A"
SEGMENT 14, PARCEL 310
WAXAHACHIE INDEPENDENT
SCHOOL DISTRICT

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

EXHIBIT "A"
Property Description

Being 5.055 acres (220,180 square feet) of land situated in the Alfred Benge Survey, Abstract Number 57, Henderson County, Texas, and more particularly in that certain 69.19 acre tract of land conveyed to Kirby B. Smith or Ferrellea S. Smith, Trustees for the K. B. & F. S. Smith Living Trust, as described by deed recorded in Volume 2342, Page 223 of the Real Property Records of Henderson County, Texas, being further described as follows:

COMMENCING at a 1/2 inch iron rod found in the East line of said Smith 69.19 acre tract and at the Northwest corner of a called 226.658 acre tract of land conveyed to RNRINV, LTD., in Volume 1688, Page 144, JHRINV, LTD., in Volume 1688, Page 146, and Deanna L. Hollon, f/k/a Deanna Lynn Womack, Individually and as Trustee of the RBW/PMW Trust U/T/A, in Instrument Number 2012-00017206, description in Volume 628, Page 522, Real Property Records of Henderson County, Texas, (R.P.R.H.C.T.);

THENCE S 06°47'53" W, along the East line of said Smith 69.19 acre tract and the West line of said 226.658 acre tract, a distance of 47.37 feet to a set 1/2 inch iron rod with K.L.K. #4687 cap, being at the Northeast corner of tract herein described and the **POINT OF BEGINNING** (N: 6,722,444.649, E: 2,878,492.063, Grid);

- (1) **THENCE** S 06°47'53" W, along the East line of said Smith 69.19 acre tract and the West line of said 226.658 acre tract, a distance of 163.30 feet to a set 1/2 inch iron rod with K.L.K. #4687 cap, being the Southeast corner of said Smith 69.19 acre tract and tract herein described;
- (2) **THENCE** N 59°54'56" W, a distance of 1470.22 feet to a set 1/2 inch iron rod with K.L.K. #4687 cap on the West line of said Smith 69.19 acre tract being the Southwest corner of tract herein described, from which a found 6 inch diameter wooden fence corner post at the Southwest corner of said Smith 69.19 acre tract and the Southeast corner of a called 20 acre tract conveyed to Richard Ferrell Dansby, as described by deed recorded in Volume 1685, Page 197, (R.P.R.H.C.T.), bears S 08°16'27" W, a distance of 549.75 feet;
- (3) **THENCE** N 08°16'27" E, along the West line of said Smith 69.19 acre tract and the East line of said Dansby 20 acre tract, a distance of 159.62 feet to a set 1/2 inch iron rod with K.L.K. #4687 cap at the Northwest corner of tract herein described, from which a found 1/2 inch iron rod at an angle point in the West line of said Smith 69.19 acre tract and the Northeast corner of said Dansby 20 acre tract bears N 08°16'27" E, a distance of 124.71 feet;
- (4) **THENCE** S 67°08'12" E, a distance of 14.36 feet to a set 1/2 inch iron rod with K.L.K. #4687 cap at an angle point in the North line of tract herein described;

- (5) **THENCE** S 59°54'56" E, a distance of 1450.73 feet to the **POINT OF BEGINNING**, containing 5.055 acres (220,180 square feet) of land, more or less.

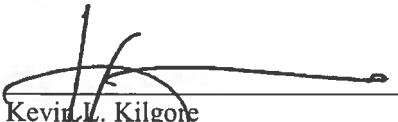
NOTE: Basis of bearing is the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum 1983 (NAD 83) (2007) with all distances adjusted to surface by project combined scale factor of 0.9999804020.

NOTE: Plat to accompany this legal description

I do certify on this 17th day of July, 2013 to Fidelity National Title Insurance Company, Attorney's Title Company of Henderson County, and Tarrant Regional Water District, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition III survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements and other matters of record as listed in Schedule B of the Commitment for Title issued by Fidelity National Title Insurance Company, with an effective date of June 5, 2013, issued date of June 12, 2013, GF # 13-181-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.

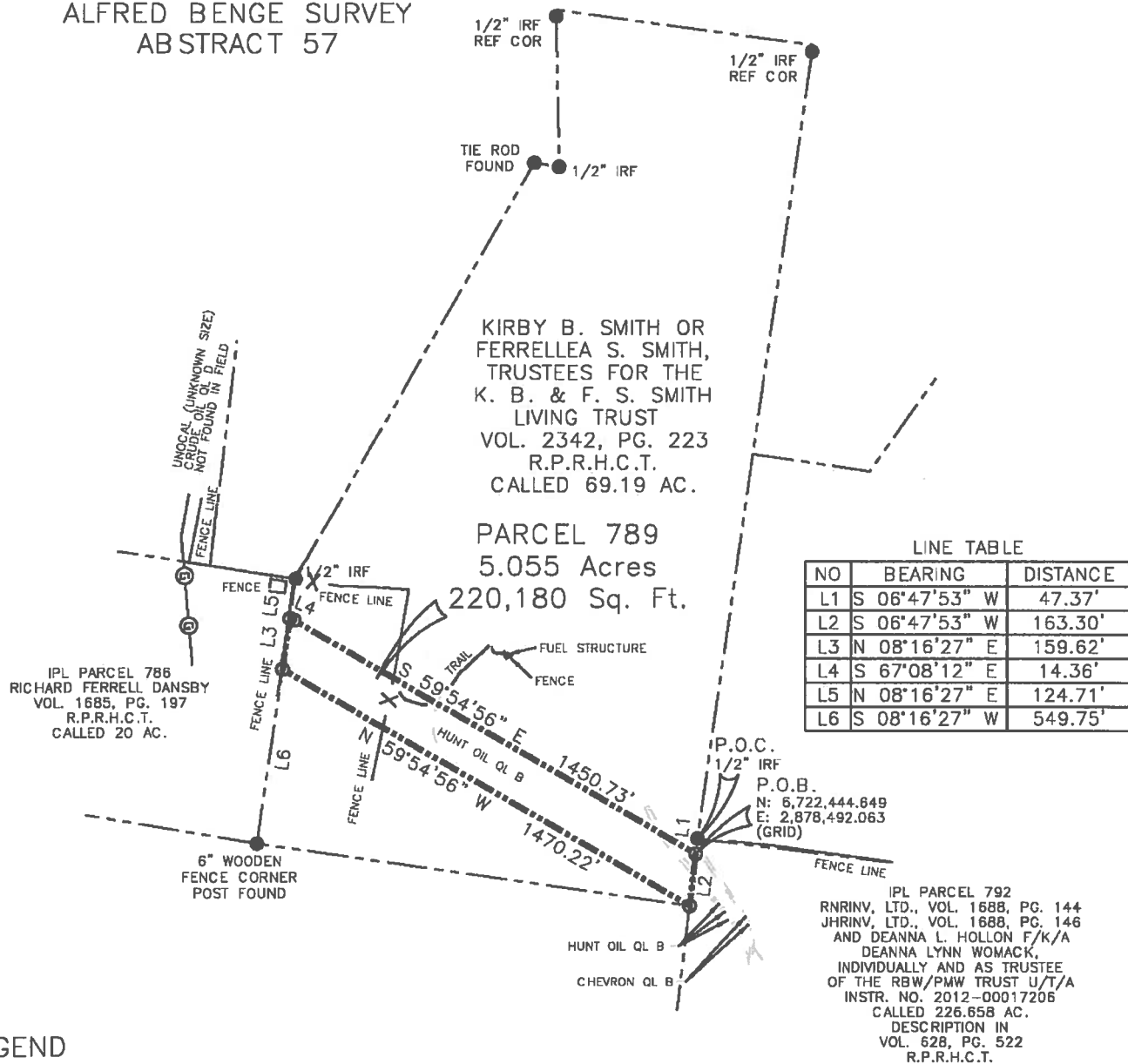
This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition III Survey.


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

Dated: 7/17/13

EXHIBIT "A"
PARCEL 789

ALFRED BENGE SURVEY
ABSTRACT 57



Kilgore
& Company, Inc.
www.kilgore.com

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

PROJ NO: 201012P789
SCALE: 1" = 500'
DATE: 07-17-2013
DRAWN BY: RTW
CHECKED BY: RN
REVISED DATE:

PRINTED ON:
7/17/2013
10:26:45 AM



SHEET TITLE
EXHIBIT "A"
SEGMENT 19-1, PARCEL 789
KIRBY B. SMITH OR FERRELLEA S. SMITH,
TRUSTEES FOR THE
K. B. & F. S. SMITH LIVING TRUST

PROJECT
INTEGRATED PIPELINE PROJECT

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

PG. 3 OF 6

Exhibit "A"
Property Description

Being 2.197-acres (95,709 square feet) of land situated in the John Albright Sr. Survey, Abstract Number 16, Henderson County, Texas and more particularly that certain 22 acre tract described in Warranty Deed recorded in Volume 423, Page 45, Deed Records, Henderson County, Texas (D.R.H.C.T.) and conveyed to Melvin E. Crouch and wife, Barbara Crouch by Warranty Deed recorded in Volume 697, Page 590 (D.R.H.C.T.), and being further described as follows:

COMMENCING at a reentrant corner of said Crouch tract and a Northeasterly corner of that certain tract of land conveyed by deed to Owen Robertson recorded in Volume 2788, Page 540 (D.R.H.C.T.); from said point a 2-inch iron pipe found bears S 43°57'28" W, a distance of 0.50 feet;

THENCE N 57°11'34" W, along a Southwesterly line of said Crouch tract and a Northeasterly line of said Robertson tract, a distance of 299.49 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for the **POINT OF BEGINNING** (N: 6,749,163.126, E: 2,740,120.862 Grid);

- (1) **THENCE**, N 57°11'34" W, continuing along the Southwesterly line of said Crouch tract and the Northeasterly line of said Robertson tract, a distance of 278.89 feet to 1/2-inch iron rod with "PACHECO KOCH" cap set;
- (2) **THENCE**, S 89°48'26" E, departing the Southwesterly line of said Crouch tract and the Northeasterly line of said Robertson tract, a distance of 802.95 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set in the Southeasterly line of said Crouch tract and the Northwesterly line of that certain tract of land conveyed by deed to Samuel C. Smith and Jack W. Smith recorded in Volume 1787, Page 210 (D.R.H.C.T.);
- (3) **THENCE**, S 33°10'44" W, along the Southeasterly line of said Crouch tract and the Northwesterly line of said Smith tract, a distance of 179.21 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set;
- (4) **THENCE**, N 89°48'26" W, departing the Southeasterly line of said Crouch tract and the Northwesterly line of said Smith tract, a distance of 470.47 feet to the **POINT OF BEGINNING**, containing 2.197-acres (95,709 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.

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

I do certify on this 23rd day of December, 2013, to Fidelity National Title Insurance Company, Attorney's Title Co Of Henderson County 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 September 17, 2013, issued date of September 26, 2013 GF # 13-284-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.



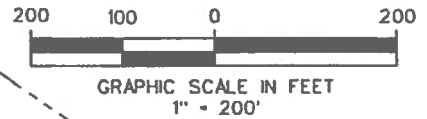
Nijaz Karacic
Registered Professional Land Surveyor
Texas Registration Number 5526
TX Reg. Engineering Firm F-469
TX Reg. Surveying Firm LS-100080-00



Dated: 12/23/2013

JOHN ALBRIGHT SR. SURVEY
ABSTRACT 16

EXHIBIT "A"
PARCEL 1071



PARCEL 655
OWEN ROBERTSON
VOL. 2788, PG. 540
D.R.H.C.T.
CALLED 133.332 ACRES

PARCEL 1074
SAMUEL C. SMITH AND
JACK W. SMITH
VOL. 1787, PG. 210
D.R.H.C.T.
CALLED 23-1/2 ACRES

SECOND TRACT
MELVIN E. CROUCH AND WIFE,
BARBARA CROUCH
VOL. 423, PG. 45
VOL. 697, PG. 590
D.R.H.C.T.

20' ACME BRICK COMPANY
PIPELINE EASEMENT
VOL. 2005, PG.187
D.R.H.C.T.

PARCEL 1072
SAMUEL C. SMITH AND
JACK W. SMITH
VOL. 1787, PG. 210
D.R.H.C.T.
CALLED 18 ACRES

PARCEL 655
OWEN ROBERTSON
VOL. 2788, PG. 540
D.R.H.C.T.
CALLED 133.332 ACRES
LEGEND
● = MARKER FOUND AS NOTED
○ = 1/2-INCH IRON ROD
W/"PACHECO KOCH"
CAP SET
(UNLESS OTHERWISE NOTED)
⊙ = POWER POLE

P.O.C.
2" IRON PIPE FOUND
BEARS:
S43°57'28"W - 0.50'

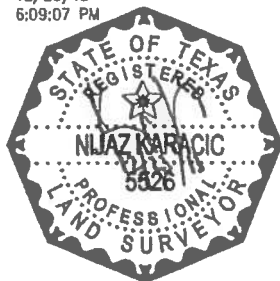
81.75'

PARCEL 656
SAMUEL SMITH AND
WIFE, MAY SMITH
VOL. 1787, PG. 210
D.R.H.C.T.
CALLED 18 ACRES

NOTE: KNOWN UNDERGROUND UTILITIES SHOWN
ARE QUALITY LEVEL B SUE - 2/08/2013
NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

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

PRINTED ON:
12/23/13
6:09:07 PM



SHEET TITLE

EXHIBIT "A"
SEGMENT 19-2, PARCEL 1071
MELVIN E. CROUCH AND WIFE,
BARBARA CROUCH

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. 3 OF 5

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

17.

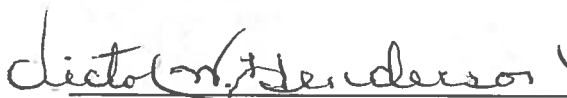
There were no future agenda items approved.

18.

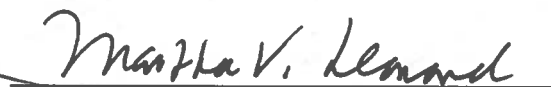
The next board meeting is scheduled for February 17, 2015.

19.

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



President



Secretary