

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF
TARRANT REGIONAL WATER DISTRICT
HELD ON THE 17th DAY OF MARCH 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, Darrell Beason, Steve Christian, Wesley Cleveland, Randall Cocke, David Geary, Nancy King, Chad Lorange, David Marshall, Sandy Newby, Wayne Owen, Kirk Thomas, and Ed Weaver.

Also in attendance were George Christie, General Counsel for Tarrant Regional Water District (Water District); Lee Christie, Ethel Steele, Hal Ray and Jeremy Harmon of Pope, Hardwicke, Christie, Schell, Kelly, & Ray LLP; Don McDaniel of TMG Imaging; Dick Fish of Lake Country POA; William Wright; Dudley Brown and Don Karessen of Save Eagle Mountain Lake; Amy Campbell of MWH; Denis Qualls from the City of Dallas Water Utilities; Aaron Harris of Direct Action Texas; Christine Welborn; Ron Lemons of Freese and Nichols, Inc.; Bill Paxton of TEG; Doug Varner of CDM Smith; Christine Jacoby of JQ Infrastructure; 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.

With the recommendation of management, Director Leonard moved to approve a resolution honoring Dr. Earl Alexander for his years of attendance, support and participation in the affairs of the District. Director Kelleher seconded the motion and the vote in favor was unanimous.

3.

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 February 17, 2015. It was accordingly ordered that these minutes be placed in the permanent files of the Tarrant Regional Water District.

4.

With the recommendation of management, Director Stevens moved to approve Change Order No. 2 with Garney Construction Company for a net credit amount of \$133,442.54 for the Integrated Pipeline Project Section 15.1. Funding for this project is included in the Bond Fund. Director Leonard seconded the motion and the vote in favor was unanimous.

5.

With the recommendation of management, Director Lane moved to approve the contract closeout and release of retainage in the amount of \$41,250 with Western Contracting for the installation of Richland-Chambers Seawall Phase IV. Funding for this contract is included in the FY 2015 Revenue Fund Budget. Director Stevens seconded the motion and the vote in favor was unanimous.

6.

With the recommendation of management, Director Stevens moved to approve purchases from Hanson Pipe of 72" E-301 pipe to replace 17 damaged pipe segments of the Cedar Creek Pipeline in the amount of \$347,755, and 72" / 90" replacement emergency repair supplies in the amount of \$56,545, for a total cost of \$404,300. Funding for these purchases is included in the FY 2015 Revenue Fund Budget. Director Lane seconded the motion and the vote in favor was unanimous.

7.

Staff Updates

- Update on System Status
- Amendatory Contract Presentation

8.

A request to speak form was submitted by and public comments received from William Wright.

The Board of Directors recessed for a break from 11:08 a.m. to 11:18 a.m.

9.

The presiding officer next called an executive session at 11:18 a.m. under V.T.C.A., Government Code, Section 551.071 to consult with legal counsel on a matter in which the duty of counsel under the Texas Disciplinary Rules of Professional Conduct clearly conflicts with Chapter 551, Texas Government Code, and to conduct a private consultation with attorneys regarding pending or contemplated litigation (*Tarrant Regional Water District v. Lesa Ellinger a/k/a Lisa Ellinger, et al.*, Cause No. 14-C-3242, in the County Court at Law No. 1 of Ellis County, Texas; *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, Cause No. 12-14-00329-CV in the Twelfth Court of Appeals, Tyler, Texas and Cause No. 15-0117 in the Supreme Court of Texas; *White House Cemetery Association v. Tarrant Regional Water District*, Cause No. 2014C-1022, in the 3rd District Court of Henderson 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 11:42 a.m., the President reopened the meeting.

10.

With the recommendation of management and General Counsel, Director Stevens moved to approve a settlement of claims in the Ellinger lawsuit for the amount of \$50,000. Funding for this settlement is included in the Bond Fund. Director Lane seconded the motion and the vote in favor passed. Director Kelleher abstained.

11.

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

IPL Parcels 360.1 & 360.2 (Powder Creek Ranch, L.L.C.)	A permanent easement interest across a 20.688-acre tract of land situated in the Ellis County School Land Survey, Abstract Number 328, the N.H. Whittenberg Survey, Abstract Number 1128, the James J. Young Survey, Abstract Number 1199, the Simon C. White Survey, Abstract Number 1250, and the Simon C. White Survey,
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Abstract Number 1251, Ellis County, Texas, and being more particularly described as a portion of that certain 467.382-acre tract conveyed to Powder Creek Ranch, L.L.C. as Tract One by instrument recorded in Volume 2580, Page 2454, Official Public Records, Ellis County, Texas (Parcel 360.1), together with a permanent easement interest across a 4.597-acre tract of land situated in the J. Riggs Survey, Abstract Number 923, the Simon C. White Survey, Abstract Number 1250, and the Simon C. White Survey, Abstract Number 1251, and being more particularly described as a portion of that certain 420.724-acre tract conveyed to Powder Creek Ranch, L.L.C. as Tract Two by instrument recorded in Volume 2580, Page 2454, Official Public Records, Ellis County, Texas (Parcel 360.2), and being further described in the survey plats for Parcels 360.1 and 360.2 attached hereto for the negotiated purchase price of \$175,000.

IPL Parcels 639, 658,
1091 & 1093
(Jackson)

A permanent easement interest across a 1.990-acre tract of land situated in the Peter Tumlinson Survey, Abstract Number 755, Henderson County, Texas, being part of that called 21.5-acre tract of land described as First Tract by deed to Walter Louis Jackson recorded by Volume 414, Page 485, Deed Records, Henderson County, Texas (Parcel 639, Part 1); together with a permanent easement interest across a 3.903-acre tract of land situated in the said Peter Tumlinson Survey, being part of that called 149.95-acre tract of land described by deed to Walter Louis Jackson recorded by Volume 427, Page 236, Deed Records, Henderson County, Texas (Parcel 639, Part 2);

A permanent easement interest across a 7.674-acre tract of land situated in the John Albright Survey, Abstract Number 16, Henderson County, Texas, and being part of that called 190-acre tract of land described as First Tract by deed to W.W. Jackson recorded by Volume 411, Page 106, Deed Records, Henderson County, Texas (Parcel 658);

A permanent easement interest across a 9.345-acre tract of land located in the said Peter Tumlinson Survey, being part of that called 105.35-acre tract of land described by deed to W.L. Jackson, Sr., recorded in Volume 628, Page 410, Deed Records, Henderson County, Texas (Parcel 1091); and

A permanent easement interest across a 5.049-acre tract of land located in the said Peter Tumlinson Survey, being part

of that called 21.5-acre tract of land described by deeds to Walter Louis and Mary Louise Jackson, recorded in Volume 1170, Page 388, and Volume 1170, Page 392, Deed Records, Henderson County, Texas (Parcel 1093).

The foregoing tracts are further described in the survey plats for Parcel 639, 658, 1091, and 1093 attached hereto for the negotiated purchase price of \$150,000.

EXHIBIT "A"
Property Description

Being a 20.688 acre (901,165 square feet) tract of land situated in the Ellis County School Land Survey, Abstract Number 328, the N.H. Whittenberg Survey, Abstract Number 1128, the James J. Young Survey, Abstract Number 1199, the Simon C. White Survey, Abstract Number 1250 and the Simon C. White Survey, Abstract Number 1251, Ellis County, Texas and more particularly that certain 467.382 acre tract conveyed to Powder Creek Ranch. L.L.C. as Tract One by instrument recorded in Volume 2580, Page 2454, Official Public Records, Ellis County, Texas and being more particularly described as follows:

COMMENCING at a point for an ell corner of said Powder Creek Ranch Tract One and the east most Southeast corner of a tract of land situated in said Young Survey as conveyed to Robert Jones, by instrument recorded in Volume 2544, Page 709, said Official Public Records, from which a 1/2-inch iron rod found for reference bears N 63°21'37" E, a distance of 2.21 feet, and from which an ell corner of said Jones tract and said Powder Creek Ranch tract bears S 59°22'10" W, a distance of 417.03 feet, from which a 1/2-inch rod found for reference bears S 31°00'46" E, a distance of 1.06 feet;

THENCE with the Southwesterly line of said Powder Creek Ranch Tract One and the Northeasterly line of said Jones tract, N 30°38'14" W, a distance of 2,619.27 feet to a 5/8-inch iron rod set for the **POINT OF BEGINNING**, having coordinates of (N: 6,806,599.326, E: 2,481,789.350 GRID);

- (1) **THENCE** N 30°38'14 " W, with the common line of said Powder Creek Ranch Tract One and said Jones tract a distance of 223.27 feet to a 5/8-inch iron rod set;
- (2) **THENCE** S 72°50'46" E, departing the common line of said Powder Creek Ranch Tract One and said Jones tract, over and across said Powder Creek Ranch Tract One a distance of 793.02 feet to a 5/8-inch iron rod set;
- (3) **THENCE** S 47°06'47" E, continuing over and across said Powder Creek Ranch Tract One, a distance of 5,064.67 feet to a 5/8-inch iron rod set in the Northeasterly line of said Powder Creek Ranch Tract One and the Southwesterly line of a tract of land situated in said White Survey, Abstract Number 1250, White Survey, Abstract Number 1251 and the J. Riggs Survey, Abstract Number 923, conveyed to said Powder Creek Ranch. L.L.C. as Tract Two by instrument recorded in said Volume 2580, Page 2454; said 5/8-inch iron rod set being within the margins of Harrington Road (a 12-foot county road, no recording information found);
- (4) **THENCE** S 31°25'14" E, with the common line of said Powder Creek Ranch Tract One and said Powder Creek Ranch Tract Two, and within the margins of said Harrington Road, a distance of 554.59 feet to a 5/8-inch iron rod set;
- (5) **THENCE** N 47°06'47" W, departing the common line of said Powder Creek Ranch Tract One and said Powder Creek Ranch Tract Two and departing the margins of said Harrington Road, over and across said Powder Creek Ranch Tract One, a distance of 5,564.32 feet to a 5/8-inch iron rod set;

- (6) **THENCE** N 72°50'46" W, continuing over and across said Powder Creek Ranch Tract One, a distance of 593.38 feet to the POINT OF BEGINNING and containing 20.688 acres (901,165 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 23rd day of June, 2013, to Ellis County Abstract and Title Co., Stewart Title Guaranty Company and Tarrant Regional Water District, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition IV Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements and other matters of record as listed in Schedule B of the Commitment for Title issued by Stewart Title Guaranty Company, with an effective date of May 9, 2013, issued date of May 20, 2013 GF No.1302060 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.

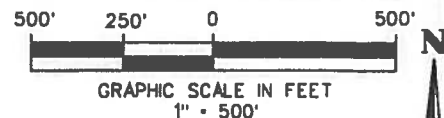
This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition IV Survey.


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

Dated: July 23, 2013



EXHIBIT "A"
PARCEL 360.1



JAMES J. YOUNG
SURVEY
ABSTRACT
1199

PARCEL 360.1
20.688 AC.
901,165 SQ.FT.

N. H. WHITTENBERG
SURVEY
ABSTRACT 1128

POWDER CREEK RANCH, L.L.C.
VOL. 2580, PG. 2454
TRACT ONE
O.P.R.E.C.T.

CLAY COBB
SURVEY
ABSTRACT
200

IPL PARCEL 358
ROBERT JONES
VOL. 2544, PG. 709
O.P.R.E.C.T.

JAMES J. YOUNG
SURVEY
ABSTRACT
1199

LEGEND

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

NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.
NOTE: KNOWN UNDERGROUND UTILITIES SHOWN ARE
QUALITY LEVEL (B) - (10/29/2012)
NOTE 1: THE POTENTIAL PRESCRIPTIVE R.O.W. SHOWN
HEREON WAS OBSERVED TO BE A TRAVELLED WAY IN
USE BY THE PUBLIC. THE SURVEYOR HAS NO KNOWLEDGE
OF A RECORDED DOCUMENT DEDICATING SAID ROAD.

MATCHLINE SHEET 4



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

FILE NAME: PARCEL 360.1.DGN
PROJ NO: 032172 TRWD TASK 12
SCALE: 1"=500'
DATE: 7/23/2013
DRAWN BY: SKW
CHECKED BY: SKW
REVISED DATE:

PRINTED ON:
7/23/2013
12:51:11 PM



SHEET TITLE

EXHIBIT "A"
SEGMENT 14, PARCEL 360.1
POWDER CREEK RANCH, L.L.C.

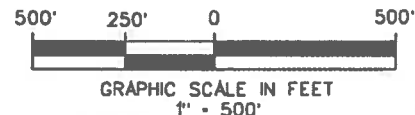
PROJECT

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

PAGE 3 OF 8

EXHIBIT "A" PARCEL 360.1

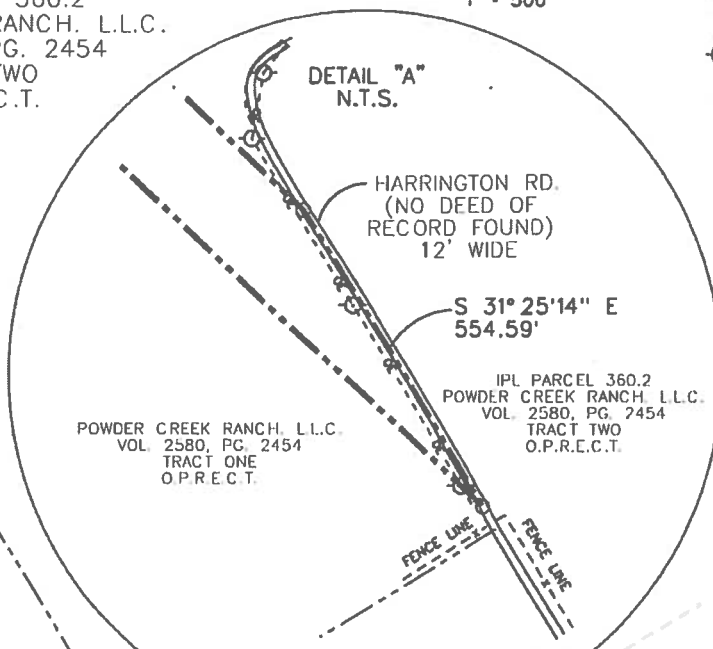


IPL PARCEL 360.2
POWDER CREEK RANCH, L.L.C.
VOL. 2580, PG. 2454
TRACT TWO
O.P.R.E.C.T.

N. H. WHITTENBERG
SURVEY
ABSTRACT 1128

MATCHLINE SHEET 3

PARCEL 360.1
20.688 AC.
901,165 SQ.FT.



SIMON C. WHITE
SURVEY
ABSTRACT 1250

POWDER CREEK RANCH, L.L.C.
VOL. 2580, PG. 2454
TRACT ONE
O.P.R.E.C.T.

LEGEND

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

ELLIS COUNTY
SCHOOL LAND
SURVEY
ABSTRACT 328

IPL PARCEL 360.2
POWDER CREEK RANCH, L.L.C.
VOL. 2580, PG. 2454
TRACT TWO
O.P.R.E.C.T.

SIMON C. WHITE
SURVEY
ABSTRACT 1251

J. RIGSS
SURVEY
ABSTRACT 923

SEE NOTE 1

IPL PARCEL 365
HILL-COOPER, LTD.
A TEXAS LIMITED PARTNERSHIP
VOL. 2123, PG. 822
O.P.R.E.C.T.

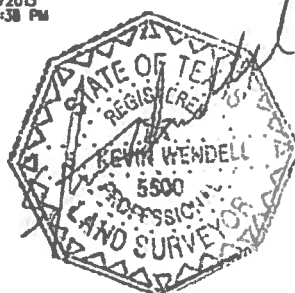
NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.
NOTE: KNOWN UNDERGROUND UTILITIES SHOWN ARE
QUALITY LEVEL (B) - (10/29/2012)
NOTE 1: THE POTENTIAL PRESCRIPTIVE R.O.W. SHOWN
HEREON WAS OBSERVED TO BE A TRAVELLED WAY IN
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OF A RECORDED DOCUMENT DEDICATING SAID ROAD.



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

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CHECKED BY: SKW
REVISED DATE:

PRINTED ON:
7/23/2013
12:52:38 PM



SHEET TITLE

EXHIBIT "A"
SEGMENT 14, PARCEL 360.1
POWDER CREEK RANCH, L.L.C.

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

PAGE 4 OF 8

EXHIBIT "A"
Property Description

Being a 4.597 acre (199,243 square feet) tract of land situated in the J. Riggs Survey, Abstract Number 923, the Simon C. White Survey, Abstract Number 1250 and the Simon C. White Survey, Abstract Number 1251 and more particularly that certain 420.724 acre tract conveyed to Powder Creek Ranch, L.L.C. as Tract Two by instrument recorded in Volume 2580, Page 2454, Official Public Records, Ellis County, Texas and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod set in the Southwesterly line of said Powder Creek Ranch Tract Two and the Northeasterly line of a tract of land situated in the Ellis County School Land Survey, Abstract Number 328, the N.H. Whittenberg Survey, Abstract Number 1128, and said White Surveys, Abstract Numbers 1250 and 1251, conveyed to said Powder Creek Ranch, L.L.C. as Tract One by instrument recorded in said Volume 2580, Page 2454, said 5/8-inch iron rod also being within the margins of Harrington Road, (a 12-foot wide county road, no recording information found), said 5/8-inch iron rod being the **POINT OF BEGINNING** having coordinates of (N: 6,803,110.943, E: 2,486,143.946 GRID), from which a 1/2-inch iron rod found in the Southeasterly line of said Powder Creek Ranch Tract One for the Northwest corner of a tract of land situated in said Ellis County School Land Survey conveyed to Hill-Cooper, LTD, a Texas Limited Partnership by instrument recorded in Volume 2123, Page 822, said Official Records bears S 35°18'26" W, a distance of 1,511.86 feet;

- (1) **THENCE** S 47°06'47" E, departing the common line of said Powder Creek Ranch Tract Two and said Powder Creek Ranch Tract One, over and across said Powder Creek Ranch Tract Two, a distance of 1,623.16 feet to a 5/8-inch iron rod set in the Southeasterly line of said Powder Creek Ranch Tract Two and the Northwesterly line of a tract of land situated in said Riggs Survey conveyed to John S. Huffman by instrument recorded in Volume 1648, Page 610 said Official Public Records and corrected in Volume 2614, Page 352, said Official Public Records;
- (2) **THENCE** S 58°37'47" W, with the common line of said Powder Creek Ranch Tract Two and said Huffman tract a distance of 155.85 feet to a 5/8-inch iron rod set;
- (3) **THENCE** N 47°06'47" W, departing the common line of said Powder Creek Ranch Tract Two and said Huffman tract, over and across said Powder Creek Ranch Tract Two a distance of 1,046.96 feet to a 5/8-inch iron rod set in the common line of said Powder Creek Ranch Tract Two and said Powder Creek Ranch Tract One, from which a 1/2-inch iron rod found in the Southwesterly line of said Huffman tract for the East corner of said Hill-Cooper tract bears S 31°25'14" E, a distance of 1,276.77 feet;
- (4) **THENCE** N 31°25'14" W, with the common line of said Powder Creek Tract Two and said Powder Creek Tract One, a distance of 554.59 feet to the **POINT OF BEGINNING** and containing 4.597 acres (199,243 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.

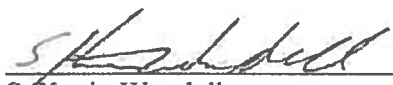
NOTE: Plat to accompany this legal description.

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

I do certify on this 23rd day of July, 2013, to Ellis County Abstract and Title Co., Stewart Title Guaranty Company and Tarrant Regional Water District, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition IV Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements and other matters of record as listed in Schedule B of the Commitment for Title issued by Stewart Title Guaranty Company, with an effective date of May 9, 2013, issued date of May 20, 2013 GF No.1302060 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.

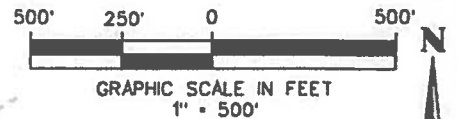
This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition IV Survey.


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

Dated: July 23, 2013



EXHIBIT "A" PARCEL 360.2



N. H. WHITTENBERG
SURVEY
ABSTRACT 1128

SIMON C. WHITE
SURVEY
ABSTRACT 1250

J. RIGGS
SURVEY
ABSTRACT 923

IPL PARCEL 360.1
POWDER CREEK RANCH, L.L.C.
VOL. 2580, PG. 2454
TRACT ONE
O.P.R.E.C.T.

POWDER CREEK RANCH, L.L.C.
VOL. 2580, PG. 2454
TRACT TWO
O.P.R.E.C.T.
CALLED 420.724 ACRES

POWDER CREEK RANCH, L.L.C.
VOL. 2580, PG. 2454
TRACT FOUR
O.P.R.E.C.T.

IPL PARCEL 1060
JOHN S. HUFFMAN
VOL. 1648, PG. 610
PARCEL 3
O.P.R.E.C.T.
(CORRECTED IN
VOL. 2614, PG. 352
O.P.R.E.C.T.)

IPL PARCEL 365
HILL-COOPER, LTD.
A TEXAS LIMITED PARTNERSHIP
VOL. 2123, PG. 822
TRACT III
O.P.R.E.C.T.

ELLIS COUNTY
SCHOOL LAND
SURVEY
ABSTRACT 328

LINE TABLE

NO	BEARING	DISTANCE
L1	S 47° 06' 47" E	1,623.16'
L2	S 58° 37' 47" W	155.85'
L3	N 47° 06' 47" W	1,046.96'
L4	N 31° 25' 14" W	554.59'

SIMON C. WHITE
SURVEY
ABSTRACT 1251

LEGEND

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

NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.
NOTE: NO KNOWN UNDERGROUND UTILITIES - (10/26/2012)
NOTE 1: THE POTENTIAL PRESCRIPTIVE R.O.W. SHOWN
HEREON WAS OBSERVED TO BE A TRAVELLED WAY IN
USE BY THE PUBLIC. THE SURVEYOR HAS NO KNOWLEDGE
OF A RECORDED DOCUMENT DEDICATING SAID ROAD.



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

FILE NAME: PARCEL 358.DGN
PROJ NO: 032172 TRWD TASK 12
SCALE: 1"=500'
DATE: 7/23/2013
DRAWN BY: JAB
CHECKED BY: SKW
REVISED DATE:

PRINTED ON:
7/23/2013
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SHEET TITLE

EXHIBIT "A"
SEGMENT 14, PARCEL 360.2
POWDER CREEK RANCH, L.L.C.

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 8

N.H. WHITTENBERG
SURVEY
ABSTRACT 1128

PARCEL 360.2
DETAIL 'A'
N.T.S.
SIMON C. WHITE
SURVEY
ABSTRACT 1250

ELLIS COUNTY
SCHOOL LAND
SURVEY
ABSTRACT 328

POWDER CREEK RANCH, L.L.C.
VOL. 2580, PG. 2454
TRACT TWO
O.P.R.E.C.T.
CALLED 420.724 ACRES

IPL PARCEL 360.1
POWDER CREEK RANCH, LP
VOL. 2580, PG. 2454
TRACT ONE
O.P.R.E.C.T.

J. RIGGS
SURVEY
ABSTRACT 923

LINE TABLE

NO	BEARING	DISTANCE
L1	S 47° 06' 47" E	1,623.16'
L2	S 58° 37' 47" W	155.85'
L3	N 47° 06' 47" W	1,046.96'
L4	N 31° 25' 14" W	554.59'

LEGEND

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

IPL PARCEL 365
HILL COOPER, LTD.
A TEXAS LIMITED PARTNERSHIP
VOL. 2123, PG. 822
TRACT III
O.P.R.E.C.T.

HARRINGTON RD.
(NO DEED OF
RECORD FOUND)
12' WIDE

NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.
NOTE: NO KNOWN UNDERGROUND UTILITIES - (10/26/2012)
NOTE 1: THE POTENTIAL PRESCRIPTIVE R.O.W. SHOWN
HEREON WAS OBSERVED TO BE A TRAVELLED WAY IN
USE BY THE PUBLIC. THE SURVEYOR HAS NO KNOWLEDGE
OF A RECORDED DOCUMENT DEDICATING SAID ROAD.

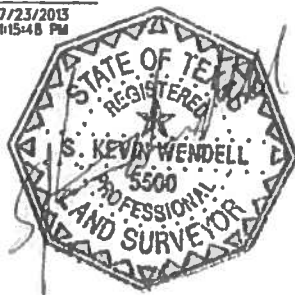
SIMON C. WHITE
SURVEY
ABSTRACT 1251



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

FILE NAME: PARCEL 358.DGN
PROJ NO: 032172 TRWO TASK 12
SCALE: 1"=500'
DATE: 7/23/2013
DRAWN BY: JAB
CHECKED BY: SKW
REVISED DATE:

PRINTED ON:
7/23/2013
11:54:48 PM



SHEET TITLE

EXHIBIT "A"
SEGMENT 14, PARCEL 360.2
POWDER CREEK RANCH, L.L.C.

PROJECT

INTEGRATED PIPELINE PROJECT

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

PG. 4 OF 8

Exhibit "A"
Property Description

Being 1.990-acres (86,689 square feet) of land situated in the Peter Tumlinson Survey, Abstract Number 755, Henderson County, Texas, being part of that called 21.5 acre tract of land described as First Tract by Deed to Walter Louis Jackson recorded by Volume 414, Page 485, Deed Records, Henderson County, Texas (D.R.H.C.T.), and being further described as follows:

COMMENCING at a 1/2-inch iron rod found for the southeast corner of that called 35 acre tract of land described by Deed to P.T. Kilman Trust (23 acres-undivided interest) recorded by Volume 95, Page 109, Judicial Records, Henderson County, Texas, and Volume 391, Page 617, D.R.H.C.T., and a 1/3 Interest to Inez Rampy Allen recorded by Volume 1221, Page 626 and Volume 1888, Page 424, D.R.H.C.T., same being the southwest corner of that called 35 acre tract (Tract No. 3) described by Deed to P. T. Kilman, recorded by Volume 460, Page 121, D.R.H.C.T., being the northwest corner of that called 9.6 acre tract of land described by Affidavit of Heirship to Helen Louise Blasingame Beamon, Kenneth Harrison Beamon, Nesta Kay Beamon and Helen Gelene Beamon, recorded in Volume 2165, Page 194, D.R.H.C.T.;

THENCE S 87°49'12" W, with the south line of the first said 35 acre tract of land, a distance of 1,130.94 feet to the southwest corner of said 35 acre tract of land and being on the east line of a called 21.5 acre tract of land described by Deed to Walter Louis Jackson and wife Mary Louise Jackson recorded by Volume 1170, Page 388 and Volume 1170, Page 392, D.R.H.C.T.;

THENCE N 00°27'31" W, with the west line of said Kilman/Allen 35 acre tract of land and the east line of said 21.5 acre tract of land, a distance of 18.96 feet to a point for northeast corner of said 21.5 acre tract of land and the southeast corner of the aforesaid First Tract;

THENCE S 89°32'29" W, with the north line of said 21.5 acre tract of land and the south line of said First Tract, a distance of 261.08 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for the **POINT OF BEGINNING** of the herein described tract, (N: 6,751,752.933, E: 2,726,828.738 Grid);

- (1) **THENCE** S 89°32'29" W, continuing with the line common to said First Tract and said 21.5 acre tract of land, a distance of 596.53 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner;
- (2) **THENCE** N 74°58'38" E, a distance of 886.08 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner on the east line of said First tract and the west line of the aforesaid Kilman/Allen 35 acre tract of land;
- (3) **THENCE** S 00°27'31" E with the line common to said tracts, a distance of 154.98 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner;

- (4) **THENCE**, S 74°58'38" W, a distance of 269.75 feet to the **POINT OF BEGINNING** and containing 1.990-acres (86,689 square feet) of land, more or less.

Exhibit "A"
Property Description

Being 3.903-acres (170,034 square feet) of land situated in the Peter Tumlinson Survey, Abstract Number 755, Henderson County, Texas, being part of that called 149.95 acre tract of land described as by Deed to Walter Louis Jackson recorded by Volume 427, Page 236, Deed Records, Henderson County, Texas (D.R.H.C.T.), and being further described as follows:

COMMENCING at a 1/2-inch iron rod found for the southeast corner of that called 35 acre tract of land described by Deed to P.T. Kilman Trust (23 acres-undivided interest) recorded by Volume 95, Page 109, Judicial Records, Henderson County, Texas, and Volume 391, Page 617, D.R.H.C.T., and a 1/3 Interest to Inez Rampy Allen recorded by Volume 1221, Page 626 and Volume 1888, Page 424, D.R.H.C.T., same being the southwest corner of that called 35 acre tract (Tract No. 3) described by Deed to P. T. Kilman, recorded by Volume 460, Page 121, D.R.H.C.T., being the northwest corner of that called 9.6 acre tract of land described by Affidavit of Heirship to Helen Louise Blasingame Beamon, Kenneth Harrison Beamon, Nesta Kay Beamon and Helen Gelene Beamon, recorded in Volume 2165, Page 194, D.R.H.C.T.;

THENCE S 87°49'12" W with the south line of the first said 35 acre tract of land, a distance of 1,130.94 feet to the southwest corner of said 35 acre tract of land, being a northerly corner for the aforesaid 149.95 acre tract of land, and being on the east line of a called 21.5 acre tract of land described by Deed to Walter Louis Jackson and wife Mary Louise Jackson recorded by Volume 1170, Page 388 and Volume 1170, Page 392, D.R.H.C.T.;

THENCE, S 00°27'31" E with the west line of said 149.95 acre tract of land and the east line of said 21.5 acre tract of land, a distance of 349.70 feet to a point for southeast corner of said 21.5 acre tract of land and a corner in the north line of said 149.95 acre tract of land;

THENCE, S 89°32'29" W with the south line of said 21.5 acre tract of land and the north line of said 149.95 acre tract of land, a distance of 1,680.04 to a 1/2-inch iron rod with "PACHECO KOCH" cap set for the **POINT OF BEGINNING** of the herein described tract, being on the south line of said 21.5 acre tract and a north line of said called 149.95 acre tract, (N: 6,751,372.933, E: 2,725,412.808 Grid);

(5) **THENCE**, S 74°58'38" W, a distance of 1,440.16 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner on the west line of said 149.95 acre tract and the east line of that called 105.35 acre tract described by Deed to W. L. Jackson, Sr. recorded by Volume 628, Page 410, D.R.H.C.T.;

(6) **THENCE**, N 01°34'15" W with the line common to said tracts, a distance of 154.23 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner;

- (7) **THENCE**, N 74°58'38" E, a distance of 826.92 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner on the southerly line of said 21.5 acre tract and the northerly line of said 149.95 acre tract of land, being N 89°32'29" E, 5.00 feet from the common westerly corner of said tracts;
- (8) **THENCE**, N 89°32'29" E with the line common to said tracts, a distance of 596.53 feet to the **POINT OF BEGINNING** and containing 3.903-acres (170,034 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 20th day of January, 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, with an effective date of November 12, 2013, issued November 22, 2013, GF # 13-276-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.



Paul Hubert
Registered Professional Surveyor
Texas Registration Number 1942
TX Reg. Engineering Firm F-469
TX Reg. Surveying Firm LS-100080-00

Dated: 1/20/14

EXHIBIT "A"
PARCEL 639 INDEX

PETER TUMLINSON SURVEY
ABSTRACT 755

MAXWELL STEEL
SURVEY
ABSTRACT 748

VINZENS HENRICH
SURVEY
ABSTRACT 288

LARKIN-GROCE
SURVEY
ABSTRACT 246

GEORGE NORVELL SURVEY
ABSTRACT 581

SURVEY LINE

SURVEY LINE

SURVEY LINE

SURVEY LINE

SURVEY LINE

WALTER LOUIS JACKSON
SECOND TRACT
VOLUME 414, PAGE 485
D.R.H.C.T.
CALLED 21.5 ACRES

WALTER LOUIS JACKSON
FIRST TRACT
VOLUME 414, PAGE 485
D.R.H.C.T.
CALLED 21.5 ACRES

300' TP&L EASEMENT
VOL. 1034, PG 874
D.R.H.C.T.

IPL PARCEL 633
INEZ RAMPY ALLEN, LARRY ERNEST ALLEN
AND KAREN JANE ALLEN CRAIG
VOL. 1888, PG 424
ERNEST ALLEN
VOL. 686, PG. 211
D.R.H.C.T.

INEZ RAMPY ALLEN (1/3 INTEREST)
VOL. 1888, PG. 424
VOL. 1221, PG. 626
D.R.H.C.T.

IPL PARCEL 640
P.T. KILMAN TRUST (23 AC)
FILE NO. 15-87
VOL. 95, PG. 109
J.R.H.C.T.
VOL. 391, PG. 617
D.R.H.C.T.

PARCEL 639
PART 2

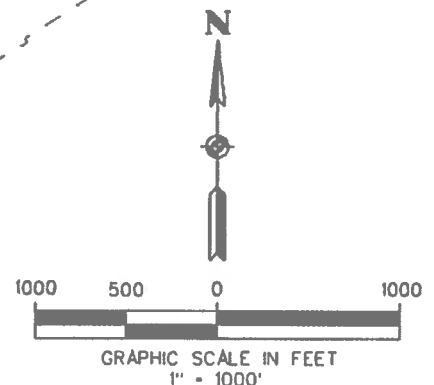
WALTER LOUIS JACKSON
VOLUME 427, PAGE 236
D.R.H.C.T.
CALLED 149.95 ACRES

IPL PARCEL 1091
W.L. JACKSON, SR.
VOLUME 628, PAGE 410
D.R.H.C.T.

IPL PARCEL 1093
WALTER LOUIS JACKSON AND
WIFE MARY LOUISE JACKSON
VOL. 1170, PG. 388
VOL. 1170, PG. 392
D.R.H.C.T.

STATE HIGHWAY 31
(NO DEED OF RECORD FOUND)
VARIABLE WIDTH RIGHT-OF-WAY

IPL PARCEL 645
TEXAS GENCO SERVICES, LP.
TRACT 1
VOL. 2373, PG. 511
VOL. 2221, PG. 372
D.R.H.C.T.



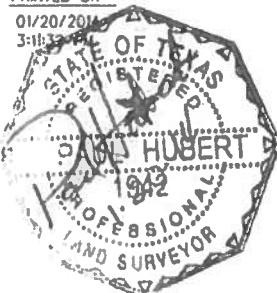
Pacheco Koch
DALLAS • FORT WORTH • HOUSTON
8350 N. CENTRAL EXPWY., SUITE 1000
DALLAS, TEXAS 75206
PH. 972.235.3031 FAX 972.235.9544
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-100080-00

PROJ NO: P-02090330
SCALE: 1" = 1000'
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DRAWN BY: CPK
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REVISED DATE:

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01/20/2014

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SHEET TITLE

EXHIBIT "A"
SEGMENT 19-2, PARCEL 639 INDEX
WALTER LOUIS JACKSON

PROJECT

INTEGRATED PIPELINE PROJECT

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

PG. 6 OF 13

PETER TUMLINSON SURVEY
ABSTRACT 755

EXHIBIT "A"
PARCEL 639 PART 1

IPL PARCEL 633
INEZ RAMPY ALLEN, LARRY ERNEST ALLEN
AND KAREN JANE ALLEN CRAIG
VOL. 1888, PG. 424
ERNEST ALLEN
VOL. 686, PG. 211
D.R.H.C.T.

WALTER LOUIS JACKSON
SECOND TRACT
VOLUME 414, PAGE 485
D.R.H.C.T.

WALTER LOUIS JACKSON
FIRST TRACT
VOLUME 414, PAGE 485
D.R.H.C.T.
CALLED 21.5 ACRES

PARCEL 639 PART 1
1.990 AC.
86,689 SQ.FT.

IPL PARCEL 1093
WALTER LOUIS JACKSON AND
WIFE MARY LOUISE JACKSON
VOL. 1170, PG. 388
VOL. 1170, PG. 392
D.R.H.C.T.

IPL PARCEL 639 PART 2
WALTER LOUIS JACKSON
VOL. 427, PG. 236
D.R.H.C.T.

IPL PARCEL 643
HELEN LOUISE BLASINGAME BEAMON,
KENNETH HARRISON BEAMON,
NESTA KAY BEAMON, AND
HELEN GELENE BEAMON
VOL. 2165, PG. 194
D.R.H.C.T.

IPL PARCEL 640
P.T. KILMAN TRUST (23 AC)
FILE NO. 15-87
VOL. 95, PG. 109
J.R.H.C.T.
VOL. 391, PG. 617
D.R.H.C.T.
INEZ RAMPY ALLEN (1/3 INTEREST)
VOL. 1888, PG. 424
VOL. 1221, PG. 626
D.R.H.C.T.

IPL PARCEL 641
P.T. KILMAN TRUST
TRACT NO. 3
VOL. 95, PG. 109
J.R.H.C.T.
VOL. 460, PG. 121
D.R.H.C.T.

LEGEND

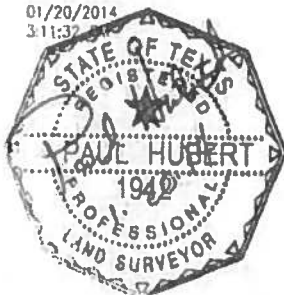
- = MARKER FOUND AS NOTED
- = 1/2-INCH IRON ROD
W/"PACHECO KOCH"
CAP SET
(UNLESS OTHERWISE NOTED)

NOTE: NO KNOWN UNDERGROUND UTILITIES - 02/01/2013
NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

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

PROJ. NO. P202090.530
SCALE: 1" = 200'
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SHEET TITLE

EXHIBIT "A"
SEGMENT 19-2, PARCEL 639 PART 1
WALTER LOUIS JACKSON

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. 7 OF 13

PETER TUMLINSON SURVEY
ABSTRACT 755

EXHIBIT "A"
PARCEL 639 PART 2

IPL PARCEL 639 PART 1
WALTER LOUIS JACKSON—SECOND TRACT
VOLUME 414, PAGE 485—D.R.H.C.T.
2,287.81'

IPL PARCEL 639 PART 1
WALTER LOUIS JACKSON
FIRST TRACT
VOLUME 414, PAGE 485
D.R.H.C.T.

IPL PARCEL 1093
WALTER LOUIS JACKSON AND
WIFE MARY LOUISE JACKSON
VOL. 1170, PG. 388
VOL. 1170, PG. 392
D.R.H.C.T.

PARCEL 639 PART 2
3.903 AC.
170,034 SQ.FT.

N89°32'29"E
596.53'

S89°32'29"W 1,680.04'

P.O.B.
H= 6,751,372.933
E= 2,725,412.808
(GRID)

WALTER LOUIS JACKSON
VOLUME 427, PAGE 236
D.R.H.C.T.
CALLED 149.95 ACRES

IPL PARCEL 640
P.T. KILMAN TRUST (23 AC)
FILE NO. 15-87
VOL. 95, PG. 109
J.R.H.C.T.
VOL. 391, PG. 617
D.R.H.C.T.
INEZ RAMPY ALLEN (1/3 INTEREST)
VOL. 1888, PG. 424
VOL. 1221, PG. 626
D.R.H.C.T.

IPL PARCEL 641
P.T. KILMAN TRUST
TRACT NO. 3
VOL. 95, PG. 109
J.R.H.C.T.
VOL. 460, PG. 121
D.R.H.C.T.

IPL PARCEL 643
HELEN LOUISE BLASINGAME BEAMON,
KENNETH HARRISON BEAMON,
NESTA KAY BEAMON, AND
HELEN CELENE BEAMON
VOL. 2155, PG. 194
D.R.H.C.T.

MATCHLINE SEE PAGE 9

FENCE X LINE

S87°49'12"W
1,130.94'

397.51'

P.O.C.
1/2" IRON
ROD FOUND

77°42'

349.70'

S00°27'31"E



GRAPHIC SCALE IN FEET
1" = 200'

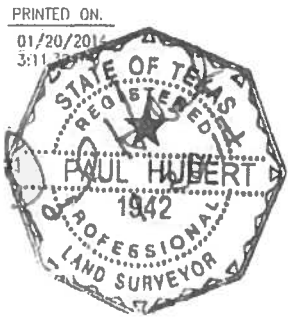
LEGEND

- = MARKER FOUND AS NOTED
- = 1/2-INCH IRON ROD
W/"PACHECO KOCH"
CAP SET
(UNLESS OTHERWISE NOTED)

NOTE: NO KNOWN UNDERGROUND UTILITIES - 02/01/2013
NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

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

PROJ NO. P202090330
SCALE 1" = 200'
DATE 01/20/2014
DRAWN BY CRK
CHECKED BY JPH
REVISED DATE



SHEET TITLE

EXHIBIT "A"
SEGMENT 19-2, PARCEL 639 PART 2
WALTER LOUIS JACKSON

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. 8 OF 13

PETER TUMLINSON SURVEY
ABSTRACT 755

EXHIBIT "A"
PARCEL 639 PART 2

IPL PARCEL 639 PART 1
WALTER LOUIS JACKSON
SECOND TRACT
VOLUME 414, PAGE 485
D.R.H.C.T.

IPL PARCEL 639 PART 1
WALTER LOUIS JACKSON
FIRST TRACT
VOLUME 414, PAGE 485
D.R.H.C.T.

WALTER LOUIS JACKSON
VOLUME 427, PAGE 236
D.R.H.C.T.
CALLED 149.95 ACRES

PARCEL 639 PART 2
3.903 AC.
170,034 SQ.FT.

WALTER LOUIS JACKSON
VOLUME 427, PAGE 236
D.R.H.C.T.
CALLED 149.95 ACRES

300' TP&L EASEMENT
VOL. 1034, PG. 874
D.R.H.C.T.

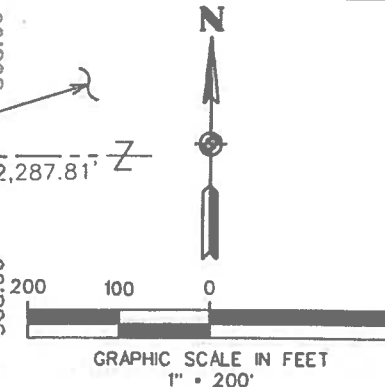
IPL PARCEL 1091
W.L. JACKSON, SR.
VOLUME 628, PAGE 410
D.R.H.C.T.

N01°34'15"W
154.23'

LEGEND

- = MARKER FOUND AS NOTED
- = 1/2-INCH IRON ROD
W/"PACHECO KOCH"
CAP SET
(UNLESS OTHERWISE NOTED)

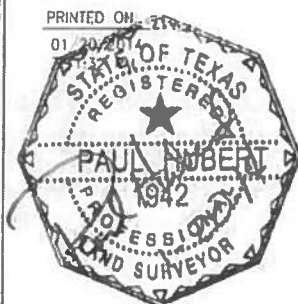
NOTE: NO KNOWN UNDERGROUND UTILITIES - 02/01/2013
NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.



MATCHLINE SEE PAGE 8

Pacheco Koch
DALLAS • FORT WORTH • HOUSTON
8350 N. CENTRAL EXPWY., SUITE 1000
DALLAS, TEXAS 75206
PH. 872.235.3031 FAX 872.235.9544
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-100080-00

PROJ NO: P202090330
SCALE: 1" = 200'
DATE: 01/20/2014
DRAWN BY: CRK
CHECKED BY: JPH
REVISED DATE:



SHEET TITLE

EXHIBIT "A"
SEGMENT 19-2, PARCEL 639 PART 2
WALTER LOUIS JACKSON

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. 9 OF 13

Exhibit "A"
Property Description

Being 7.674 acres (334,280 square feet) of land situated in the John Albright Survey, Abstract Number 16, Henderson County, Texas and being part of that called 190 acre tract of land described as First Tract by deed to W.W. Jackson recorded by Volume 411, Page 106, Deed Records, Henderson County, Texas (D.R.H.C.T.) and conveyed by Will titled Application for Probate of Will and Codicil and Issuance of Letters Testamentary, File Number 134-82 to Walter Louis Jackson, Sr. recorded by Volume 72, Page 47, (D.R.H.C.T.), and being further described as follows:

COMMENCING, at a 1/2-inch iron rod found on the southeast line of said Jackson 190 acre tract, for the southwesterly corner of that tract of land described as Tract 2 in Corrected Warranty Deed to Billy Gene Weaks, recorded in Volume 1157, Page 544, D.R.H.C.T. and the most northerly corner of that tract land described as Tract 3 in Corrected Warranty Deed to Bobby R. Hustead and wife, Mary L. Weaks Hustead, recorded in Volume 1157, Page 559, D.R.H.C.T.;

THENCE, S 33°10'49" W, along the said southeast line of Jackson tract and the northwest line of said Hustead tract, at 599.60 feet passing the southwest corner of said Hustead tract and the northwest corner of that tract of land described as Tract 4 in Corrected Warranty Deed to Bobby R. Hustead and wife, Mary L. Weaks Hustead, recorded in Volume 1157, Page 549, D.R.H.C.T., continuing for a total distance of 646.62 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for the **POINT OF BEGINNING** (N: 6,749,178.412, E: 2,744,300.568 Grid);

- (1) **THENCE**, S 33°10'49" W continuing with said southeast line of Jackson 190 acre tract and the northwest line of second referenced Hustead tract, a distance of 155.24 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set;
- (2) **THENCE**, N 41°53'38" W, a distance of 33.36 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set;
- (3) **THENCE**, N 64°09'25" W, a distance of 119.28 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set;
- (4) **THENCE**, N 77°23'10" W, a distance of 113.76 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set;
- (5) **THENCE**, N 89°48'26" W, a distance of 1,934.83 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set on the northwest line of said Jackson tract and the southeast line of that tract of land described as Exhibit C, Third Tract in Warranty Deed with Vendor's Lien to Samuel C. Smith and wife, Mary Smith, recorded in Volume 1787, Page 210 (D.R.B.C.T.), from said rod a wood post found for the southwest corner of said Jackson 190 acre tract, bears S 33°10' W, 121.49 feet;

- (6) **THENCE, N 33°10'44" E** with said northwest line of the Jackson 190 acre tract and said southeast line of Smith tract, a distance of 179.21 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set;
- (7) **THENCE, S 89°48'26" E**, a distance of 1,945.00 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set;
- (8) **THENCE, S 71°55'41" E**, a distance of 99.44 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set;
- (9) **THENCE, S 59°54'41" E**, a distance of 99.46 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set;
- (10) **THENCE, S 41°53'38" E**, a distance of 55.07 feet to the **POINT OF BEGINNING**, containing 7.674 acres (334,280 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.

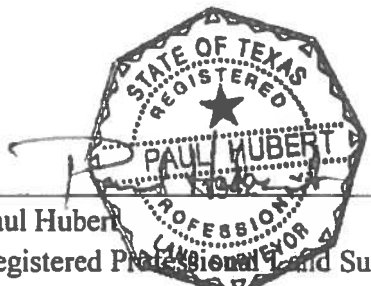
NOTE: Plat to accompany this legal description.

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

I do certify on this 17th day of February, 2014, 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 January 8, 2014, issued date of January 20, 2014 GF # 13-775-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.

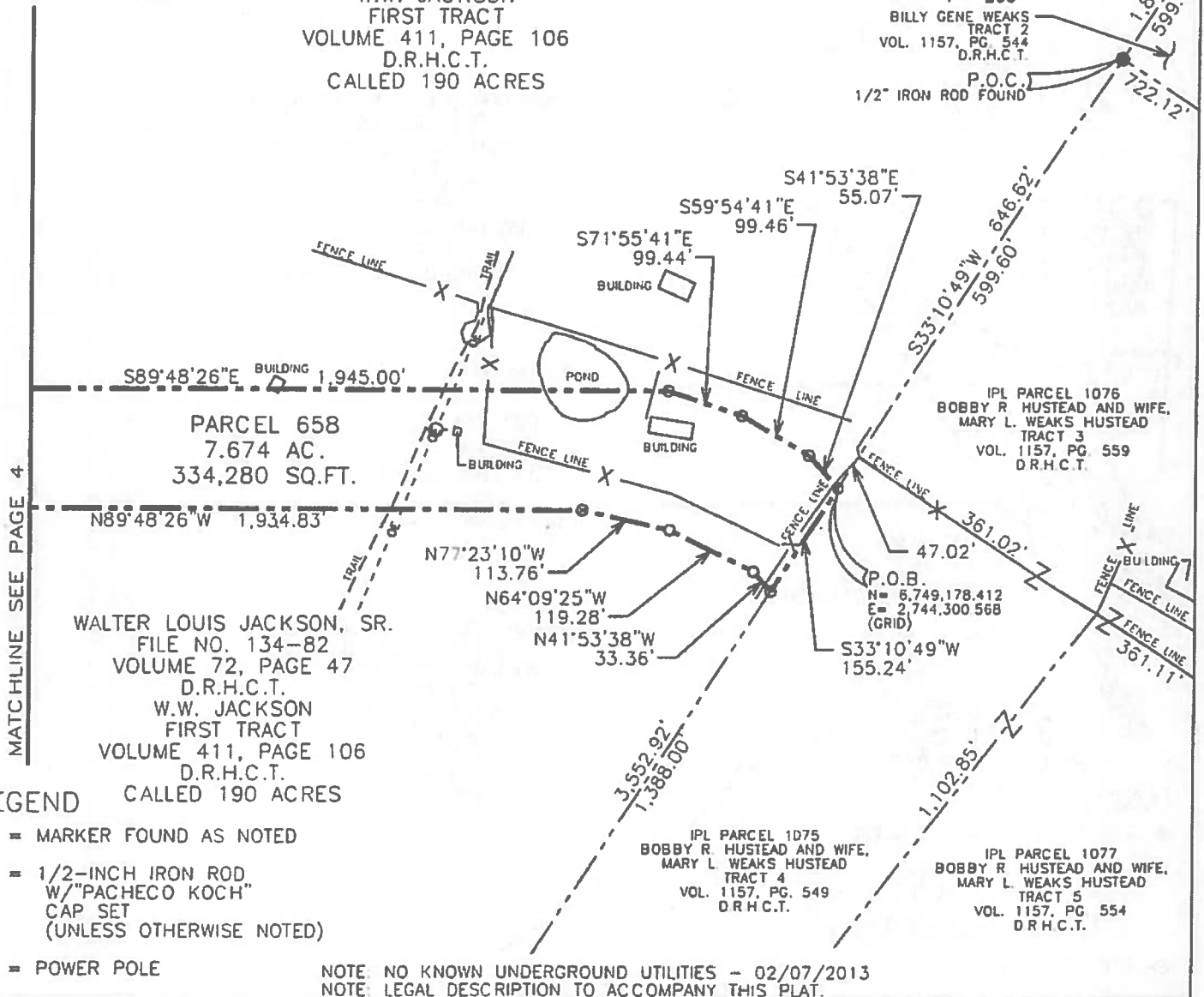
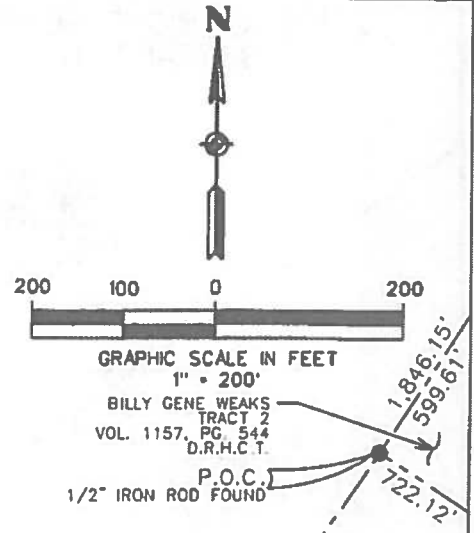

Paul Hubert
Registered Professional Land Surveyor
Texas Registration Number 1942
TX Reg. Engineering Firm F-469
TX Reg. Surveying Firm LS-100080-00

Dated: 2/17/14

JOHN ALBRIGHT SURVEY
ABSTRACT 16

EXHIBIT "A"
PARCEL 658

WALTER LOUIS JACKSON, SR.
FILE NO. 134-82
VOLUME 72, PAGE 47
D.R.H.C.T.
W.W. JACKSON
FIRST TRACT
VOLUME 411, PAGE 106
D.R.H.C.T.
CALLED 190 ACRES



LEGEND

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

NOTE: NO KNOWN UNDERGROUND UTILITIES - 02/07/2013
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-469
TX REG. SURVEYING FIRM LS-100060-00

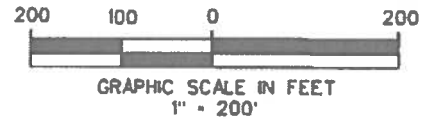
PROJ. NO.	P202090330
SCALE	1" = 200'
DATE	02/17/2014
DRAWN BY	CPK
CHECKED BY	JPH
REVISED DATE	



SHEET TITLE EXHIBIT "A" SEGMENT 19-2, PARCEL 658 WALTER LOUIS JACKSON, SR.	
PROJECT INTEGRATED PIPELINE PROJECT	
BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83)(2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED SCALE FACTOR 0.9999804020	
PG. 4 OF 7	

JOHN ALBRIGHT SURVEY
ABSTRACT 16

EXHIBIT "A"
PARCEL 658

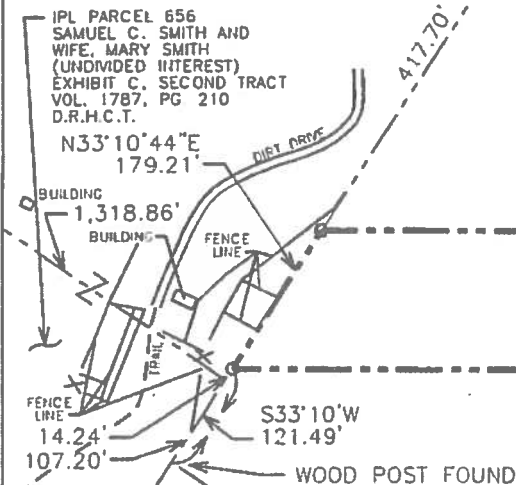


IPL PARCEL 656
SAMUEL C. SMITH AND
WIFE, MARY SMITH
(UNDIVIDED INTEREST)
EXHIBIT C, FOURTH TRACT
VOL. 1787, PG. 210
D.R.H.C.T.

IPL PARCEL 656
SAMUEL C. SMITH AND
WIFE, MARY SMITH
(UNDIVIDED INTEREST)
EXHIBIT C, THIRD TRACT
VOL. 1787, PG. 210
D.R.H.C.T.

IPL PARCEL 656
SAMUEL C. SMITH AND
WIFE, MARY SMITH
(UNDIVIDED INTEREST)
EXHIBIT C, SECOND TRACT
VOL. 1787, PG. 210
D.R.H.C.T.

WALTER LOUIS JACKSON, SR.
FILE NO. 134-82
VOLUME 72, PAGE 47
D.R.H.C.T.
W.W. JACKSON
FIRST TRACT
VOLUME 411, PAGE 106
D.R.H.C.T.
CALLED 190 ACRES



S89°48'26"E 1,945.00'

PARCEL 658
7.674 AC.
334,280 SQ.FT.

N89°48'26"W 1,934.83'

WALTER LOUIS JACKSON, SR.
FILE NO. 134-82
VOLUME 72, PAGE 47
D.R.H.C.T.
W.W. JACKSON
FIRST TRACT
VOLUME 411, PAGE 106
D.R.H.C.T.
CALLED 190 ACRES

MATCHLINE SEE PAGE 3

LEGEND

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

NOTE: NO KNOWN UNDERGROUND UTILITIES - 02/07/2013
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

PROJ. NO. P202090330
SCALE. 1" = 200'
DATE. 02/17/2014
DRAWN BY: CRK
CHECKED BY: JPH
REVISED DATE:

PRINTED ON:

02/17/2014
940



SHEET TITLE

EXHIBIT "A"
SEGMENT 19-2, PARCEL 658
WALTER LOUIS JACKSON, SR.

PROJECT

INTEGRATED PIPELINE PROJECT

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

PG. 5 OF 7

Exhibit "A"
Property Description

Being 9.345-acres (407,086 square feet) of land located in the Peter Tumlinson Survey, Abstract Number 755, Henderson County, Texas, being part of that called 105.35 acre tract of land described by Deed to W.L. Jackson, Sr., recorded by Volume 628, Page 410, Deed Records, Henderson County, Texas (D.R.H.C.T.), and being further described as follows:

COMMENCING, at a point in the north right of way line for State Highway 31 (variable width right of way) as recorded by Volume 613, Page 457, D.R.H.C.T., from which a found concrete monument bears N 76°24'12" E, 2.8 feet, being in the south line of that called 149.95 acre tract of land described by Deed to Walter Louis Jackson, recorded by Volume 427, Page 236, D.R.H.C.T.;

THENCE, S 67°27'11" W, with the south line of said 149.95 acre tract and said north right of way line, a distance of 1,239.47 feet to a point;

THENCE, S 70°18'55" W, continuing with the south line of said 149.95 acre tract and said north right of way line, a distance of 200.25 feet to the southeast corner of said 105.35 acre tract, being the southwesterly corner of said 149.95 acre tract of land;

THENCE, N 01°34'15" W, with a common line for said tracts, a distance of 1,317.46 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for the **POINT OF BEGINNING** (N: 6,750,999.649, E: 2,724,021.900 Grid);

- (1) **THENCE**, S 74°58'38" W, a distance of 1,236.71 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner;
- (2) **THENCE**, S 85°13'08" W, a distance of 88.18 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner;
- (3) **THENCE**, S 89°37'22" W, a distance of 88.03 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner;
- (4) **THENCE**, N 80°24'53" W, at a distance of 1,266.41 feet pass a 1/2-inch iron rod with "PACHECO KOCH" cap set for reference, continuing for a total distance of 1,316.41 feet to a point for corner in Cedar Creek;
- (5) **THENCE**, N 32°30'07" E with said creek, a distance of 143.93 feet to a point for corner;
- (6) **THENCE**, N 14°01'16" E with said creek, a distance of 17.49 feet to a point for corner;

- (7) **THENCE**, S 80°24'53" E, at a distance of 50.00 feet pass a 1/2-inch iron rod with "PACHECO KOCH" cap set for reference, continuing for a total distance of 1,134.83 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner;
- (8) **THENCE**, N 89°44'17" E, a distance of 172.76 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner;
- (9) **THENCE**, N 85°48'46" E, a distance of 170.27 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner;
- (10) **THENCE**, N 74°58'38" E, a distance of 1,160.68 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner on the aforesaid common line for the 105.35 acre tract and the 149.95 acre tract;
- (11) **THENCE**, S 01°34'15" E with said common line a distance of 154.23 feet to the **POINT OF BEGINNING** and containing 9.345-acres (407,086 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 22nd day of January, 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, with an effective date of November 12, 2013, an issue date of November 22, 2013, GF # 13-276-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

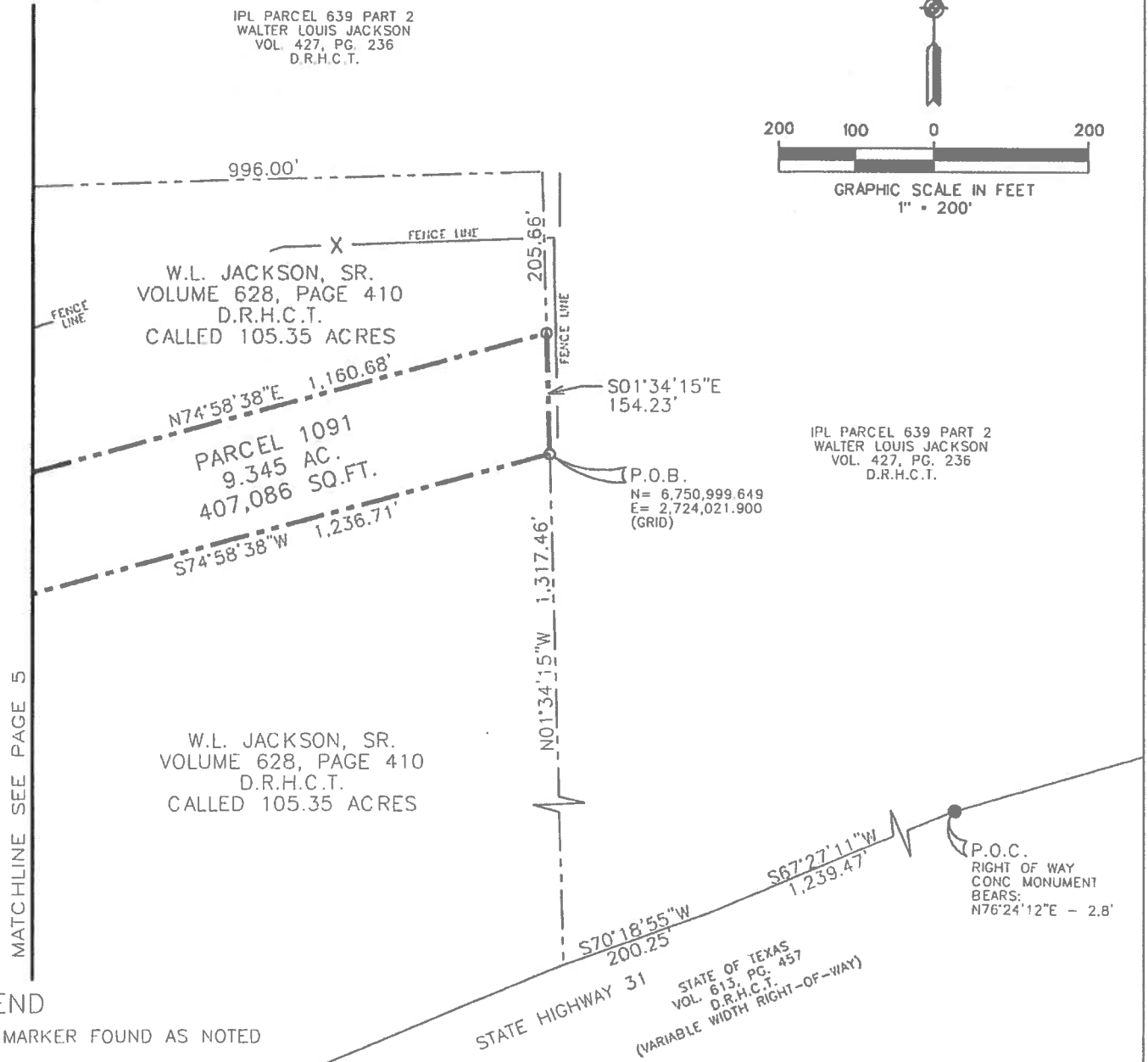


Paul Hubert
Registered Professional Land Surveyor
Texas Registration Number 1942
TX Reg. Engineering Firm F-469
TX Reg. Surveying Firm LS-100080-00

Dated: 1-22-14

PETER TUMLINSON SURVEY
ABSTRACT 755

EXHIBIT "A"
PARCEL 1091



LEGEND

- = MARKER FOUND AS NOTED
- = 1/2-INCH IRON ROD
W/"PACHECO KOCH"
CAP SET
(UNLESS OTHERWISE NOTED)

NOTE: NO KNOWN UNDERGROUND UTILITIES - 02/01/2013
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-469
TX REG. SURVEYING FIRM LS-100080-00

PROJ NO: P202090330
SCALE: 1" = 200'
DATE: 01/22/2014
DRAWN BY: CRK
CHECKED BY: JPH
REVISED DATE:

PRINTED ON

01/22/2014

2/1/2014



SHEET TITLE

EXHIBIT "A"
SEGMENT 19-2, PARCEL 1091
W.L. JACKSON, SR.

PROJECT

INTEGRATED PIPELINE PROJECT

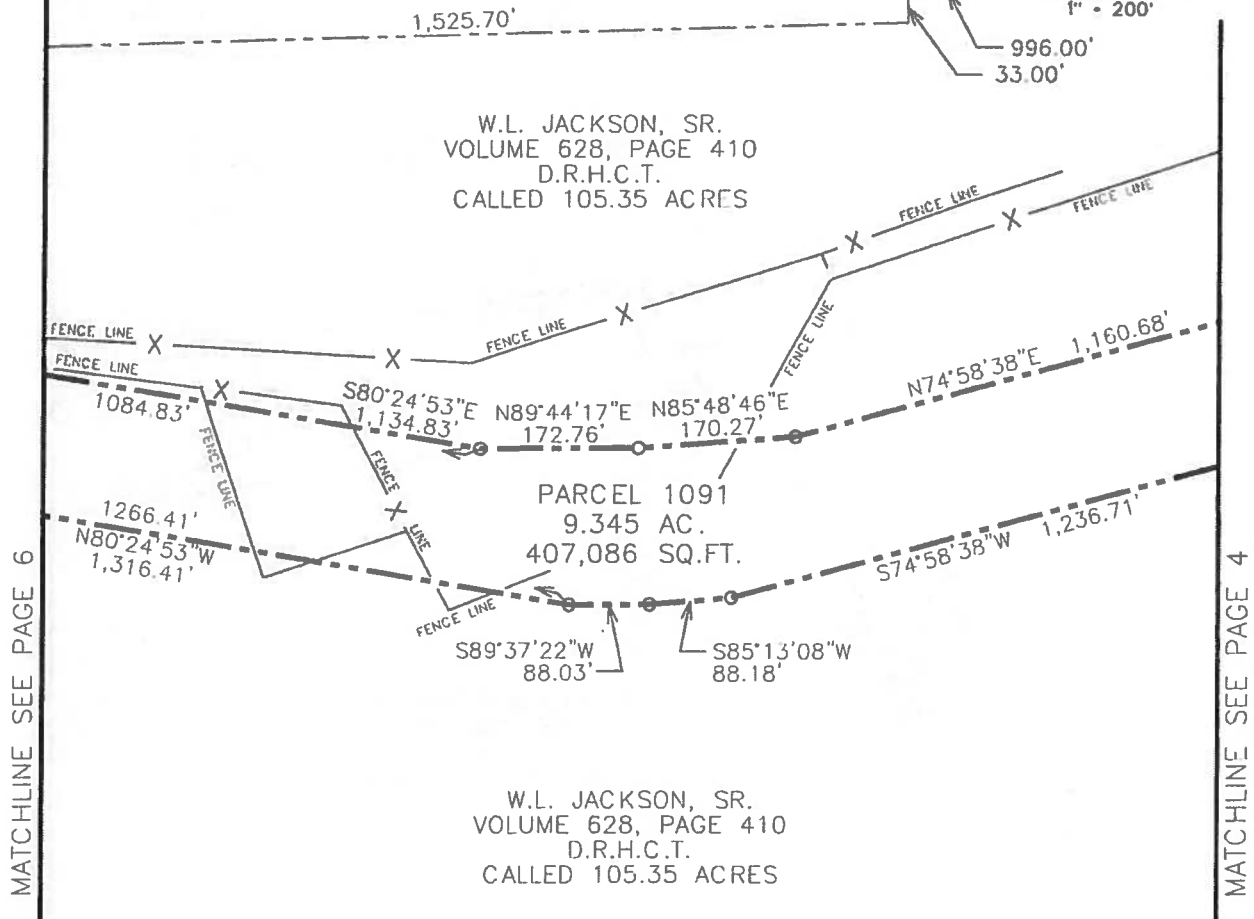
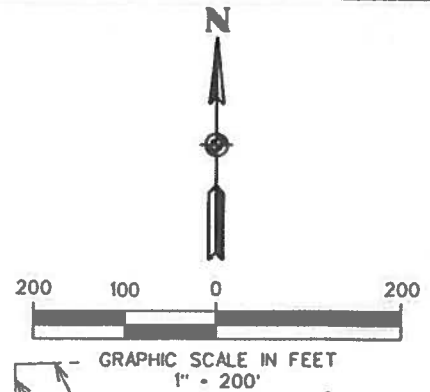
BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE
SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM
(NAD83)(2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY
PROJECT COMBINED SCALE FACTOR 0.9999804020

PG. 4 OF 10

PETER TUMLINSON SURVEY
ABSTRACT 755

EXHIBIT "A"
PARCEL 1091

IPL PARCEL 639 PART 2
WALTER LOUIS JACKSON
VOL. 427, PG. 236
D.R.H.C.T.
CALLED 149.95 ACRES



LEGEND

- = MARKER FOUND AS NOTED
- = 1/2-INCH IRON ROD
W/"PACHECO KOCH"
CAP SET
(UNLESS OTHERWISE NOTED)

NOTE: NO KNOWN UNDERGROUND UTILITIES - 02/01/2013
NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

Pacheco Koch	
DALLAS • FORT WORTH • HOUSTON	
8350 N. CENTRAL EXPWY., SUITE 1000	
DALLAS, TEXAS 75206	
PH. 972.235.3031	FAX 972.235.9544
TX REG. ENGINEERING FIRM F-469	
TX REG. SURVEYING FIRM LS-100080-00	
PROJ NO:	P202090330
SCALE:	1" = 200'
DATE:	01/22/2014
DRAWN BY:	CRK
CHECKED BY:	JPH
REVISED DATE:	



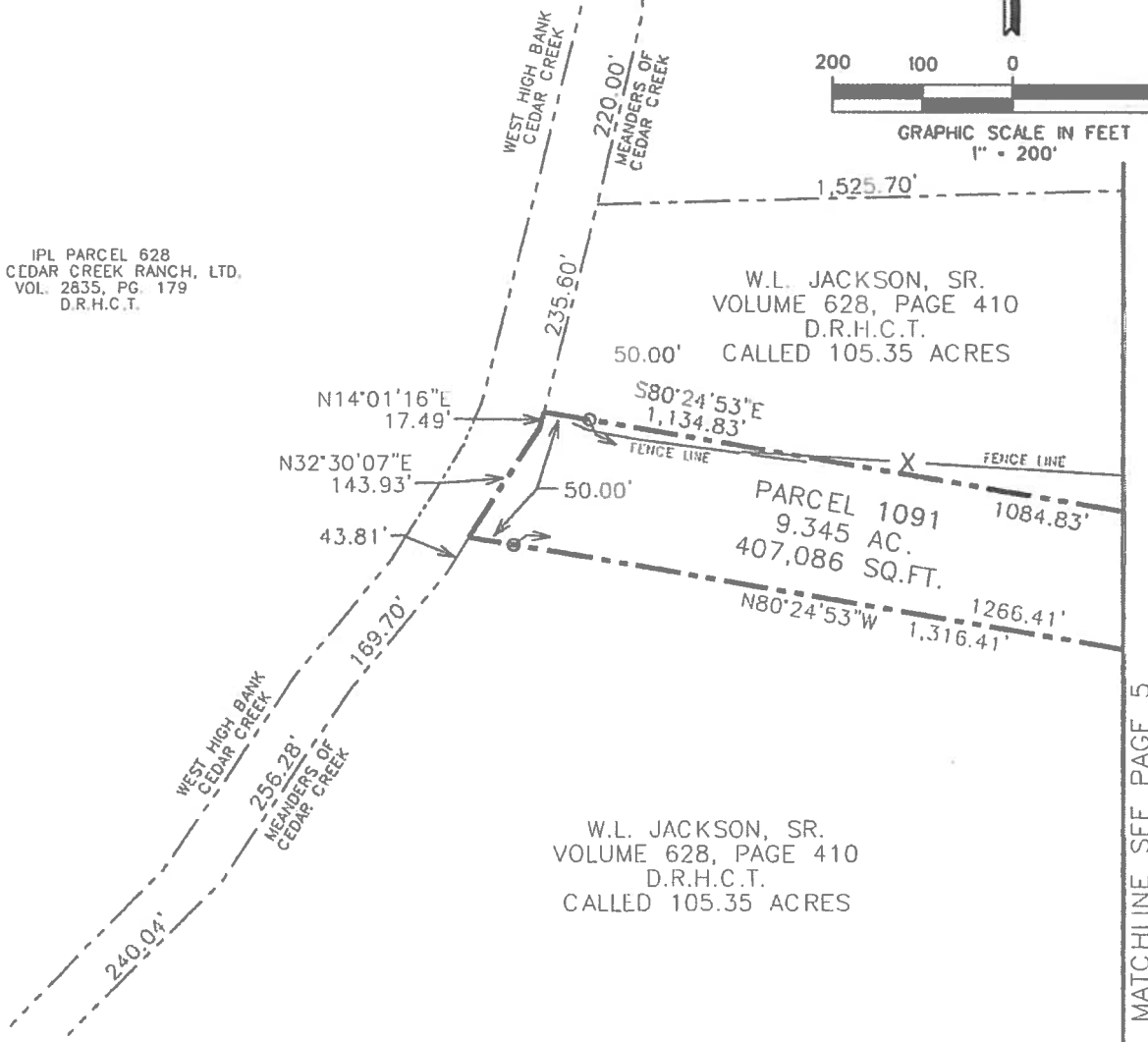
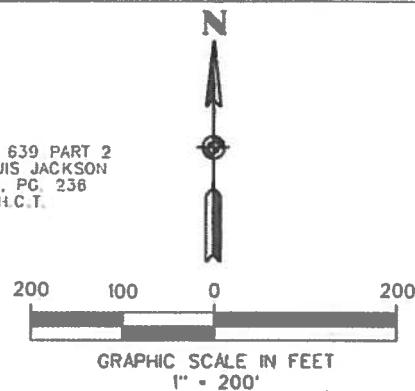
SHEET TITLE	
EXHIBIT "A" SEGMENT 19-2, PARCEL 1091 W.L. JACKSON, SR.	
PROJECT	
INTEGRATED PIPELINE PROJECT	
BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83)(2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED SCALE FACTOR 0.9999804020	
PG. 5 OF 10	

PETER TUMLINSON SURVEY
ABSTRACT 755

EXHIBIT "A"
PARCEL 1091

IPL PARCEL 639 PART 2
WALTER LOUIS JACKSON
VOL. 427, PG. 238
D.R.H.C.T.

IPL PARCEL 628
4WS CEDAR CREEK RANCH, LTD.
VOL. 2835, PG. 179
D.R.H.C.T.



LEGEND

- = MARKER FOUND AS NOTED
- = 1/2-INCH IRON ROD
W/"PACHECO KOCH"
CAP SET
(UNLESS OTHERWISE NOTED)

NOTE: NO KNOWN UNDERGROUND UTILITIES - 02/01/2013
NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

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

PROJ NO. P202090330
SCALE: 1" = 200'
DATE: 01/22/2014
DRAWN BY: CRK
CHECKED BY: JPH
REVISED DATE:



SHEET TITLE

EXHIBIT "A"
SEGMENT 19-2, PARCEL 1091
W.L. JACKSON, SR.

PROJECT

INTEGRATED PIPELINE PROJECT

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

PG. 6 OF 10

Exhibit "A"
Property Description

Being 5.049-acres (219,914 square feet) of land located in the Peter Tumlinson Survey, Abstract Number 755, Henderson County, Texas, being part of that called 21.5 acre tract of land described by Warranty Deeds to Walter Louis Jackson and wife Mary Louise Jackson, recorded by Volume 1170, Page 388, and Volume 1170, Page 392, Deed Records, Henderson County, Texas (D.R.H.C.T.), and being further described as follows:

COMMENCING at a 1/2-inch iron rod found for the southeast corner of that called 35 acre tract of land described by Deed to P.T. Kilman Trust (23 acres-undivided interest) recorded by Volume 95, Page 109, Judicial Records, Henderson County, Texas, and Volume 391, Page 617, D.R.H.C.T., and a 1/3 Interest to Inez Rampy Allen recorded by Volume 1221, Page 626 and Volume 1888, Page 424, D.R.H.C.T., same being the southwest corner of that called 35 acre tract (Tract No. 3) described by Deed to P. T. Kilman, recorded by Volume 460, Page 121, D.R.H.C.T. and conveyed by will titled Application for Probate of Will and Codicil and for Issuance of Letters Testamentary, File Number 15-87 to the P.T. Kilman Trust recorded in Volume 95, Page 109, Judicial Records, Henderson County, Texas (J.R.H.C.T.), being the northwest corner of that called 9.6 acre tract of land described by Affidavit of Heirship to Helen Louise Blasingame Beamon, Kenneth Harrison Beamon, Nesta Kay Beamon and Helen Gelene Beamon, recorded in Volume 2165, Page 194, D.R.H.C.T.;

THENCE, S 87°49'12" W with the south line of the first said 35 acre tract of land, a distance of 1130.94 feet to the southwest corner of said 35 acre tract and being on the east line of said 21.5 acre tract;

THENCE, N 00°27'31" W with the west line of said 35 acre tract of land and the east line of said 21.5 acres of land, a distance of 18.96 feet to a point for northeast corner of said 21.5 acre tract of land and the southeast corner of the First Tract described by Deed to Walter Louis Jackson, recorded by Volume 414, Page 485, D.R.H.C.T.;

THENCE, S 89°32'29" W with the north line of said 21.5 acre tract of land and the south line of said First Tract, a distance of 261.08 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for the **POINT OF BEGINNING** (N: 6,751,752.933, E: 2,726,828.738 Grid);

- (1) **THENCE**, S 74°58'38" W, a distance of 1,466.06 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner on the south line of said 21.5 acre tract and on the north line of that called 149.95 acre tract of land described by Deed to Walter Louis Jackson, recorded by Volume 427, Page 236, D.R.H.C.T.;

- (2) **THENCE**, N 89°32'29" W with the south line of said 21.5 acre tract of land and a north line of said 149.95 acre tract of land, a distance of 596.53 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner, being S 89°32'29" E, 5.00 feet from the common westerly corner of said tracts;
- (3) **THENCE**, N 74°58'38" E, a distance of 1,466.06 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner on the north line of said 21.5 acre tract;
- (4) **THENCE**, N 89°32'29" E with the said line a distance of 596.53 feet to the **POINT OF BEGINNING** and containing 5.049-acres (219,914 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 10th day of February, 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, with an effective date of November 12, 2013, effective date of November 22, 2013, GF # 13-276-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.



Paul Hubert
Registered Professional Land Surveyor
Texas Registration Number 1942
TX Reg. Engineering Firm F-469
TX Reg. Surveying Firm LS-100080-00

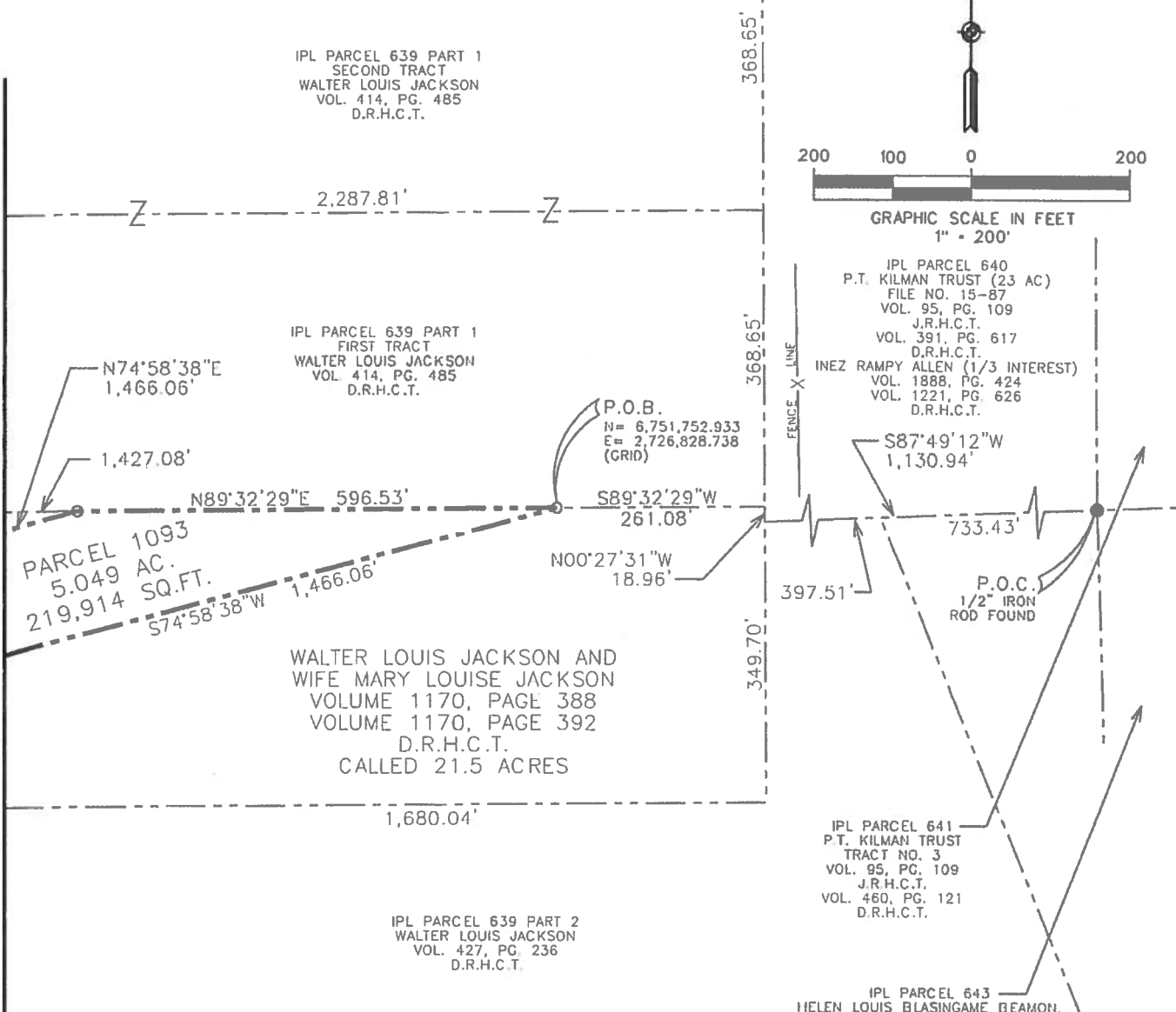
Dated: _____

2/10/14

PETER TUMLINSON SURVEY
ABSTRACT 755

EXHIBIT "A"
PARCEL 1093

MATCHLINE SEE PAGE 5



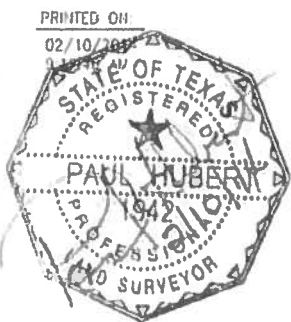
LEGEND

- = MARKER FOUND AS NOTED
- = 1/2-INCH IRON ROD
W/"PACHECO KOCH"
CAP SET
(UNLESS OTHERWISE NOTED)

NOTE: NO KNOWN UNDERGROUND UTILITIES - 02/01/2013
NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

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

PROJ NO: P202090330
SCALE: 1" = 200'
DATE: 02/10/2014
DRAWN BY: CRK
CHECKED BY: JPH
REVISED DATE:



SHEET TITLE

EXHIBIT "A"
SEGMENT 19-2, PARCEL 1093
WALTER LOUIS JACKSON AND
WIFE MARY LOUISE JACKSON

PROJECT

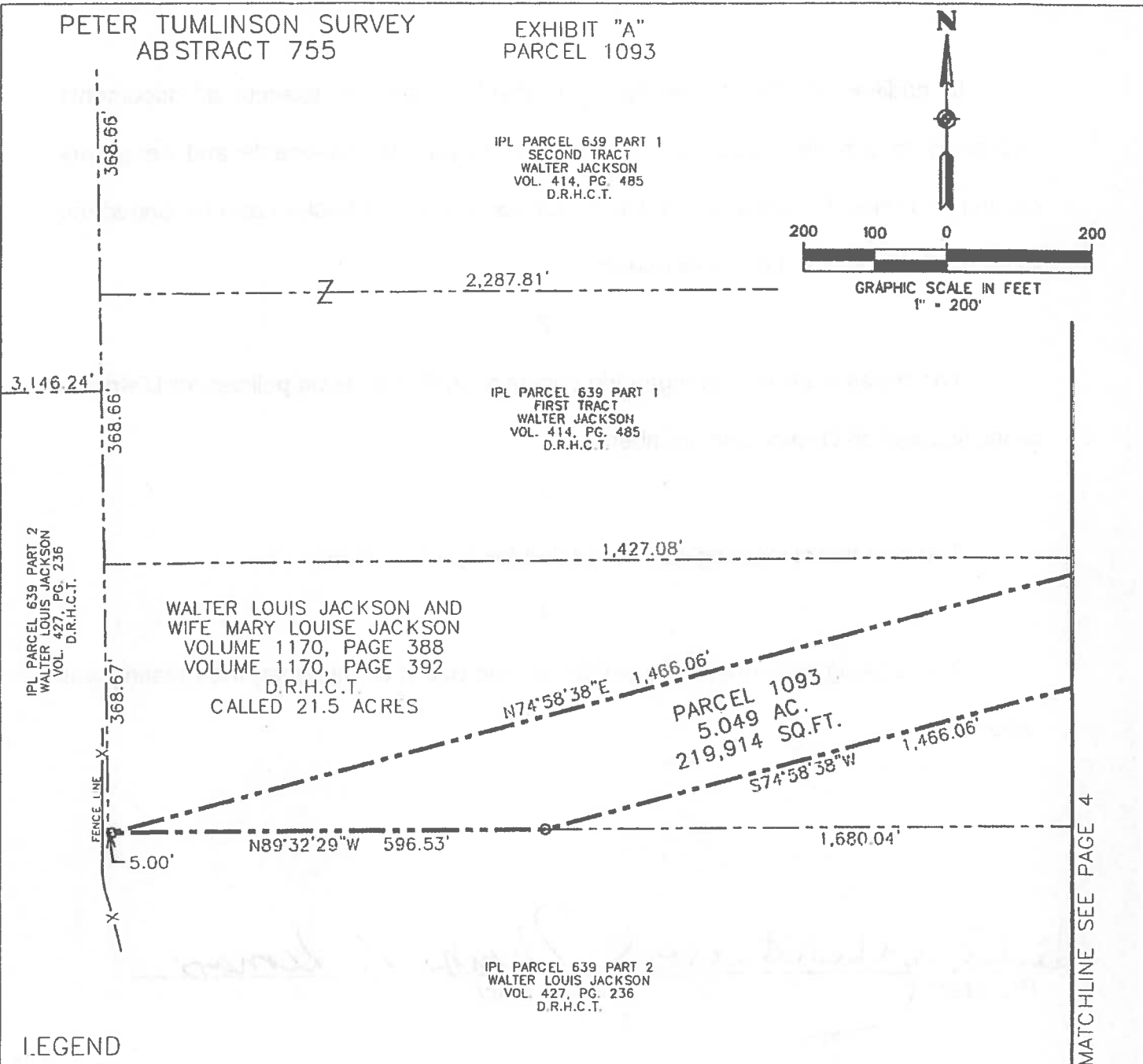
INTEGRATED PIPELINE PROJECT

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

PG. 4 OF 9

PETER TUMLINSON SURVEY
ABSTRACT 755

EXHIBIT "A"
PARCEL 1093



LEGEND

- = MARKER FOUND AS NOTED
- = 1/2-INCH IRON ROD
W/"PACHECO KOCH"
CAP SET
(UNLESS OTHERWISE NOTED)

NOTE: NO KNOWN UNDERGROUND UTILITIES - 02/01/2013
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-469
TX REG. SURVEYING FIRM LS-100080-00

PROJ. NO.	P202005520
SCALE	1" = 200'
DATE	02/10/2014
DRAWN BY	CRG
CHECKED BY	JPH
REVISED DATE	



SHEET TITLE	
EXHIBIT "A" SEGMENT 19-2, PARCEL 1093 WALTER LOUIS JACKSON AND WIFE MARY LOUISE JACKSON	
PROJECT INTEGRATED PIPELINE PROJECT	
BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83)(2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED SCALE FACTOR 0.9999804020	PG. 5 OF 9

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.

12.

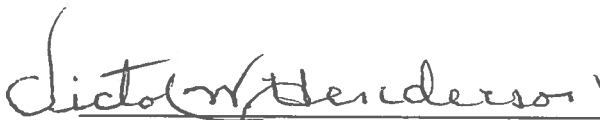
There was a discussion regarding upcoming staff reports on policies for District amenities and on District staff members.

13.

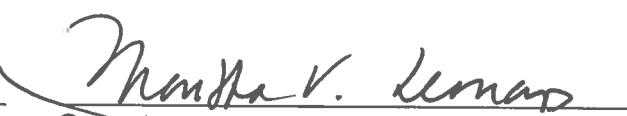
The next board meeting was scheduled for April 21, 2015.

14.

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



President



Secretary