

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF
TARRANT REGIONAL WATER DISTRICT
HELD ON THE 17th DAY OF FEBRUARY 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, Darrell Beason, Laura Blaylock, Linda Christie, Randall Cocke, Jason Gehrig, Rachel Ickert, Nancy King, Chad Lorange, Sandy Newby, Wayne Owen, Louie Verreault 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; David Creek of City of Fort Worth Parks and Community Services Department; Don McDaniel of TMG Imaging; Dick Fish of Lake Country POA; Ed Tavender of Fossil Creek Tree Farm and Nursery; Bill Paxton of Trinity River Communications – JV; Frank Crumb of Halff Associates; Amy Campbell and Chris Young of MWH; Denis Qualls from the City of Dallas Water Utilities; Rusty Gibson of Freese and Nichols Inc.; Aaron Harris and William Busby of Direct Action Texas; Stephanie Busby; B.G. Docktor of Jacobs Engineering; Brett Harris; Bill Hanna of Fort Worth Star-Telegram; Christine Jacoby of JQ Infrastructure; Lexi Johnson of TCU; Dudley Brown of Save Eagle Mountain Lake; Janet Cedans; and Alan Raynor of McCall Parkhurst & Horton, LLC.

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 Leonard and seconded by Director Kelleher, the Directors voted unanimously to approve the minutes from the meeting held on January 20, 2015. It was accordingly ordered that these minutes be placed in the permanent files of the Tarrant Regional Water District.

3.

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

Project	Vendor	Amount Approved	Funding	Committee Review
ITB No. 15-038 Heavy Duty Caterpillar Rubber Tire Loader	Holt Company, Dallas, Texas	\$196,150.59	General	Construction and Operations

Director Stevens seconded the motion and the vote in favor was unanimous.

4.

With the recommendation of management, Director Leonard moved to approve a second amendment to the Additional Party Water Sales Contract between the District and the City of Weatherford. The proposed amendment would increase the volume of District water Weatherford is authorized to sell from 1,783.27 acre-feet per year to 3,463.5 acre-feet per year. A system equity buy-in payment to the District of \$1,115,635.50 will be required following the execution of the amendment. Director Stevens seconded the motion and the vote in favor was unanimous.

5.

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

contract with 2L Construction in the amount of \$455,400 for the construction of Marine Lake Trailhead. Funding for this contract is included in the FY 2015 General Fund Budget. Director Lane seconded the motion and the vote in favor was unanimous.

6.

With the recommendation of management, Director Leonard moved to approve an agreement with the North Central Texas Council of Governments in the not to exceed amount of \$120,402.75 for Light Detection and Ranging (LiDAR) Imagery. Funding for this agreement is included in the FY 2015 Revenue Fund Budget. Director Kelleher seconded the motion and the vote in favor was unanimous.

7.

With the recommendation of management, Director Stevens moved to approve a contract closeout and release of retainage in the amount of \$142,028.62 with Hayward Baker, Inc. for the left abutment grouting project at Cedar Creek Dam. Funding for this contract is included in the Bond Fund. Director Lane seconded the motion and the vote in favor was unanimous.

8.

With the recommendation of management, Director Leonard moved to approve a contract closeout and release of retainage in the amount of \$20,870 with DCI Contracting, Inc. for valve installation, pipe tapping, and manhole/access hatch installation at Waxahachie, Ennis, and Cedar Creek Lake pump stations. 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 Lane moved to approve a

contract with Alpha Testing, Inc. in the amount of \$490,936 for Construction Materials Testing for the Integrated Pipeline Project Joint Booster Pump Station 3. 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 Stevens moved to approve a contract with Accurate Inspection, LLC in the amount of \$276,265 for Construction Materials Testing and Special Inspections Pipe Plant Services for the Integrated Pipeline Project Joint Booster Pump Station 3. Funding for this contract is included in the Bond Fund. Director Lane seconded the motion and the vote in favor was unanimous.

11.

With the recommendation of management, Director Lane moved to approve a contract with MWH Constructors, Inc. in the amount of \$56,808,072 for the construction of the Integrated Pipeline Project Joint Booster Pump Station 3. Funding for this contract is included in the Bond Fund. Director Stevens seconded the motion and the vote in favor was unanimous.

12.

With the recommendation of management, Director Leonard moved to approve Change Order No. 1 in the amount of \$190,752 to the contract with Thalle Midlothian Partners, LLC for revisions to the hydraulic power units for the Integrated Pipeline Project Sections 12 and 13 and Midlothian Balancing Reservoir. Funding for this change order is included in the Bond Fund. Director Kelleher seconded the motion and the vote in favor was unanimous.

13.

With the recommendation of management, Director Lane moved to approve a resolution calling for an election to fill two (2) positions on the District's Board of Directors to be held Saturday, May 9, 2015. Authorization was also granted for the District's Election Officer to sign a contract with the Tarrant County Elections Administrator's Office to conduct the election. Funding for the District's election costs in the amount of \$400,000 is included in the FY 2015 General Fund Budget. Director Kelleher seconded the motion and the vote in favor was unanimous.

14.

Staff Updates

- Update on System Status
- Update on Bond Sale
- Video—An Introduction to TRWD

15.

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

The Board of Directors recessed for a break from 10:38 a.m. to 10:52 a.m.

16.

The presiding officer next called an executive session at 10:52 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 under Section 551.072 to deliberate the purchase, exchange, lease or value of real property. Upon completion of the executive session at 10:59 a.m., the President reopened the meeting.

17.

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

IPL Parcel 370
(Buchholz)

A permanent easement interest across a 2.649-acre tract of land situated in the John Roberts Survey, Abstract Number 908, Ellis County, Texas, and being more particularly described as a portion of that certain 53.810-acre tract conveyed to Gary E. and Kathryn Knox Buchholz by instrument recorded in Volume 2148, Page 1308, Official Public Records, Ellis County, Texas, and being further described in the survey plat for Parcel 370 attached hereto for the negotiated purchase price of \$30,000.

IPL Parcels 954 & 955
(Gunnels)

A permanent easement interest across a 0.572-acre tract of land situated in the Wiley Jones Survey, Abstract Number 408, Henderson County, Texas, and being more particularly described as a portion of the remainder of that certain 40-acre tract conveyed to Billy Lee Gunnels by deed recorded in Volume 1342, Page 681, Deed Records, Henderson County, Texas, together with a permanent easement interest across a 2.828-acre tract of land situated in the said Wiley Jones Survey in Henderson County, Texas, and being more particularly described as a portion of the remainder of that certain 16.00-acre tract conveyed to Billy and Barbara Gunnels by deed recorded in Volume 1149, Page 465, Deed Records, Henderson County, Texas, and

being further described in the survey plats for Parcels 954 and 955 attached hereto for the total negotiated purchase price of \$14,000.

IPL Parcel 1011
(Jones)

A permanent easement interest across a 9.133-acre tract of land situated in the BBB and C Railway Company Survey, Abstract 83, Johnson County, Texas, and being more particularly described as a portion of that certain 70.5-acre tract conveyed to Christopher Downing Jones, as recorded in Book 2864, Page 229, Deed Records, Johnson County, Texas, and being further described in the survey plat for Parcel 1011 attached hereto for the negotiated purchase price of \$179,266.

IPL Parcel 1012
(Jones)

A permanent easement interest across a 4.006-acre tract of land situated in the BBB and C Railway Company Survey, Abstract 83, and the Phillip B. George Survey, Abstract 299, Johnson County, Texas, and being more particularly described as a portion of that certain 26.44-acre tract conveyed by instrument recorded in Book 1828, Page 494, Deed Records, Johnson County, Texas, and being further described in the survey plat for Parcel 1012 attached hereto for the negotiated purchase price of \$60,823.

IPL Parcel 1142
(Robinson)

Fee simple title to the surface estate only, including any improvements located thereon, of a 1.980-acre tract of land situated in the Matthew Anderson Survey, Abstract Number 9, Tarrant County, Texas, and being more particularly described as being a portion of that certain 3.986-acre tract conveyed to Kim and Tracey Robinson, recorded in instrument No. D209316881, Official Public Records, Tarrant County, Texas, and being further described in the survey plat for Parcel 1142 attached hereto for the appraised value of \$86,300.

IPL Parcel 1143
(Pennington)

Fee simple title to the surface estate only, including any improvements located thereon, of a 5.025-acre tract of land situated in the Matthew Anderson Survey, Abstract Number 9, Tarrant County, Texas, and being all of that certain 5.0-acre tract conveyed to Roger F. Pennington by Cause Number 325-25762, District Court Records, Tarrant County, Texas, and as described by deed recorded in Volume 7174, Page 691, Deed Records, Tarrant County, Texas, and being further described in the survey plat for Parcel 1143 attached hereto for the negotiated purchase price of \$180,000.

EXHIBIT "A"
Property Description

Being a 2.649 acre (115,406 square feet) of land situated in the John Roberts Survey, Abstract Number 908, Ellis County, Texas and more particularly that certain 53.810 acre tract conveyed to Gary E. Buchholz and wife, Kathryn Knox Buchholz by instrument recorded in Volume 2148, Page 1308, Official Public Records, Ellis County, Texas and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod found in the Southwesterly line of a tract of land situated in said John Roberts Survey conveyed by deed to Clifford H. West et ux, Maidell West as recorded in Volume 512, Page 652, Deed Records, said Ellis County, for the Northeast corner of said Buchholz tract, and being an ell corner of a tract of land situated in the G. Bryant Survey, Abstract Number 118, the J.R. Lansford Survey, Abstract Number 635 and the J. Riggs Survey, Abstract Number 923 conveyed to the Simon D. Cannon Testamentary Trust, Karal K. Cannon, Trustee by instrument recorded in Volume 2483, Page 1622, said Official Public Records;

THENCE S 30°51'39" E, with the common line of said Buchholz tract and said West tract, a distance of 1,632.79 feet to the Southeast corner of said Buchholz tract and the Northeast corner of a tract of land situated in said John Roberts Survey as conveyed to Elizabeth Ann Herrington Matteson by instrument recorded in Volume 1087, Page 227, said Official Public Records;

THENCE S 58°40'51" W, departing the Southwesterly line of said West tract, with the common line of said Buchholz tract and said Matteson tract, at 10.73 feet pass a 1/2-inch iron rod found for reference, in all 278.84 feet to a 5/8-inch iron rod set for the Southeast corner of the tract herein described and the **POINT OF BEGINNING** (N: 6,799,152.806, E: 2,491,280.901 Grid);

- (1) **THENCE** S 58°40'51" W, with the common line of said Buchholz tract and said Matteson tract, a distance of 168.04 feet to a 5/8-inch iron rod set for the Southwest corner of the tract herein described;
- (2) **THENCE** N 58°06'32" W, departing the common line of said Buchholz tract and said Matteson tract, over and across said Buchholz tract, a distance of 32.50 feet to a 5/8-inch iron rod set;
- (3) **THENCE** N 62°38'33" W, continuing over and across said Buchholz tract, a distance of 637.34 feet to a 5/8-inch iron rod set in the South most Northwesterly line of said Buchholz tract and the Southeasterly line of a tract of land situated in said John Roberts Survey as conveyed to Dewan Hinsley and wife, Helen Hinsley by instrument recorded in Volume 1495, Page 685, said Official Public Records;
- (4) **THENCE** N 58°39'25" E, with the common line of said Buchholz tract and said Hinsley tract, a distance of 38.52 feet to a 5/8-inch iron rod set for the Southeast corner of said Hinsley tract;
- (5) **THENCE** N 30°47'19" W, with the common line of said Buchholz tract and said Hinsley tract, a distance of 221.86 feet to a 5/8-inch iron rod set;

- (6) **THENCE** S 62°38'33" E, departing the common line of said Buchholz tract and said Hinsley tract, over and across said Buchholz tract, a distance of 811.71 feet to a 5/8-inch iron rod set;
- (7) **THENCE** S 58°06'32" E, continuing over and across said Buchholz tract, a distance of 114.17 feet to the POINT OF BEGINNING and containing 2.649 acres (115,406 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 13th 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 October 24, 2012, issued date of November 5, 2012 GF # 5997 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.

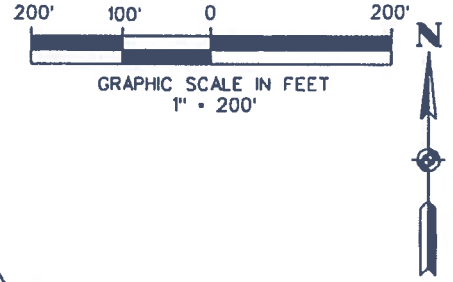
This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition IV Survey.


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

Dated: December 13, 2012



EXHIBIT "A"
PARCEL 370



JOHN ROBERTS SURVEY
ABSTRACT 908

GARY E. BUCHHOLZ AND WIFE,
KATHRYN KNOX BUCHHOLZ
CALLED 53.810 AC. TR.
VOL. 2148, PG. 1308
O.P.R.E.C.T.

IPL PARCEL 372
CLIFFORD H. WEST ET UX,
MAIDELL WEST
VOL. 512, PG. 652
D.R.E.C.T.

IPL PARCEL 369
DEWAN HINSLEY AND WIFE,
HELEN HINSLEY
VOL. 1495, PG. 685
O.P.R.E.C.T.

PARCEL 370
2.649 AC.
115,406 SQ.FT.

SEE DETAIL "A"

LINE TABLE

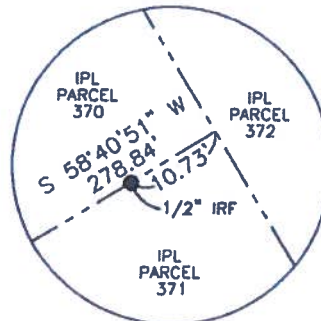
NO	BEARING	DISTANCE
L1	S 58°40'51" W	168.04'
L2	N 58°06'32" W	32.50'
L3	N 58°39'25" E	38.52'
L4	N 30°47'19" W	221.86'
L5	S 58°06'32" E	114.17'

LEGEND

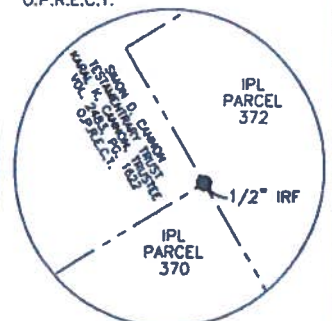
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- D.R.E.C.T. DEED RECORDS,
ELLIS COUNTY, TEXAS
- O.P.R.E.C.T. OFFICIAL PUBLIC RECORDS
ELLIS COUNTY, TEXAS

- = MARKER FOUND AS NOTED
- = 5/8" IRON ROD SET WITH
YELLOW CAP STAMPED "SAM INC."

NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.
NOTE: NO KNOWN UNDERGROUND UTILITIES (09/12/12)



DETAIL "A"
N.T.S.



DETAIL "B"
N.T.S.



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

FILE NAME:	PARCEL 370.DGN
PROJ NO:	032172 TRWD TASK 12
SCALE:	1"=200'
DATE:	12/13/2012
DRAWN BY:	CNM
CHECKED BY:	SKW
REVISED DATE:	

PRINTED ON:
12/13/2012
8:22:47 AM



SHEET TITLE

EXHIBIT "A"
SEGMENT 14, PARCEL 370
GARY E. BUCHHOLZ AND WIFE,
KATHRYN KNOX BUCHHOLZ

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 5

EXHIBIT "A"
Property Description

Being 0.572 acre (24,937 square feet) of land situated in the Wiley Jones Survey, Abstract Number 408, Henderson County, Texas, and more particularly the remainder of that certain 40 acre tract, conveyed to Billy Lee Gunnels by deed recorded in Volume 1342, Page 681, Deed Records, Henderson County, Texas (D.R.H.C.T.), and being further described as follows:

COMMENCING at a found 1/2 inch iron rod for the Southeasterly corner of said Billy Lee Gunnels tract and the Northeasterly corner of that certain tract of land conveyed to Billy Gunnels and wife, Barbara Gunnels by deed recorded in Volume 1149, Page 465, D.R.H.C.T., being in the Westerly line of that certain tract of land conveyed to Allen C. Lundy and spouse, Cynthia F. Lundy by deed recorded in Volume 2779, Page 101, D.R.H.C.T.;

THENCE N 01°28'41" W, along the Easterly line of said Billy Lee Gunnels tract and the Westerly line of said Lundy tract, a distance of 4.80 feet to a set 5/8 inch iron rod with TranSystems cap for the **POINT OF BEGINNING** of the tract herein described (N: 6,759,239.828, E: 2,695,850.209 Grid);

- (1) **THENCE** S 52°58'20" W, departing the Easterly line of said Billy Lee Gunnels tract and the Westerly line of said Lundy tract, and along the Easterly line of the tract herein described, a distance of 8.22 feet to a set 5/8 inch iron rod with TranSystems cap in the Southerly line of said Billy Lee Gunnels tract and the Northerly line of said Billy Gunnels and wife, Barbara Gunnels tract, being the Southeasterly corner of the tract herein described;
- (2) **THENCE** S 88°39'31" W, along the Southerly line of said Billy Lee Gunnels tract and the Northerly line of said Billy Gunnels and wife, Barbara Gunnels tract and along the Southerly line of the tract herein described, a distance of 257.14 feet to a set 5/8 inch iron rod with TranSystems cap for the Southwesterly corner of the tract herein described;
- (3) **THENCE** N 52°58'20" E, departing the Southerly line of said Billy Lee Gunnels tract and the Northerly line of said Billy Gunnels and wife, Barbara Gunnels tract, and along the Westerly line of the tract herein described, a distance of 324.26 feet to a set 5/8 inch iron rod with TranSystems cap in the Easterly line of said Billy Lee Gunnels tract and the Westerly line of said Lundy tract, being the Northeasterly corner of the tract herein described;
- (4) **THENCE** S 01°28'41" E, along the Easterly line of said Billy Lee Gunnels tract and the Westerly line of said Lundy tract, and along the Easterly line of the tract herein described, a distance of 184.36 feet to the **POINT OF BEGINNING**, containing 0.572 acre (24,937 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.

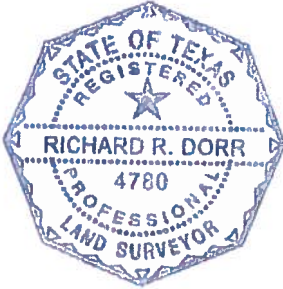
NOTE: Plat to accompany this legal description.

I do certify on this 31st day of October, 2013, to 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, with an effective date of September 25, 2013, issued date of October 1, 2013, GF # 13-609-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.

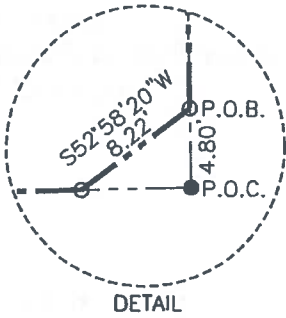
This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition IV Survey.


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



Dated: 10/31/13

EXHIBIT "A"
PARCEL 954

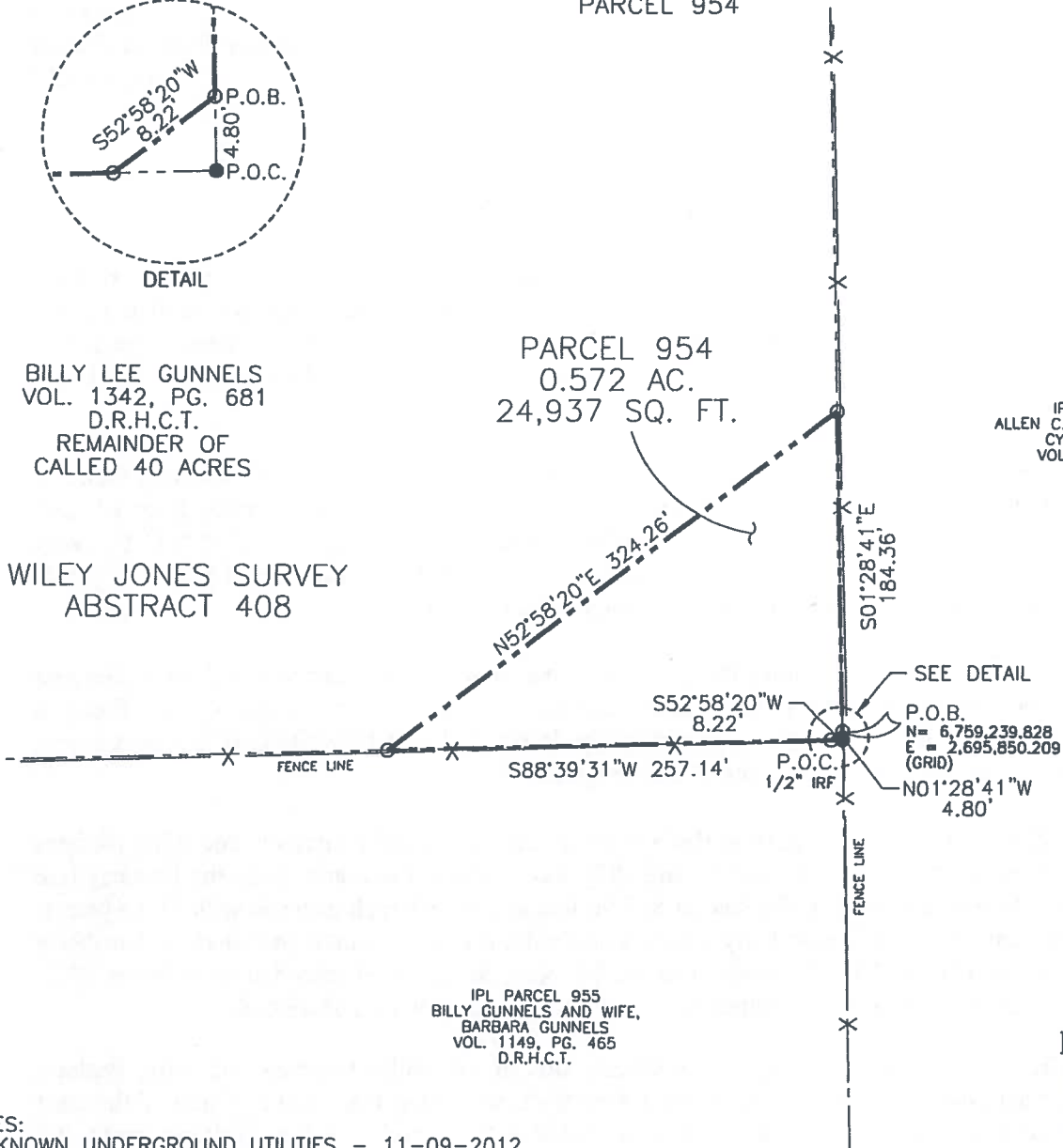


BILLY LEE GUNNELS
VOL. 1342, PG. 681
D.R.H.C.T.
REMAINDER OF
CALLED 40 ACRES

PARCEL 954
0.572 AC.
24,937 SQ. FT.

IPL PARCEL 956
ALLEN C. LUNDY AND SPOUSE,
CYNTHIA F. LUNDY
VOL. 2779, PG. 101
D.R.H.C.T.

WILEY JONES SURVEY
ABSTRACT 408

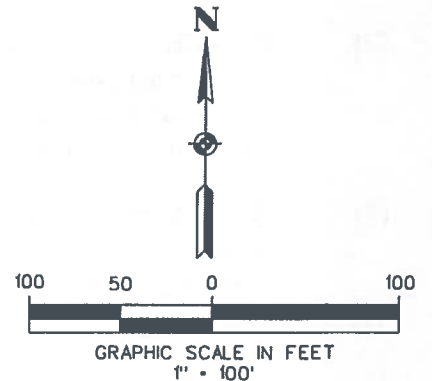


IPL PARCEL 955
BILLY GUNNELS AND WIFE,
BARBARA GUNNELS
VOL. 1149, PG. 465
D.R.H.C.T.

NOTES:
NO KNOWN UNDERGROUND UTILITIES - 11-09-2012
(U.O.N.) INDICATES UNLESS OTHERWISE NOTED

LEGEND

- = MARKER FOUND AS NOTED
- = 5/8" CAPPED IRON ROD SET STAMPED "TRANSYSTEMS"



NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.



 <p>500 WEST SEVENTH STREET SUITE 1100 FORT WORTH, TX 76102 (817) 339-8950 (TEL) (817) 336-2247 (FAX) TBPLS FIRM REG. NO. 100383-00</p> <p>PROJ NO: P202090330 SCALE: 1" = 100' DATE: 10-17-2013 DRAWN BY: SMD CHECKED BY: RRD REVISED DATE:</p>	<p>PRINTED ON: 10/31/2013 11:09:03 AM</p> 	<p>SHEET TITLE EXHIBIT "A" SEGMENT 17, PARCEL 954 BILLY LEE GUNNELS</p> <p>PROJECT INTEGRATED PIPELINE PROJECT</p> <p>BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83)(2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED SCALE FACTOR 0.9999460030</p>	<p>PG. 3 OF 4</p>
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EXHIBIT "A"
Property Description

Being 2.828 acres (123,173 square feet) of land situated in the Wiley Jones Survey, Abstract Number 408, Henderson County, Texas, and more particularly the remainder of that certain 16.00 acre tract, conveyed to Billy Gunnels and wife, Barbara Gunnels by deed recorded in Volume 1149, Page 465, Deed Records, Henderson County, Texas (D.R.H.C.T.), and being further described as follows:

COMMENCING at a found 1/2 inch iron rod for the Northeasterly corner of said Billy Gunnels and wife, Barbara Gunnels tract and the Southeasterly corner of that certain tract of land conveyed to Billy Lee Gunnels by deed recorded in Volume 1342, Page 681, D.R.H.C.T., being in the Westerly line of that certain tract of land conveyed to Allen C. Lundy and spouse, Cynthia F. Lundy by deed recorded in Volume 2779, Page 101, D.R.H.C.T.;

THENCE S 88°39'31" W, along the Northerly line of said Billy Gunnels and wife, Barbara Gunnels tract and the Southerly line of said Billy Lee Gunnels tract, a distance of 6.69 feet to a set 5/8 inch iron rod with TranSystems cap for the **POINT OF BEGINNING** of the tract herein described (N: 6,759,234.876, E: 2,695,843.646 Grid);

- (1) **THENCE** S 52°58'20" W, departing the Northerly line of said Billy Gunnels and wife, Barbara Gunnels tract and the Southerly line of said Billy Lee Gunnels tract, and along the Easterly line of the tract herein described, a distance of 815.90 feet to a set 5/8 inch iron rod with TranSystems cap in the Southerly line of said Billy Gunnels and wife, Barbara Gunnels tract and the Northerly line that certain tract of land conveyed to W. M. Key, Sr. by deed recorded in Volume 1796, Page 1, D.R.H.C.T., being the Southeasterly corner of the tract herein described;
- (2) **THENCE** S 88°14'20" W, along the Southerly line of said Billy Gunnels and wife, Barbara Gunnels tract and the Northerly line of said Key tract, and along the Southerly line of the tract herein described, a distance of 269.48 feet to a set 5/8 inch iron rod with TranSystems cap for the Southwesterly corner of the tract herein described;
- (3) **THENCE** N 54°33'25" E, departing the Southerly line of said Billy Gunnels and wife, Barbara Gunnels tract and the Northerly line of said Key tract, and along the Westerly line of the tract herein described, a distance of 202.16 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;
- (4) **THENCE** N 52°58'20" E, continuing along the Westerly line of the tract herein described, a distance of 624.99 feet to a set 5/8 inch iron rod with TranSystems cap in the Northerly line of said Billy Gunnels and wife, Barbara Gunnels tract and the Southerly line of said Billy Lee Gunnels tract, being the Northwesterly corner of the tract herein described;
- (5) **THENCE** N 88°39'31" E, along the Northerly line of said Billy Gunnels and wife, Barbara Gunnels tract and the Southerly line of said Billy Lee Gunnels tract, and along the Northerly line of the tract herein described, a distance of 257.14 feet to the **POINT OF BEGINNING**, containing 2.828 acres (123,173 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 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, with an effective date of September 25, 2013, issued date of October 1, 2013, GF # 13-608-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.

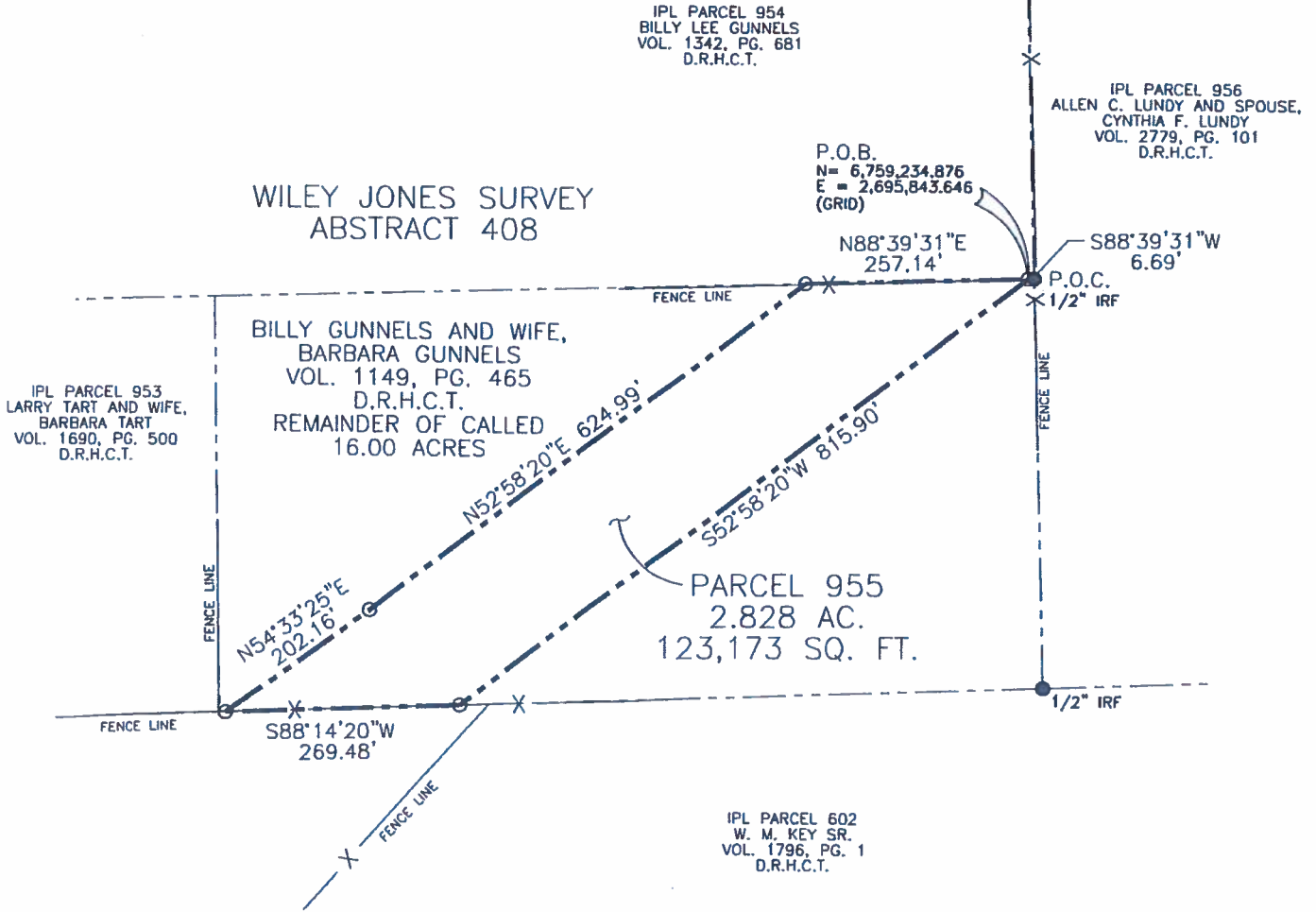


Richard R. Dorr
Registered Professional Land Surveyor
Texas Registration Number 4780
TBPLS Firm Reg. No. 100383-00



Dated: 10/31/13

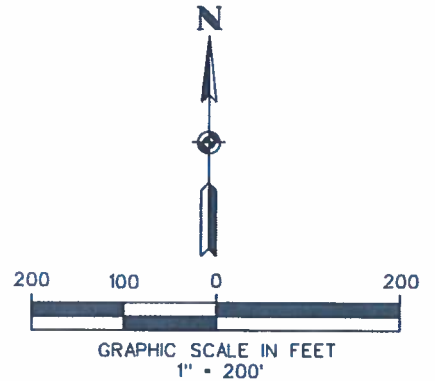
EXHIBIT "A"
PARCEL 955



NOTES:
NO KNOWN UNDERGROUND UTILITIES - 11-09-2012
(U.O.N.) INDICATES UNLESS OTHERWISE NOTED

LEGEND

- = MARKER FOUND AS NOTED
- = 5/8" CAPPED IRON ROD SET
STAMPED "TRANSYSTEMS"



NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

<p>500 WEST SEVENTH STREET SUITE 1100 FORT WORTH, TX 76102 (817) 339-8950 (TEL) (817) 336-2247 (FAX) TBPLS FIRM REG. NO. 100383-00</p>	<p>PRINTED ON: 10/31/2013 11:17:13 AM</p> <p><i>10/31/13</i></p>	<p>SHEET TITLE</p> <p>EXHIBIT "A" SEGMENT 17, PARCEL 955 BILLY GUNNELS AND WIFE, BARBARA GUNNELS</p>	
	<p>PROJ NO: P202090330 SCALE: 1" = 200' DATE: 10-17-2013 DRAWN BY: SMD CHECKED BY: RRD REVISED DATE:</p>	<p>PROJECT</p> <p>INTEGRATED PIPELINE PROJECT</p>	
			<p>PG. 3 OF 4</p>

EXHIBIT "A"
Property Description

Being 9.133-acres (397,838 square feet) of land situated in the BBB and C Railway Company Survey, Abstract 83, Johnson County, Texas and more particularly that certain 70.5 acre tract conveyed to Christopher Downing Jones, as recorded in Book 2864, Page 229, Deed Records, Johnson County, Texas, (D.R.J.C.T.) and being further described as follows:

COMMENCING at a 1/2 inch iron rod found at the Northeast Corner of said Jones tract;

THENCE S 18°30'49" E, along the East line of said Jones tract, at 135.03 feet passing the Northwest corner of a tract of land as described by deed to Veterans Land Board of Texas (VLB) and Ronald Dean Jones, as recorded in Book 1820, Page 494, D.R.J.C.T., continuing a total distance of 632.18 feet to a set 5/8 inch iron rod with Transystems cap for the Northeast corner of tract herein described and the **POINT OF BEGINNING**; (N: 6,869,922.606, E: 2,399,726.103 Grid)

- (1) **THENCE** S 18°30'49" E, along the East line of tract herein described, the East line of said Jones tract and the West line of said VLB tract, a distance of 162.02 feet to a set 5/8 inch iron rod with Transystems cap at the Southeast corner of tract herein described;
- (2) **THENCE** N 86°18'06" W, along the South line of tract herein described, a distance of 2,673.08 feet to a set 5/8 inch iron rod with Transystems cap;
- (3) **THENCE** N 76°03'33" W, along the South line of tract herein described, a distance of 4.43 feet to a set 5/8 inch iron rod with Transystems cap for the Southwest corner of tract herein described, on the West line of said Jones tract and on the East line of a tract of land as described by deed to H. Truett Casstevens and wife, Dorothy Lavon Casstevens, as recorded in Book 370, Page 141, D.R.J.C.T.;
- (4) **THENCE** N 0°08'22" W, along the East line of tract herein described, the East line of said Jones tract and the West line of said Casstevens tract, a distance of 154.65 feet to a set 5/8 inch iron rod with Transystems cap at the Northwest corner of tract herein described;
- (5) **THENCE** S 76°03'33" E, along the North line of tract herein described, a distance of 28.61 feet to a set 5/8 inch iron rod with Transystems cap;
- (6) **THENCE** S 86°18'06" E, along the North line of tract herein described, a distance of 2,598.39 feet to the **POINT OF BEGINNING**, containing 9.133-acres (397,838 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 15th day of January, 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 December 21, 2012, issued date of January 2, 2013, GF # FT244122-4412201059 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: 1-15-2013

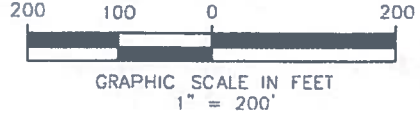


EXHIBIT "A"
PARCEL 1011

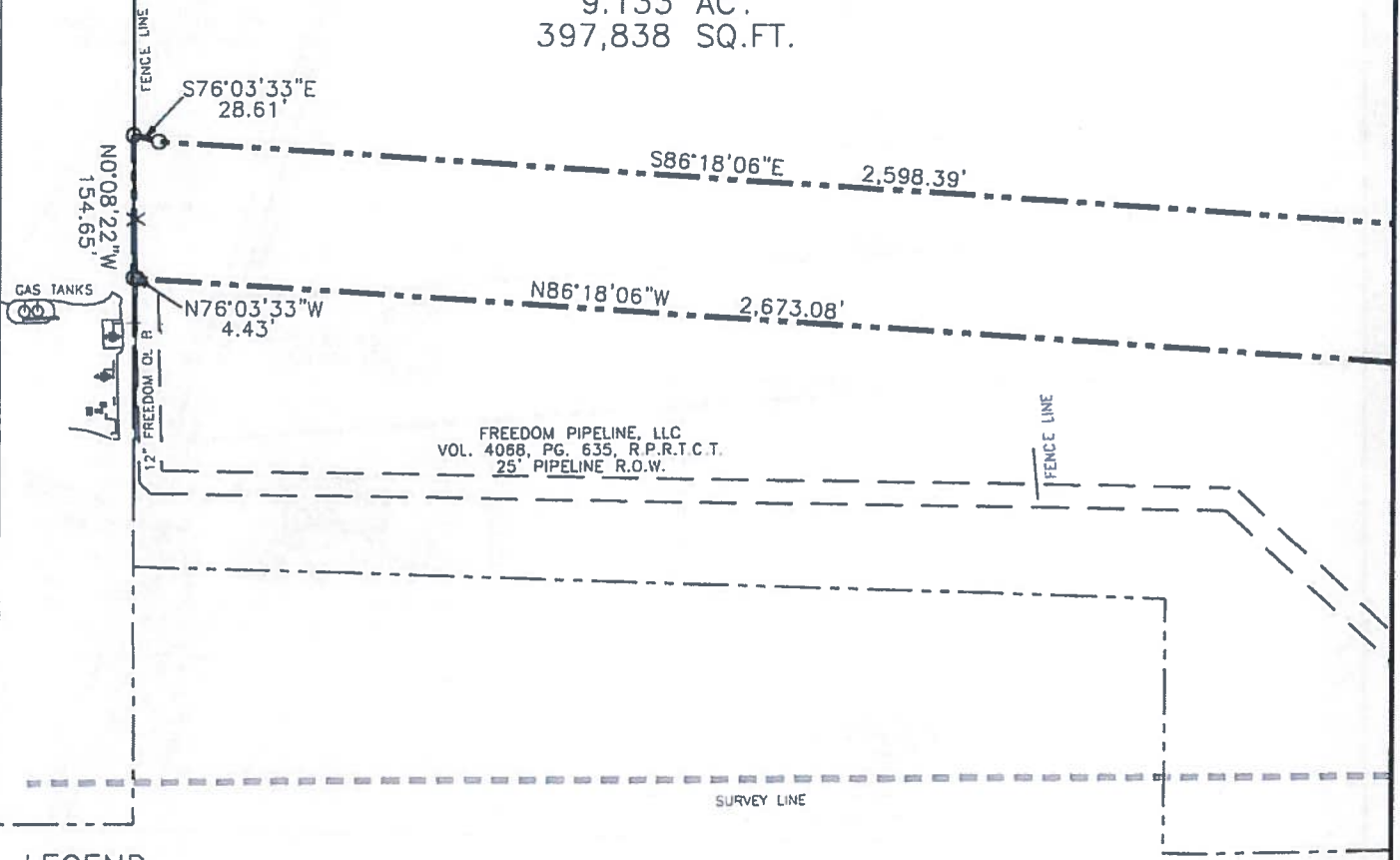
BBB AND C RAILWAY COMPANY
SURVEY
ABSTRACT 83

CHRISTOPHER DOWNING JONES
BOOK 2864, PG. 229
D.R.J.C.T.
CALLED 70.5 ACRES

PARCEL 1011
9.133 AC.
397,838 SQ.FT.



PARCEL 1010
H. TRUETT CASSTEVENS AND WIFE,
DOROTHY LAVON CASSTEVENS
BOOK 370, PG. 141, D.R.J.C.T.



LEGEND

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

NOTE: KNOWN UNDERGROUND UTILITIES SHOWN
ARE QUALITY LEVEL B SUE- (12-06-2012)
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" = 200'
DATE:	01-15-2013
DRAWN BY:	RLT
CHECKED BY:	TAF
REVISED DATE:	

PRINTED ON:
2/4/2013
7:11 AM

Timothy A. Frost
1-15-2013

SHEET TITLE

EXHIBIT "A"
SEGMENT 11, PARCEL 1011
CHRISTOPHER DOWNING JONES

PROJECT

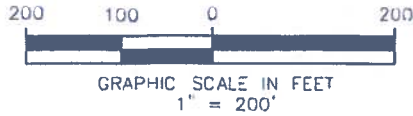
INTEGRATED PIPELINE PROJECT

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

EXHIBIT "A"
PARCEL 1011

BBB AND C RAILWAY COMPANY
SURVEY
ABSTRACT 83

PHILLIP B GEORGE
SURVEY
ABSTRACT 299



CHRISTOPHER DOWNING JONES
BOOK 2864, PG. 229
D.R.J.C.T.
CALLED 70.5 ACRES

PARCEL 1011
9.133 AC.
397,838 SQ.FT.

P.O.C.
1/2" IRF

IPL PARCEL 1012
VETERANS LAND BOARD
OF TEXAS
AND RONALD DEAN JONES
BOOK 1820, PG. 494
D.R.J.C.T.

MATCHLINE SEE SHEET 3

S86°18'06"E 2,598.39'

N86°18'06"W 2,673.08'

P.O.B.
N= 6,869,922.606
E= 2,399,726.103
(GRID)

FENCE LINE

BARNETT GATHERING, LP
VOL. 4488, PG. 841, R.P.R.T.C.T.
20' PIPELINE R.O.W.

FREEDOM PIPELINE, LLC
VOL. 4068, PG. 635, R.P.R.T.C.T.
25' PIPELINE R.O.W.

SURVEY LINE

LEGEND

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

NOTE: KNOWN UNDERGROUND UTILITIES SHOWN
ARE QUALITY LEVEL B SUE- (12-06-2012)
NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.



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

PRINTED ON

2/4/2013
7:15 AM



SHEET TITLE

EXHIBIT "A"
SEGMENT 11, PARCEL 1011
CHRISTOPHER DOWNING JONES

PROJECT

INTEGRATED PIPELINE PROJECT

PROJ NO: P202090330

SCALE: 1" = 200'

DATE: 01-15-2013

DRAWN BY: R.T

CHECKED BY: TAF

REVISED DATE

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. 4 OF 6

EXHIBIT "A"
Property Description

Being 4.006-acres (174,515 square feet) of land situated in the BBB and C Railway Company Survey, Abstract 83 and the Phillip B George Survey, Abstract 299, Johnson County, Texas and more particularly that certain 26.44 acre tract conveyed to Veterans Land Board (VLB) and Ronald Dean Jones, as recorded in Book 1828, Page 494, Deed Records, Johnson County, Texas, (D.R.J.C.T.) and being further described as follows:

COMMENCING at a 1/2 inch iron rod found at the Southeast Corner of said VLB tract and the Southwest corner of a tract of land as described by deed to Sharon Wetherby and Patrica Lynn Jewell, as recorded in Volume 15043, Page 93, D.R.J.C.T., point also in the Center of Gardner Road, unknown width, No Deed of Record found;

THENCE N 0°16'54" W, along the East line of said VLB tract and the West line of said Jewell tract, a distance of 263.29 feet to a set PK Nail for the Southeast corner of tract herein described and the **POINT OF BEGINNING**; (N: 6,869,637.411, E: 2,400,907.700 Grid)

- (1) **THENCE** N 83°04'56" W, along the South line of tract herein described, a distance of 1,040.07 feet to a set 5/8 inch iron rod with Transystems cap;
- (2) **THENCE** N 86°18'06" W, along the South line of tract herein described, a distance of 98.00 feet to a set 5/8 inch iron rod with Transystems cap at the Southwest corner of tract herein described, on the West line of said VLB tract and the East line of a tract of land as described by deed to Christopher Downing Jones, as recorded in Book 2864, Page 229, D.R.J.C.T.;
- (3) **THENCE** N 18°30'49" W, along the West line of tract herein described, the West line of said VLB tract and the East line of said Jones tract, a distance of 162.02 feet to a set 5/8 inch iron rod with Transystems cap at the Northwest corner of tract herein described;
- (4) **THENCE** S 86°18'06" E, along the North line of tract herein described, a distance of 163.46 feet to a set 5/8 inch iron rod with Transystems cap;
- (5) **THENCE** S 83°04'56" E, along the North line of tract herein described, a distance of 1,025.34 feet to a set PK Nail at the Northeast corner of tract herein described, on the East line of said VLB tract and the West line of said Jewell tract;
- (6) **THENCE** S 0°16'54" E, along the East line of tract herein described, the East line of said VLB tract, the West line of said Jewell tract and the center of said Gardner Road, a distance of 151.19 feet to the **POINT OF BEGINNING**, containing 4.006-acres (174,515 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 29th day of January, 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 January 11, 2013, issued date of January 18, 2013, GF # FT244122-4412201228 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: 1-29-2013

EXHIBIT "A"
PARCEL 1012

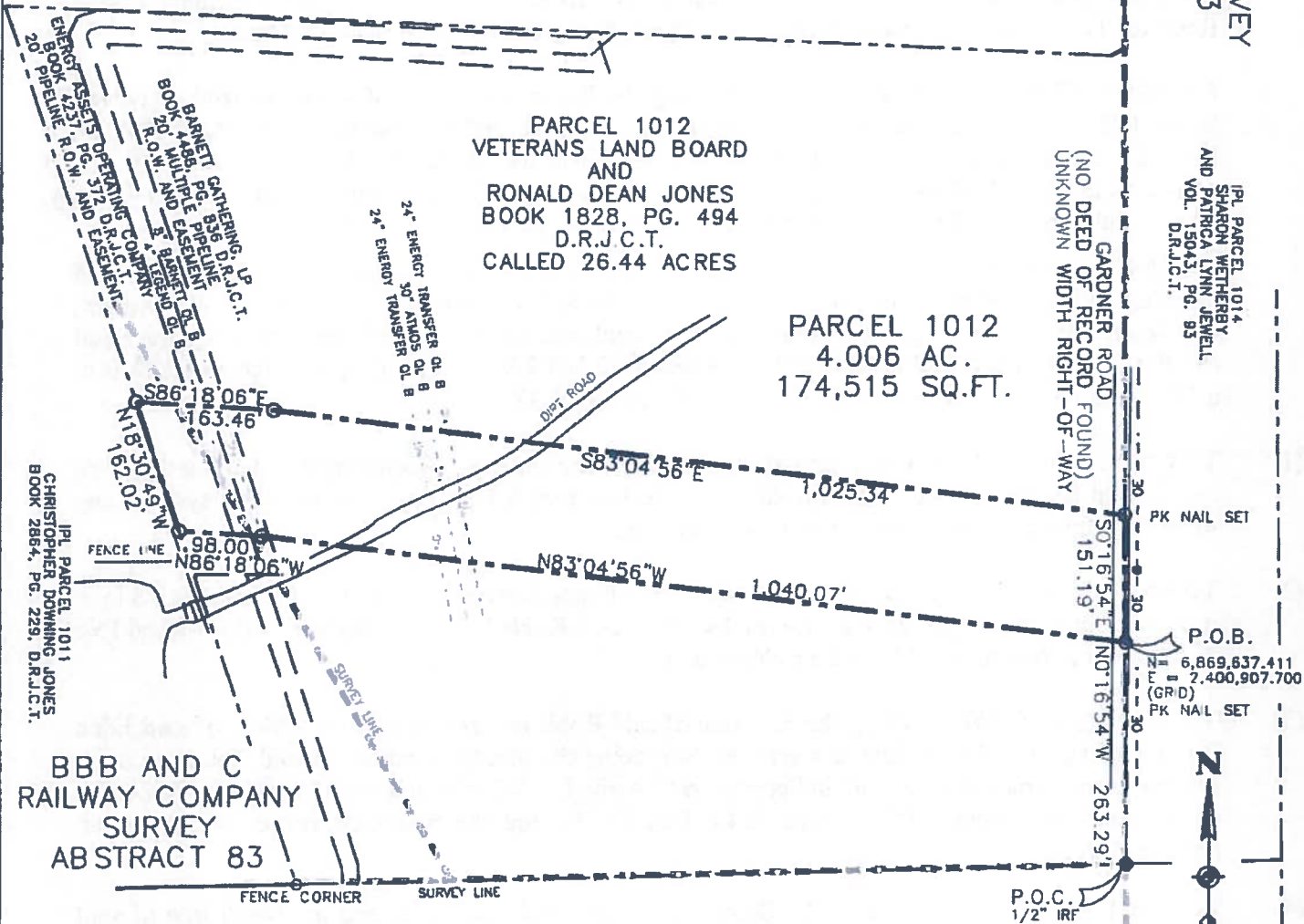
PHILLIP B GEORGE SURVEY
ABSTRACT 299

GARDNER SURVEY
ABSTRACT 303

PARCEL 1012
VETERANS LAND BOARD
AND
RONALD DEAN JONES
BOOK 1828, PG. 494
D.R.J.C.T.
CALLED 26.44 ACRES

PARCEL 1012
4.006 AC.
174,515 SQ.FT.

IPL PARCEL 1014
SHARON WETHERBY
AND PATRICA LYNN JEWELL
VOL. 15043, PG. 95
D.R.J.C.T.



LEGEND

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

NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.
NOTE: KNOWN UNDERGROUND UTILITIES SHOWN ARE QUALITY LEVEL B SUE- (12-06-2012)

TranSystems

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

PROJ NO:	P202090330
SCALE:	1" = 200'
DATE:	01-29-2013
DRAWN BY:	JAK
CHECKED BY:	TAF
REVISED DATE:	03-25-2013

PRINTED ON: 3/25/13

THOMAS A. FROST
5370
PROFESSIONAL
LAND SURVEYOR

Timothy A. Frost
3-29-2013

SHEET TITLE	EXHIBIT "A" SEGMENT 9, PARCEL 1012 VETERANS LAND BOARD AND RONALD DEAN JONES	
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 4	

EXHIBIT "A"
Property Description

Being 1.980-acres (86,256 square feet) of land situated in the Matthew Anderson Survey, Abstract Number 9, Tarrant County, Texas, and a portion of that certain 3.986 acre tract conveyed to Kim Robinson and wife, Tracey Robinson, recorded in instrument No. D209316881, Official Public Records, Tarrant County, Texas, (O.P.R.T.C.T.), and being further described as follows:

COMMENCING at a 3/8" iron rod found being the Southwest corner of a tract of land conveyed to Samuel D. Taylor and wife, Mary A. Taylor, by deed recorded in Volume 11136, Page 952, Deed Records, Tarrant County, Texas, (D.R.T.C.T.), said iron rod being the Southeast corner of a tract conveyed to Roger F. Pennington by Cause Number 325-25762, District Court Records, Tarrant County, Texas, and as described by deed recorded in Volume 7174, Page 691, D.R.T.C.T.;

THENCE, N 0°45'03" W, along the West line of said Taylor tract and the East line of said Pennington tract, a distance of 146.56 feet to a point being the Northwest corner of said Taylor tract, the Southwest corner of said Robinson tract, the Southwest corner of the herein described tract and the **POINT OF BEGINNING** (N: 6,909,644.688, E: 2,367,878.402 Grid), from which a 60D Nail in a 10" wood fence post bears N 89°13'45" E, a distance of 0.37 feet;

- (1) **THENCE** N 0°45'03" W, continuing along the East line of said Pennington tract and along the West line of said Robinson tract, a distance of 144.18 feet to a set 5/8 inch iron rod with Transystems cap for the Northwest corner of the herein described tract;
- (2) **THENCE** N 89°18'49" E, across said Robinson tract, at a distance of 574.13 feet passing a 3/8 inch iron rod found, in all a distance of 599.67 feet to a set P.K. Nail in the centerline of Eden Road (No deed of record found, variable width right-of-way);
- (3) **THENCE** S 01°05'09" E, along the East line of said Robinson tract and the centerline of said Eden Road, a distance of 143.30 feet to a set P.K. Nail being the Southeast corner of said Robinson tract, the Northeast corner of a tract of land conveyed to Ardie L. McCaslin and wife, Patricia L. McCaslin, as recorded in Volume 10941, Page 2343, D.R.T.C.T., and the Southeast corner of the herein described tract;
- (4) **THENCE** S 89°13'45" W, along the South line of said Robinson tract and the North line of said McCaslin tract, at a distance of 25.04 feet passing a 60D Nail in a wood fence post being the most Northerly Northwest corner of said McCaslin tract, the Northeast corner of said Taylor tract, in all a distance of 600.51 feet to the **POINT OF BEGINNING**, containing 1.980-acres (86,256 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 18th day of September, 2014, 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 20, 2014, issued date of March 6, 2014, GF # -4412203964-LE affecting the subject property and listed in Exhibit "A-1" attached hereto.

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

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



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

Dated: 9-18-2014



EXHIBIT "A"
PARCEL 1142

MATTHEW ANDERSON SURVEY
ABSTRACT 9

IPL PARCEL 1134
CURTIS RAY OVERSTREET
VOL. 7754, VOL. 874, D.R.T.C.T.
TRACT 1

KIM ROBINSON AND WIFE, TRACEY ROBINSON
INST. # D209316881
O.P.R.T.C.T.
CALLED 3.986 ACRES

PARCEL 1142
1.980 AC.
86,256 SQ.FT.

SAMUEL D. TAYLOR AND WIFE,
MARY A. TAYLOR
VOL. 11136, PG. 952, D.R.T.C.T.

ARDIE L. McCASLIN AND WIFE,
PATRICIA L. McCASLIN
VOL. 10941, PG. 2343, D.R.T.C.T.

IPL PARCEL 1143
ROGER F. PENNINGTON
CAUSE NO. 325-25762
DISTRICT COURT RECORDS,
TARRANT COUNTY, TX
DESCRIBED IN
VOL. 7174, PG. 691, D.R.T.C.T.

IPL PARCEL 164
BEAFORD BASPEL, JR. AND WIFE,
JENNIFER CORCEL ADAMS BASPEL
VOL. 15830, PG. 26, D.R.T.C.T.

SEC DETAIL

P.O.B.
N = 6,909,644.688
E = 2,367,878.402
(GRID)

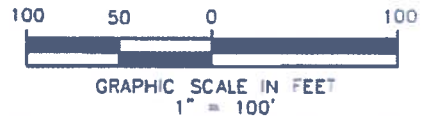


LEGEND

- = MARKER FOUND AS NOTED
- = MARKER SET AS NOTED
- ⊙ = POWER POLE
- ♣ = SIGN

NOTE: KNOWN UNDERGROUND UTILITIES SHOWN ARE
QUALITY LEVEL B, C & D SUE-(2-19-2014)

NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.



500 WEST SEVENTH STREET
SUITE 1100
FORT WORTH, TX 76102
(817) 339-8950 (TEL)
(817) 336-2247 (FAX)
TSP15 FIRM REG NO. 10038300

PRINTED ON



Timothy A. Frost
9-18-2014

SHEET TITLE

EXHIBIT "A"
SEGMENT 10, PARCEL 1142
KIM ROBINSON AND WIFE,
TRACEY ROBINSON

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 4

PROJ NO: P202090330
SCALE: 1" = 100'
DATE: 9-18-2014
DRAWN BY: DWP
CHECKED BY: KDE
REVISED DATE: 9-22-2014

EXHIBIT "A"
Property Description

Being 5.025-acres (218,904 square feet) of land situated in the Matthew Anderson Survey, Abstract Number 9, Tarrant County, Texas, and all that certain 5.0 acre tract conveyed to Roger F. Pennington by Cause Number 325-25762, District Court Records, Tarrant County, Texas, and as described by deed recorded in Volume 7174, Page 691, Deed Records, Tarrant County, Texas, (D.R.T.C.T.), and being further described as follows:

BEGINNING at a 3/8 inch iron rod found for the Southeast corner of said Pennington tract, the Southwest corner of a tract of land as described by deed to Samuel D. Taylor and wife, Mary A. Taylor, as recorded in Volume 11136, Page 952, D.R.T.C.T., and on the North line of a tract of land as described by deed to Texas Electric Service Company, as recorded in Volume 4297, Page 175, D.R.T.C.T. (N: 6,909,498.158, E: 2,367,880.322 Grid);

- (1) **THENCE** S 89°37'05" W, along the South line of said Pennington tract and the North line of said Texas Electric Service Company tract, a distance of 300.38 feet to a set 5/8 inch iron rod with Transystems cap at the Southwest corner of said Pennington tract, being the Southeast corner of a tract of land as described by deed to Jerry Briggs and wife, Dawn Briggs, as recorded in Volume 11059, Page 181, D.R.T.C.T.;
- (2) **THENCE** N 0°44'11" W, along the West line of said Pennington tract, the East line of said Briggs tract, a distance of 728.66 feet to a found 1/2 inch iron rod being the Northwest corner of said Pennington tract, the Northeast corner of the said Briggs tract, and on the South line of Hudson Cemetery Road, as described by deed to Tarrant County Highway Department, as recorded in Volume 5204, Page 53, D.R.T.C.T., a variable width Right-of-Way;
- (3) **THENCE** N 89°29'34" E, along the North line of said Pennington tract and the South line of said Hudson Cemetery Road, a distance of 300.20 feet to a found 1/2 inch iron rod for the Northeast corner of said Pennington tract, the Northwest corner of a tract of land as described by deed to Medical Care Solutions, Inc., as recorded in Instrument #D211207539, Official Public Records, Tarrant County, Texas, (O.P.R.T.C.T.);
- (4) **THENCE** S 0°45'03" E, along the East line of said Pennington tract and the West line of said Medical Care Solutions tract, the West line of a tract of land described by deed to Kim Robinson and wife, Tracey Robinson, recorded in instrument No. D209316881, O.P.R.T.C.T., and along the West line of said Taylor tract, a distance of 729.32 feet to the **POINT OF BEGINNING**, containing 5.025-acres (218,904 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 18th day of September, 2014, 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 20, 2014, issued date of March 7, 2014, GF # FT-44122-4412203965-LE affecting the subject property and listed in Exhibit "A-1" attached hereto.

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

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



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

Dated: 9-18-2014

EXHIBIT "A"
PARCEL 1143

IPL PARCEL KBR
TARRANT COUNTY WATER CONTROL
AND IMPROVEMENT DISTRICT NO. 1
VOL. 5199, PG. 432, D.R.T.C.T.

HUDSON CEMETERY ROAD
TARRANT COUNTY HIGHWAY DEPT.
VOL. 5204, PG. 53, D.R.T.C.T.
VARIABLE WIDTH R.O.W.

TEXAS ELECTRIC SERVICE COMPANY
VOL. 7211, PG. 1968, D.R.T.C.T.
10' EASEMENT AND R.O.W.

JERRY BRIGGS AND WIFE,
DAWN BRIGGS
VOL. 11059, PG. 181, D.R.T.C.T.

ROGER F. PENNINGTON
CAUSE NO. 325-25762
DISTRICT COURT RECORDS,
TARRANT COUNTY, TX
DESCRIBED IN
VOL. 7174, PG. 691, D.R.T.C.T.
CALLED 5.0 ACRES

PARCEL 1143
5.025 AC.
218,904 SQ.FT.

IPL PARCEL 1142
KIM ROBINSON AND WIFE, TRACEY ROBINSON
INST. # D209316881, O.P.R.T.C.T.

SAMUEL D. TAYLOR AND WIFE, MARY A. TAYLOR
VOL. 11138, PG. 952, D.R.T.C.T.
ARDIE L. McCASLIN AND WIFE, PATRICIA L. McCASLIN
VOL. 10941, PG. 2343, D.R.T.C.T.

TEXAS ELECTRIC SERVICE COMPANY
VOL. 4297, PG. 175, D.R.T.C.T.

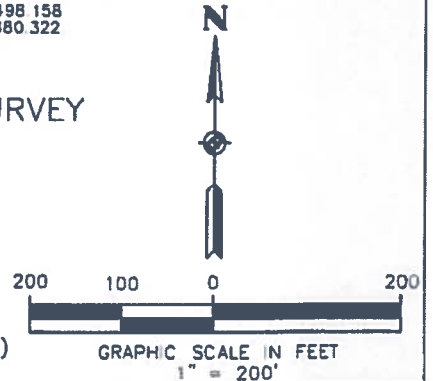
P.O.B.
N = 6,909,498 158
E = 2,367,880 322
(GRID)

MATTHEW ANDERSON SURVEY
ABSTRACT 9

LEGEND

- = MARKER FOUND AS NOTED
- = MARKER SET AS NOTED
- ⊙ = POWER POLE
- ⌞ = SIGN

NOTE: NO KNOWN UNDERGROUND UTILITIES- (2/19/2014)
NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.



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



Matthew Anderson
9-18-2014

PROJ NO: P202090330
SCALE: 1" = 200'
DATE: 09-18-2014
DRAWN BY: DMP
CHECKED BY: KDE
REVISED DATE:

SHEET TITLE

EXHIBIT "A"
SEGMENT 10, PARCEL 1143
ROGER F. PENNINGTON

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

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.

18.

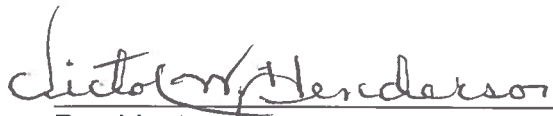
There were no future agenda items approved.

19.

The next board meeting was scheduled for March 17, 2015.

20.

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



President



Secretary