

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF
TARRANT REGIONAL WATER DISTRICT
HELD ON THE 19th DAY OF MAY 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, Jeni Bell, Shanna Cate, Linda Christie, Wesley Cleveland, Randall Cocke, David Geary, Jason Gehrig, J.D. Granger, Nancy King, Chad Lorange, David Marshall, Sandy Newby, Matt Oliver, Wayne Owen, Kirk Thomas, Louie Verreault and Ed Weaver.

Also in attendance were George Christie, General Counsel for Tarrant Regional Water District (Water District); Ethel Steele and Jeremy Harmon of Pope, Hardwicke, Christie, Schell, Kelly & Ray LLP; Don McDaniel of TMG Imaging; David Medanich and Adam Lee Carter of First Southwest; Tom McDonald; Bill Pembroke of Parsons; Amy Campbell of MWH; Josh Richards of Fossil Creek; Bill Paxton of Trinity River Communications – JV; Andra Beatty of Andra Beatty Real Estate; Mayor Mike Moncrief (retired) and Rosie Moncrief; Wayne Arendsee; Terry Lowrey from the City of Dallas Water Utilities; Alan Raynor of McCall Parkhurst & Horton, LLC; Christine Welborn, Aaron Harris, John McCormick, Sadie Scarberry, Brent Harper and Jake Thomas of Direct Action Texas; Frank Crumb of Halff and Associates; and Michael Dempsey of Burns and McDonnell.

President Henderson convened the meeting with the assurance from

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

1.

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

2.

On a motion made by Director Stevens and seconded by Director Kelleher, the Directors voted unanimously to approve the minutes from the meeting held on April 21, 2015. It was accordingly ordered that these minutes be placed in the permanent files of the Tarrant Regional Water District.

3.

Nancy King next presented to the Board of Directors the official returns of the election for two (2) Directors conducted by the Water District on May 9, 2015. The Directors, acting as canvassing authority for the election, publicly examined and did formally canvass the election returns. Out of 354,827 registered voters, there were 29,102 ballots cast. The tabulation reflects that Martha V. Leonard and James W. Lane were duly elected to the Board, and President Henderson recommended that this Board certify them as duly elected members of the Board of Directors of Tarrant Regional Water District, and declare the election results to be as shown on the tabulation.

Director Stevens moved that the Board of Directors find and declare that the results were as follows:

| | |
|-------------|--------|
| Annis | 2,428 |
| Von Luckner | 7,649 |
| Bickley | 7,076 |
| Leonard | 17,109 |
| Lane | 17,357 |

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

4.

According to the results of the election for two (2) Tarrant Regional Water District Board of Directors, Martha V. Leonard and James W. Lane were administered the Oaths of Office by Victor W. Henderson, President.

5.

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

| Project | Vendor | Amount Approved | Funding | Committee Review |
|--|--|------------------------|----------------|-----------------------------|
| ITB 15-069 (2) - 250KW Stand-by Generator Sets with Modbus-Ethernet Converters | Loftin Equipment Company, Inc., Phoenix, Arizona | \$110,584 | Bond | Construction and Operations |

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

6.

With the recommendation of management, Director Lane moved to approve a resolution authorizing final application to the Texas Water Development Board (TWDB) for the amount and type of State Water Implementation Fund for Texas (SWIFT) funding approved by the TWDB for the Integrated Pipeline Project (TRWD - \$300,000,000 and City of Dallas Water Utilities - \$140,000,000). Director Leonard seconded the motion and the vote in favor was unanimous.

7.

With the recommendation of management, Director Lane moved to approve a contract with Deloitte in the amount of \$189,000 for provision of audit services for fiscal years 2015 through 2019. Funding for this contract is included in the FY 2016 budget. Director Stevens seconded the motion and the vote in favor was unanimous.

8.

With the recommendation of management, Director Lane moved to approve a Facilities Extension Agreement (FEA) with Oncor in the not-to-exceed amount of \$957,119.10 to provide design and construction of a 138-kV electrical transmission main to the JB3 high voltage substation. Funding for this contract is included in the Bond Fund. Director Stevens seconded the motion and vote in favor was unanimous.

9.

With the recommendation of management, Director Stevens moved to approve an amendment to the contract with Black and Veatch in the not-to-exceed amount of \$938,200 for: Phase 3 – completion of bid documents and bid and construction phase services for Section 14 of the Integrated Pipeline Project. With this amendment, the total not-to-exceed value of the contract is \$15,290,700. Funding for this amendment is included in the Bond Fund. Director Leonard seconded the motion and the vote in favor was unanimous.

10.

With the recommendation of management, Director Stevens moved to approve a contract closeout and final payment to Garney Companies, Inc. in the amount of \$174,357.99 for the Line J Pipeline Project. This amount includes the release of remaining retainage in the amount of \$159,252.83. 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 Stevens moved to approve a

contract with Crispin Valve, Inc. at a cost not-to-exceed \$435,000 to manufacture, assemble, and deliver 108" and 84" butterfly valves for the bypass piping project at Kennedale Balancing Reservoir. Funding for this contract is included in the Bond Fund. Director Lane seconded the motion and the vote in favor was unanimous.

12.

With the recommendation of management, Director Lane moved to approve a contract with Simpson Gumpertz & Heger in the not-to-exceed amount of \$68,500 for engineering services to analyze pipe joint separation and to design structural remediation for pre-stressed concrete cylinder pipe joints for Richland-Chambers pipeline bends between the lake and Ennis Pump Station. This is an unbudgeted expense. Funding will come from the FY 2015 Revenue Fund Budget. Director Kelleher seconded the motion and the vote in favor was unanimous.

13.

With the recommendation of management, Director Stevens moved to approve a contract closeout and release of retainage to BAR Constructors in the amount of \$179,036.60 for the construction of the Arlington Outlet hydroelectric powerhouse and installation of owner-furnished equipment. Funding for this contract is included in the Bond Fund. Director Leonard seconded the motion and the vote in favor was unanimous.

14.

With the recommendation of management, Director Stevens moved to approve the Contract Modification Requests (CMRs) with Quest Civil Constructors, Inc. in the amount of \$97,113 for construction of a drain system upgrade at Cedar Creek Dam.

With these CMRs, the total contract value is \$9,094,109. Funding for this contract is included in the Bond Fund. Director Lane seconded the motion and the vote in favor was unanimous.

15.

Staff Updates

- Update on System Status
- Update on TRWD Recreation and Programming

16.

A request to speak form was submitted by and public comments received from Tom McDonald.

17.

With the recommendation of management, Director Stevens moved to approve an amendment with Lemley Consulting, Inc. in the amount of \$500,000 for land acquisition support services for the Integrated Pipeline Project. With the addition of this amendment, the total not-to-exceed value of the contract is \$2,176,129. Funding for this amendment is included in the Bond Fund. Director Leonard seconded the motion and the vote in favor was unanimous.

The Board of Directors recessed for a break from 10:43 a.m. to 10:57 a.m.

18.

The presiding officer next called an executive session at 10:57 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, 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), *Tarrant Regional Water District v. Ricky D. Phemister, et al.*, Cause No. 2013-000969-2 in the County Court at Law No. 2 of Tarrant 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 11:03 a.m., the President reopened the meeting.

19.

With the recommendation of management and General Counsel, Director Stevens moved to approve the proposed partial settlement of claims in the Phemister lawsuit, *Tarrant Regional Water District v. Ricky D. Phemister, et al.*, Cause No. 103-000969-2 in the County Court at Law No. 2 of Tarrant County, Texas, for the amount of \$315,000 for the acquisition of a temporary construction easement over and across Parcel 154-3 and, pursuant to the requests of the Defendants in the Phemister lawsuit, fee simple title to the surface estate only of Parcels 154-1 and 154-2. Funding for this settlement is included in the FY 2015 General Fund Budget. Director Lane seconded the motion and the vote in favor passed, with Directors Henderson, Stevens, Lane, and Leonard voting in favor and Director Kelleher voting against.

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 Parcel 268 (Ellis County Rural Rail Transportation District) | A permanent easement interest across a 0.430-acre tract of land located in the Cuadrilla Irrigation Company Survey, Abstract No. 1206, Ellis County, Texas, and being more particularly described as a portion of that tract of land conveyed to Ellis County Rural Rail Transportation District by deed as recorded in Volume 2049, Page 2488, Deed Records, Ellis County, Texas, and being further described in the survey plat for Parcel 268 attached hereto for the negotiated purchase price of \$22,680. |
| IPL Parcel 852 (McDonald) | A permanent easement interest across a 4.124-acre tract of land situated in the Jonathan Ping Survey, Abstract Number 608, Henderson County, Texas, and being more particularly described as a portion of that certain 26.66-acre tract conveyed by deed recorded in Volume 2844, Page 549, Deed Records of Henderson County, Texas, and being further described in the survey plat for Parcel 852 attached hereto for the negotiated purchase price of \$25,800. |
| IPL Parcel 879 (Howard) | A permanent easement interest across a 0.110-acre tract of land out of the Pedro Quero Survey, Abstract Number 669, Navarro County, Texas, and being more particularly described as a portion of that certain 115-acre tract of land conveyed to Mellie Jo Howard by deed recorded in Volume 845, Page 489, Deed Records, Navarro County, Texas, and being further described in the survey plat for Parcel 879 attached hereto for the negotiated purchase price of \$286.25. |
| IPL Parcel 1063 (Howard) | A permanent easement interest across a 4.567-acre tract of land out of the Pedro Quero Survey, Abstract Number 669, Navarro County, Texas, and being more particularly described as a portion of that certain 47.400-acre tract of land conveyed to Mellie Rendon Howard by deed recorded |

in Volume 1656, Page 311, Deed Records, Navarro County, Texas, and being further described in the survey plat for Parcel 1063 attached hereto for the negotiated purchase price of \$21,823.63.

IPL Parcel 1127
(Howard)

A permanent easement interest across a 5.536-acre tract of land out of the Pedro Quero Survey, Abstract Number 669, Navarro County, Texas, and being more particularly described as a portion of that certain 65-acre tract of land conveyed to Homer Keith Rendon and Mellie Joe Howard by deed recorded in Volume 828, Page 126, Deed Records, Navarro County, Texas, and being further described in the survey plat for Parcel 1127 attached hereto for the negotiated purchase price of \$27,890.12.

EXHIBIT "A"
Property Description

Being a 0.430 acre (18,732 square feet) tract of land located in the Cuadrilla Irrigation Company Survey, Abstract No. 1206, Ellis County, Texas, and more particularly a tract of land conveyed to Ellis County Rural Rail Transportation District, by deed as recorded in Volume 2049, Page 2488, Deed Records, Ellis County, Texas (D.R.E.C.T.), and being further described as follows:

COMMENCING at a 1/2 inch iron rod found at a southwest property corner of the said Ellis County Rural Rail Transportation District tract (hereinafter referred to as the "Ellis County Rail tract"), said commencing point also being on a northeast property line of the remainder of that certain tract of land conveyed to TXI Operations, LP, by deed as recorded in Volume 1165, Page 128, D.R.E.C.T., said commencing point being at the beginning of a curve to the right having a radius of 869.02 feet;

THENCE along the common line of the said Ellis County Rail tract and the said TXI Operations tract with the said curve to the right and in a northwesterly direction, through a central angle of 17°23'34", an arc length of 263.80 feet, and across a chord which bears North 12°43'21" West, a chord length of 262.79 feet;

THENCE North 04°01'33" West, continuing along the said common line, a distance of 146.82 feet to a 1/2 inch iron rod with cap stamped "SPOONER AND ASSOCIATES" set (hereinafter referred to as an iron rod set), said iron rod set being the **POINT OF BEGINNING** of the herein described tract (N: 6,849,257.139 E: 2,415,839.252 Grid)

- (1) **THENCE** North 04°01'33" West, continuing along the said common line, a distance of 150.48 feet to an iron rod set;
- (2) **THENCE** South 89°27'32" East, over and across the said Ellis County Rail tract, a distance of 130.99 feet to an iron rod set on an east property line of the said Ellis County Rail tract, same being a west property line of the remainder of the said TXI Operations tract;
- (3) **THENCE** South 00°38'06" West, along the said property lines, a distance of 150.00 feet to an iron rod set;
- (4) **THENCE** North 89°27'32" West, over and across the said Ellis County Rail tract, a distance of 118.77 feet to the **POINT OF BEGINNING**, containing 0.430 acres (18,732 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

CUADRILLA IRRIGATION
COMPANY SURVEY
ABSTRACT 1206

EXHIBIT "A"
PARCEL 268

NOTE: NO KNOWN UNDERGROUND
UTILITIES (12-20-2012)

LEGEND

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

PARCEL 268
0.430 ACRES
18,732 SQ.FT.

S 89°27'32" E
130.99'

N 04°01'33" W
150.48'

P.O.B.
N=6,849,257.139
E=2,415,839.252
(GRID)

S 00°38'06" W
150.00'

IPL PARCEL 270
REMAINDER OF
TXI OPERATIONS, LP
VOLUME 1165, PAGE 128
D.R.E.C.T.

N 04°01'33" W
146.82'

N 89°27'32" W
118.77'

IPL PARCEL 266
REMAINDER OF
TXI OPERATIONS, LP
VOLUME 1165, PAGE 128
D.R.E.C.T.

PARCEL 268
ELLIS COUNTY RURAL RAIL
TRANSPORTATION DISTRICT
VOL 2049, PG 2488
D.R.E.C.T.

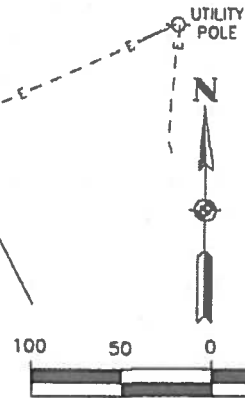
R = 869.02'
L = 263.80'
D' = 17°23'34"
CHB = N 12°43'21" W
CHL = 262.79'

S.G. HAYNIE SURVEY
ABSTRACT 526

LOT 4, BLOCK 1
RAILPORT BUSINESS
PARK ADDITION

JOHNSON COUNTY COMMITTEE
ON AGINC INC,
VOLUME 2494, PAGE 412
D.R.E.C.T.

P.O.C.
1/2" IRF



NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.



SPOONER AND ASSOCIATES, INC.
309 BYERS STREET, SUITE 100
EULESS, TEXAS 78039
TEL 817-281-2355
FAX 817-685-8508

PROJ NO: 10-035
SCALE: 1" = 100'
DATE: 1/16/2013
DRAWN BY: CRR
CHECKED BY: ESS
REVISED DATE: NA



SHEET TITLE

EXHIBIT "A"
SEGMENT 13, PARCEL 268
ELLIS COUNTY RURAL RAIL
TRANSPORTATION DISTRICT

PROJECT

INTEGRATED PIPELINE PROJECT

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

PG. 3 OF 4

EXHIBIT "A"
Property Description

Being 4.124 acres (179,624 square feet) of land situated in the Jonathan Ping Survey, Abstract Number 608, Henderson County, Texas, and more particularly that certain 26.66 acre tract conveyed to Arthur J. Roberts and Lloyd C. Fruge by deed recorded in Volume 2844, Page 549, Deed Records of Henderson County, Texas (D.R.H.C.T.), and being further described as follows:

COMMENCING at the Southwesterly corner of that certain tract of land conveyed to Bobbie J. Huff, Trustee for the Bobbie J. Huff Living Trust by deed recorded in Volume 1996, Page 648, D.R.H.C.T., being an angle point in the Northerly line of Forehand Road, No Deed of Record Found (variable width right-of-way), from which a found 5/8 inch iron rod bears N 86° 48' 29" W, 1.21 feet;

THENCE N 01°20'57" W, along the Westerly line of said Huff tract and the Northerly line of said Forehand Road, a distance of 18.57 feet to the Southeasterly corner of said Roberts/Fruge tract;

THENCE N 86°50'43" W, departing the Westerly line of said Huff tract and along the Southerly line of said Roberts/Fruge tract and the Northerly line of said Forehand Road, a distance of 53.49 feet to a set 5/8 inch iron rod with TranSystems cap for the Southeasterly corner and **POINT OF BEGINNING** of the tract herein described (N: 6,756,969.530, E: 2,709,984.521 Grid);

- (1) **THENCE** N 86°50'43" W, continuing along the Southerly line of said Roberts, Fruge tract and the Northerly line of said Forehand Road and along the Southerly line of the tract herein described, a distance of 150.09 feet to a set 5/8 inch iron rod with TranSystems cap for the Southwesterly corner of the tract herein described;
- (2) **THENCE** N 01°11'27" E, departing the Southerly line of said Roberts/Fruge tract and the Northerly line of said Forehand Road and along the Westerly line of the tract herein described, a distance of 1,191.75 feet to a set 5/8 inch iron rod with TranSystems cap in the Northerly line of said Roberts/Fruge tract and the Southerly line of that certain tract of land conveyed to Tarrant County Water Control and Improvement District by deed recorded in Volume 496, Page 404, D.R.H.C.T., being the Northwesterly corner of the tract herein described;
- (3) **THENCE** N 88°46'08" E, along the Northerly line of said Roberts/Fruge tract and the Southerly line of said Tarrant County Water Control and Improvement District tract and the Northerly line of the tract herein described, a distance of 150.13 feet to a found fence corner post for the Northeasterly corner of said Roberts/Fruge tract and the Northwesterly corner of said Huff tract and being Northeasterly corner of the tract herein described;
- (4) **THENCE** S 01°11'27" W, departing the Northerly line of said Roberts/Fruge tract and the Southerly line of said Tarrant County Water Control and Improvement District tract and along the Easterly line of the tract herein described, a distance of 1,203.24 feet to the **POINT OF BEGINNING**, containing 4.124 acres (179,624 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 28th day of November, 2012, 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 June 29, 2012, issued date of July 9, 2012, GF # 12-397-DD affecting the subject property and listed in Exhibit "A-1" attached hereto.

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

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



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

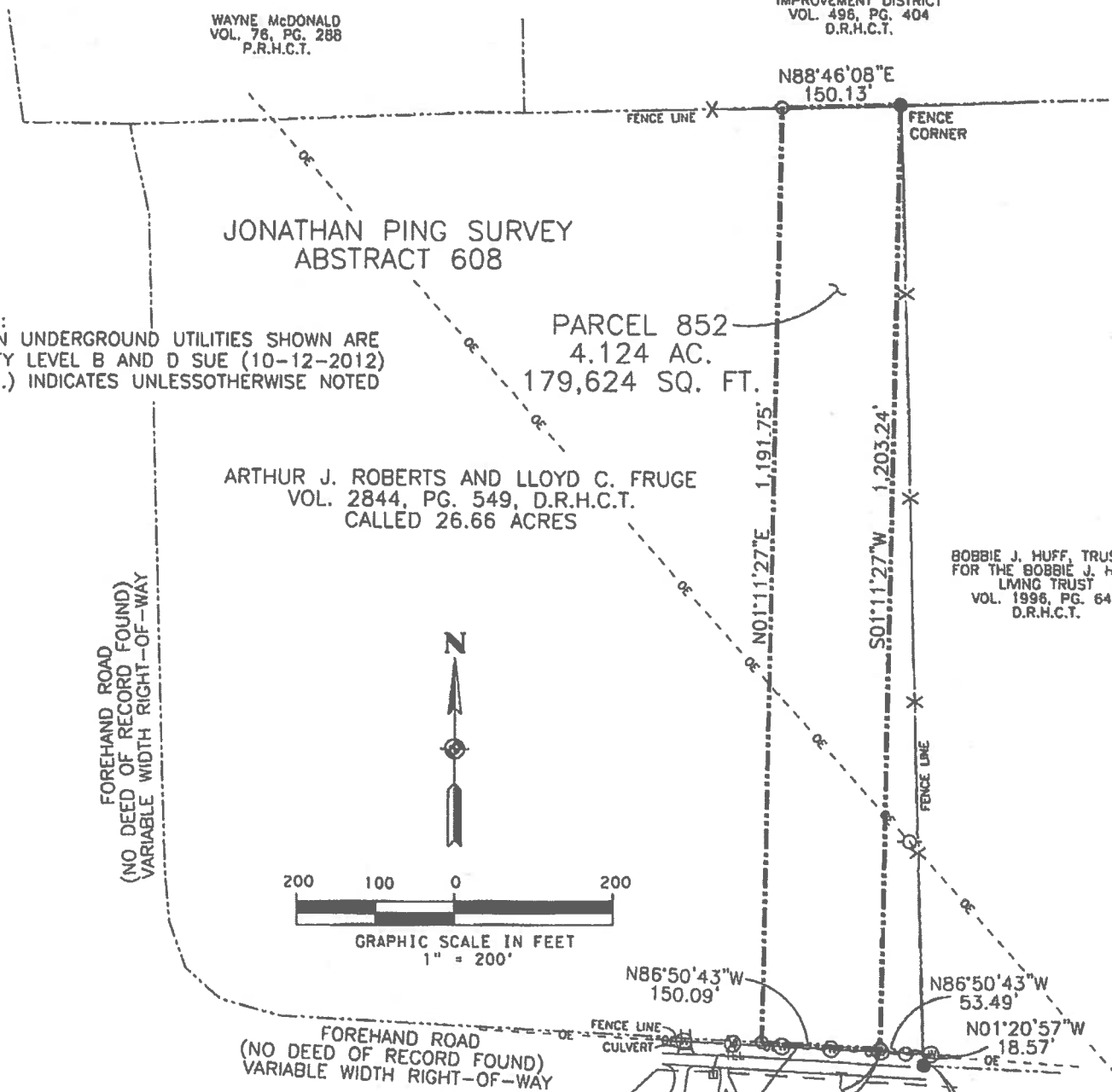


Dated: 11/28/12

EXHIBIT "A"
PARCEL 852

IPL PARCEL 619
TARRANT COUNTY WATER CONTROL AND
IMPROVEMENT DISTRICT
VOL. 496, PG. 404
D.R.H.C.T.

WAYNE McDONALD
VOL. 76, PG. 288
P.R.H.C.T.



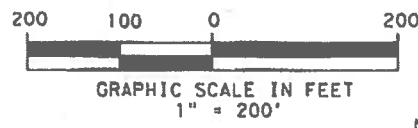
NOTES:
KNOWN UNDERGROUND UTILITIES SHOWN ARE
QUALITY LEVEL B AND D SUE (10-12-2012)
(U.O.N.) INDICATES UNLESS OTHERWISE NOTED

ARTHUR J. ROBERTS AND LLOYD C. FRUGE
VOL. 2844, PG. 549, D.R.H.C.T.
CALLED 26.66 ACRES

BOBBIE J. HUFF, TRUSTEE
FOR THE BOBBIE J. HUFF
LIVING TRUST
VOL. 1996, PG. 648
D.R.H.C.T.

FOREHAND ROAD
(NO DEED OF RECORD FOUND)
VARIABLE WIDTH RIGHT-OF-WAY

FOREHAND ROAD
(NO DEED OF RECORD FOUND)
VARIABLE WIDTH RIGHT-OF-WAY



LEGEND

- = MARKER FOUND AS NOTED
- = 5/8" CAPPED IRON ROD SET STAMPED "TRANSYSTEMS" (U.O.N.)
- ⊙ = POWER POLE

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: | 10-03-2012 |
| DRAWN BY: | MVH |
| CHECKED BY: | RRD |
| REVISED DATE: | |

PRINTED ON:
11/28/2012
8:41:16 AM

SHEET TITLE

EXHIBIT "A"
SEGMENT 17, PARCEL 852
ARTHUR J. ROBERTS AND LLOYD C. FRUGE

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

EXHIBIT "A"
Property Description

Being 0.110 acre (4,780 square feet) of land out of the Pedro Quero Survey, Abstract Number 669, Navarro County, Texas, and more particularly that certain 115 acre tract of land conveyed to Mellie Jo Howard by deed recorded in Volume 845, Page 489, Deed Records, Navarro County, Texas (D.R.N.C.T.), and being further described as follows:

COMMENCING at the Southeasterly corner of that certain tract of land conveyed to Mellie Rendon Howard by deed recorded in Volume 1656, Page 311, D.R.N.C.T. and the Northeasterly corner of that certain tract of land conveyed to Homer Keith Rendon and Mellie Joe Howard by deed recorded in Volume 828, Page 126, D.R.N.C.T., being in the Southwesterly line of said Mellie Jo Howard tract, from which a found 3/8 inch iron rod bears N 59°15'49" E, 1.48 feet;

THENCE N 31°12'45" W, along the Southwesterly line of said Mellie Jo Howard tract and the Northeasterly line of said Mellie Rendon Howard tract, a distance of 1,100.01 feet to a set 5/8 inch iron rod with TranSystems cap for the most Southerly corner and **POINT OF BEGINNING** of the tract herein described (N: 6,715,569.940, E: 2,675,556.548 Grid);

- (1) **THENCE** N 31°12'45" W, continuing along the Southwesterly line of said Mellie Jo Howard tract and the Northeasterly line of said Mellie Rendon Howard tract, and along the Southwesterly line of the tract herein described, a distance of 179.44 feet to a 1 inch iron pipe found for the Northwesterly corner of said Mellie Jo Howard tract and the Northeasterly corner of said Mellie Rendon Howard tract, being in the Southeasterly line of that certain tract of land conveyed to Sonny's Farm Service, Inc. by deed recorded in Volume 1066, Page 18, D.R.N.C.T. and being the most Westerly corner of the tract herein described;
- (2) **THENCE** N 59°10'32" E, along the Northwesterly line of said Mellie Jo Howard tract and the Southeasterly line of said Sonny's Farm Service, Inc. tract and along the Northwesterly line of the tract herein described, a distance of 50.66 feet to a set 5/8 inch iron rod with TranSystems cap, being the Northeasterly corner of the tract herein described;
- (3) **THENCE** S 19°20'19" E, departing the Northwesterly line of said Mellie Jo Howard tract and the Southeasterly line of said Sonny's Farm Service, Inc. tract and along the Northeasterly line of the tract herein described, a distance of 36.89 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;
- (4) **THENCE** S 14°26'59" E, continuing along the Northeasterly line of the tract herein described, a distance of 149.34 feet to the **POINT OF BEGINNING**, containing 0.110 acre (4,780 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 3rd day of September, 2013, to Corsicana Title & Abstract Company, LLC, Fidelity National Title Insurance Company, and Tarrant Regional Water District, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition IV Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements and other matters of record as listed in Schedule B of the Commitment for Title issued by Fidelity National Title Insurance Company, with an effective date of July 5, 2013, issued date of July 16, 2013, GF #CT13-4037-N affecting the subject property and listed in Exhibit "A-1" attached hereto.

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

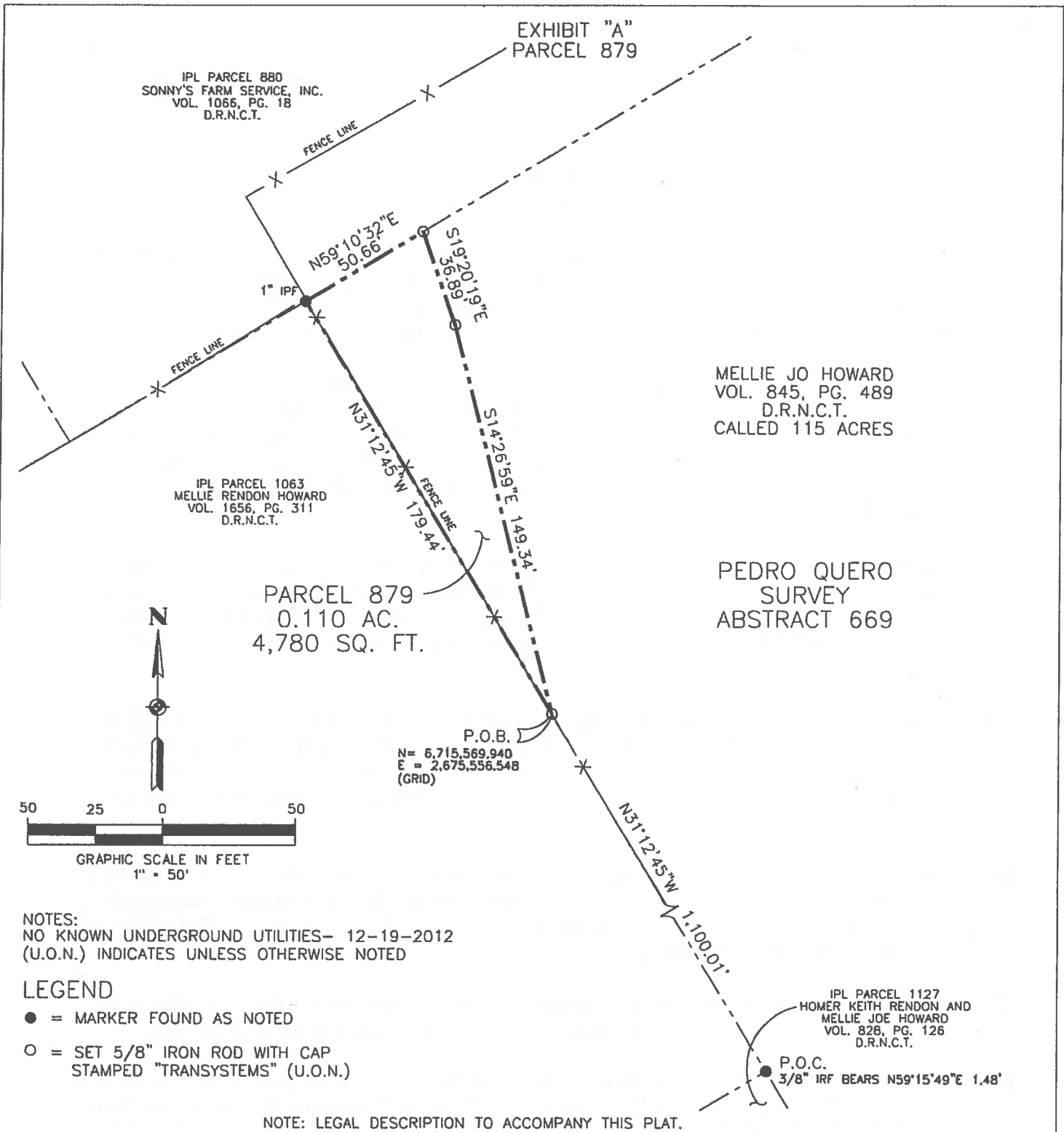
This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition IV Survey.



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



Dated: 09/03/13



TranSystems

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

PROJ NO: P202090330
SCALE: 1" = 50'
DATE: 06-10-2013
DRAWN BY: SMD
CHECKED BY: RRD
REVISED DATE:

PRINTED ON:
9/3/2013
1:12:27 PM

STATE OF TEXAS
REGISTERED
RICHARD R. DORR
4780
PROFESSIONAL
LAND SURVEYOR

09/03/13

SHEET TITLE

EXHIBIT "A"
SEGMENT 16, PARCEL 879
MELLIE JO HOWARD

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 4.567 acres (198,954 square feet) of land out of the Pedro Quero Survey, Abstract Number 669, Navarro County, Texas, and more particularly that certain 47.400 acre tract of land conveyed to Mellie Rendon Howard by deed recorded in Volume 1656, Page 311, Deed Records, Navarro County, Texas (D.R.N.C.T.), and being further described as follows:

COMMENCING at the Southeasterly corner of said Mellie Rendon Howard tract and the Northeasterly corner of that certain tract of land conveyed to Homer Keith Rendon and Mellie Joe Howard by deed recorded in Volume 828, Page 126, D.R.N.C.T., being an angle point in the Southwesterly line of that certain tract of land conveyed to Mellie Jo Howard by deed recorded in Volume 845, Page 489, D.R.N.C.T., from which a found 3/8 inch iron rod bears N 59°15'49" E, 1.48 feet;

THENCE S 59°14'29" W, along the Southeasterly line of said Mellie Rendon Howard tract and the Northwesterly line of said Homer Keith Rendon and Mellie Jo Howard tract, a distance of 387.52 feet, to a set 5/8 inch iron rod with TranSystems cap for the Southeasterly corner and **POINT OF BEGINNING** of the tract herein described (N: 6,714,431.033, E: 2,675,793.563 Grid);

- (1) **THENCE** S 59°14'29" W, continuing along the Southeasterly line of said Mellie Rendon Howard tract and the Northwesterly line of said Homer Keith Rendon and Mellie Jo Howard tract, and along the Southerly line of the tract herein described, a distance of 157.15 feet, to a set 5/8 inch iron rod with TranSystems cap for the Southwesterly corner of the tract herein described;
- (2) **THENCE** N 13°24'26" W, departing the Southeasterly line of said Mellie Rendon Howard tract and the Northwesterly line of said Homer Keith Rendon and Mellie Jo Howard tract and along the Westerly line of the tract herein described, a distance of 351.52 feet, to set 5/8 inch iron rod with TranSystems cap for angle point;
- (3) **THENCE** N 07°11'58" E, continuing along the Westerly line of the tract herein described, a distance of 133.12 feet, to a set 5/8 inch iron rod with TranSystems cap for an angle point;
- (4) **THENCE** N 14°26'59" W, continuing along the Westerly line of the tract herein described, a distance of 873.96 feet, to a set 5/8 inch iron rod with TranSystems cap in the Northwesterly line of said Mellie Rendon Howard tract, being the Southwesterly corner of that certain tract of land conveyed to Sonny's Farm Service, Inc. by deed recorded in Volume 1066, Page 18, D.R.N.C.T. and being the Northwesterly corner of the tract herein described;
- (5) **THENCE** N 59°10'32" E, along the Northwesterly line of said Mellie Rendon Howard tract and the Southeasterly line of said Sonny's Farm Service, Inc. tract and along the Northerly line of the tract herein described, a distance of 102.40 feet, to a found 1 inch iron pipe for the Northeasterly corner of said Mellie Rendon Howard tract and the Northwesterly corner of said Mellie Jo Howard tract, and being the Northeasterly corner of the tract herein described;

- (6) **THENCE** S 31°12'45" E, departing the Southeasterly line of said Sonny's Farm Service, Inc. tract and along the Northeasterly line of said Mellie Rendon Howard tract and the Southwesterly line of said Mellie Jo Howard tract, and along the easterly line of the tract herein described, a distance of 179.44 feet, to a set 5/8 inch iron rod with TranSystems cap for an angle point;
- (7) **THENCE** S 14°26'59" E, departing the Northeasterly line of said Mellie Rendon Howard tract and the Southwesterly line of said Mellie Jo Howard tract, and along the Easterly line of the tract herein described, a distance of 759.70 feet, to a set 5/8 inch iron rod with TranSystems cap for angle point;
- (8) **THENCE** S 07°11'58" W, continuing along the Easterly line of the tract herein described, a distance of 134.53 feet, to a set 5/8 inch iron rod with TranSystems cap for an angle point;
- (9) **THENCE** S 13°24'26" E, continuing along the Easterly line of the tract herein described, a distance of 277.39 feet, to the **POINT OF BEGINNING**, containing 4.567 acre (198,954 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 3rd day of September, 2013, to WFG 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 WFG National Title Insurance Company, with an effective date of April 22, 2013, issued date of May 17, 2013, GF #CT13-7035-W affecting the subject property and listed in Exhibit "A-1" attached hereto.

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

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



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



Dated: 09/03/13

EXHIBIT "A"
PARCEL 1063

IPL PARCEL 880
SONNY'S FARM SERVICE, INC.
VOL. 1066, PG. 18
D.R.N.C.T.

IPL PARCEL 879
MELLIE JO HOWARD
VOL. 845, PG. 489
D.R.N.C.T.

PARCEL 1063
4.567 AC.
198,954 SQ. FT.

PEDRO QUERO SURVEY
ABSTRACT 669

MELLIE RENDON HOWARD
VOL. 1656, PG. 311
D.R.N.C.T.
CALLED 47.400 ACRES

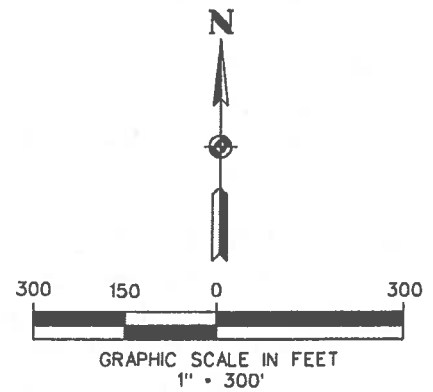
IPL PARCEL 1127
HOMER KEITH RENDON AND
MELLIE JOE HOWARD
VOL. 828 PG. 126
D.R.N.C.T.

NOTES:
KNOWN UNDERGROUND UTILITIES SHOWN ARE
QUALITY LEVEL B SUE - (12-19-2012)
(U.O.N.) INDICATES UNLESS OTHERWISE NOTED

LEGEND

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

NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.



TranSystems

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

| | |
|---------------|------------|
| PROJ NO: | P202090330 |
| SCALE: | 1" = 300' |
| DATE: | 05-17-2013 |
| DRAWN BY: | SMD |
| CHECKED BY: | RRD |
| REVISED DATE: | |

PRINTED ON:
9/3/2013
1:13:20 PM

SHEET TITLE
EXHIBIT "A"
SEGMENT 16, PARCEL 1063
MELLIE RENDON HOWARD

PROJECT
INTEGRATED PIPELINE PROJECT

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

PG. 4 OF 6

EXHIBIT "A"
Property Description

Being 5.536 acres (241,157 square feet) of land out of the Pedro Quero Survey, Abstract Number 669, Navarro County, Texas, and more particularly that certain 65 acre tract of land conveyed to Homer Keith Rendon and Mellie Joe Howard by deed recorded in Volume 828, Page 126, Deed Records, Navarro County, Texas (D.R.N.C.T.), and being further described as follows:

COMMENCING at the Northeasterly corner of said Homer Keith Rendon and Mellie Joe Howard tract and the Southeasterly corner of that certain tract of land conveyed to Mellie Rendon Howard by deed recorded in Volume 1656, Page 311, D.R.N.C.T., being an angle point in the Southwesterly line of that certain tract of land conveyed to Mellie Jo Howard by deed recorded in Volume 845, Page 489, D.R.N.C.T., from which a found 3/8 inch iron rod bears N 59°15'49" E, 1.48 feet;

THENCE S 59°14'29" W, along the Northwesterly line of said Homer Keith Rendon and Mellie Joe Howard tract and the Southeasterly line of said Mellie Rendon Howard tract, a distance of 387.52 feet to a set 5/8 inch iron rod with TranSystems cap for the Northeasterly corner and **POINT OF BEGINNING** of the tract herein described (N: 6,714,431.033, E: 2,675,793.563 Grid);

- (1) **THENCE** S 13°24'26" E, departing the Northwesterly line of said Homer Keith Rendon and Mellie Joe Howard tract and the Southeasterly line of said Mellie Rendon Howard tract and along the Easterly line of the tract herein described, a distance of 1,753.21 feet to a set 5/8 inch iron rod with TranSystems cap for the point of intersection with the Northeasterly line of an existing Tarrant County Water Control and Improvement District Number One easement (180 feet wide) recorded in Volume 1164, Page 290, D.R.N.C.T., being the Southeasterly corner of the tract herein described;
- (2) **THENCE** N 44°58'32" W, along the Northeasterly line of said Tarrant County Water Control and Improvement District Number One easement and along the Southerly line of the tract herein described, a distance of 286.53 feet to a set 5/8 inch iron rod with TranSystems cap for the Southwesterly corner of the tract herein described;
- (3) **THENCE** N 13°24'26" W, departing the Northeasterly line of said Tarrant County Water Control and Improvement District Number One easement and along the Westerly line of the tract herein described, a distance of 1,462.22 feet to a set 5/8 inch iron rod with TranSystems cap for the point of intersection with the Northwesterly line of said Homer Keith Rendon and Mellie Joe Howard tract and the Southeasterly line of said Mellie Rendon Howard tract;
- (4) **THENCE** N 59°14'29" E, along the Northwesterly line of said Homer Keith Rendon and Mellie Joe Howard tract and the Southeasterly line of said Mellie Rendon Howard tract and the Northerly line of the tract herein described, a distance of 157.15 feet to the **POINT OF BEGINNING**, containing 5.536 acres (241,157 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 10th day of December, 2014, to Corsicana Title & Abstract Company, LLC, Fidelity National Title Insurance Company, and Tarrant Regional Water District, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition IV Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements and other matters of record as listed in Schedule B of the Commitment for Title issued by Fidelity National Title Insurance Company, with an effective date of July 5, 2013, issued date of July 16, 2013, GF #CT13-4037-N affecting the subject property and listed in Exhibit "A-1" attached hereto.

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

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



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



Dated: 12/10/14

PEDRO QUERO SURVEY
ABSTRACT 669

EXHIBIT "A"
PARCEL 1127

IPL PARCEL 1063
MELLIE RENDON HOWARD
VOL. 1656, PG. 311
D.R.N.C.T.

PARCEL 1127
5.536 AC.
241,157 SQ. FT.

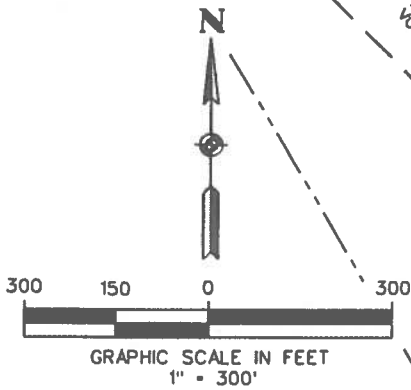
TEXAS UTILITIES FUEL COMPANY
50' WIDE EASEMENT
VOL. 1069, PG. 561
D.R.N.C.T.

IPL PARCEL 879
MELLIE JO HOWARD
VOL. 845, PG. 489
D.R.N.C.T.

HOMER KEITH RENDON AND
MELLIE JOE HOWARD
VOL. 828 PG. 126
D.R.N.C.T.
CALLED 65 ACRES

BRAZOS ELECTRIC POWER
COOPERATIVE, INC.
100' WIDE EASEMENT
VOL. 1073, PG. 290
D.R.N.C.T.

BRAZOS ELECTRIC POWER
COOPERATIVE, INC.
100' WIDE EASEMENT
VOL. 1073, PG. 288
D.R.N.C.T.



NOTES:
KNOWN UNDERGROUND UTILITIES SHOWN ARE
QUALITY LEVEL B SUE - (01-08-2013)
(U.O.N.) INDICATES UNLESS OTHERWISE NOTED

LEGEND

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

NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

TranSystems

500 WEST SEVENTH STREET
SUITE 1100
FORT WORTH, TX 76102
(817) 339-8950 (TEL)
(817) 336-2247 (FAX)
TBPLS FIRM REG. NO. 100383-00

| | |
|---------------|------------|
| PROJ NO: | P202090330 |
| SCALE: | 1" = 300' |
| DATE: | 11-11-2014 |
| DRAWN BY: | SMD |
| CHECKED BY: | RRD |
| REVISED DATE: | |

PRINTED ON:
12/10/2014
8:19:57 AM

SHEET TITLE
EXHIBIT "A"
SEGMENT 16, PARCEL 1127
HOMER KEITH RENDON
MELLIE JOE HOWARD

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

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 Kelleher seconded the motion and the vote in favor was unanimous.

21.

There were no future agenda items approved.

22.

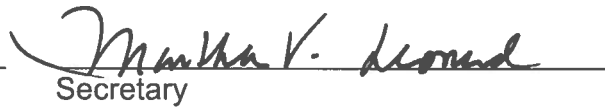
The next board meeting was scheduled for June 16, 2015.

23.

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



President



Secretary