

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF
TARRANT REGIONAL WATER DISTRICT
HELD ON THE 18th DAY OF AUGUST 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 Alan Thomas, Darrell Beason, Rick Carroll, Shanna Cate, Steve Christian, Linda Christie, Dustan Compton, David Geary, J. D. Granger, Tina Hendon, Rachel Ickert, Nancy King, Chad Lorange, David Marshall, Sandy Newby, Matt Oliver, 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; Dev Chelliah of HVJ Associates, Inc.; Dudley Brown of Save Eagle Mountain Lake; Denis Qualls from the City of Dallas Water Utilities; David Medanich of First Southwest; Amy Campbell and Randy Bush of MWH Americas; Bob Hunt and Lairy Johnson of MillerCoors; Andra Beatty of Andra Beatty Real Estate; Doug Varner of CDM Smith; Ron Lemons of Freese and Nichols; Christine Welborn of Direct Action Texas; Bill Paxton of Trinity River Communications – JV; Alan Raynor of McCall, Parkhurst and Horton LLP; and Christine Jacoby of JQ Infrastructure. President Henderson convened the meeting with the assurance from management that all requirements of the “open meetings” laws had been met.

1.

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

2.

On a motion made by Director Stevens and seconded by Director Lane, the Directors voted unanimously to approve the minutes from the meetings held on July 21 and July 23, 2015. It was accordingly ordered that these minutes be placed in the permanent files of the Tarrant Regional Water District.

3.

Bob Hunt and Lairy Johnson of MillerCoors gave a presentation on MillerCoors watershed/conservation initiatives.

4.

With the recommendation of management, Director Leonard moved to place a proposal to adopt a tax year 2015 tax rate of \$.02/\$100 on the agenda for the September 15, 2015 Board of Directors Meeting and to establish the date for a public hearing to be held September 8, 2015 at 2:30 p.m. on the proposed tax year 2015 tax rate of \$.02/\$100, which is no less than three and no more than fourteen days prior to the September 15, 2015 Board of Directors Meeting. Director Lane seconded the motion and the vote in favor was unanimous.

5.

With the recommendation of management, Director Leonard moved to approve an amendment to the contract with MWH Americas, Inc. for an additional cost not to exceed \$484,377.82 for Phase 3 – Completion of the Bid Documents and Construction Phase Services for Section 9, 10 and 11 pipeline of the Integrated Pipeline Project.

Funding for this amendment is included in the Bond Fund. Director Stevens seconded the motion, with Directors Henderson, Leonard, Stevens, and Lane voting in favor and Director Kelleher voting against.

6.

With the recommendation of management, Director Stevens moved to approve a change order with Thalle Midlothian Partners, based on unit pricing, in the not to exceed amount of (\$6,836,846.74) to deduct scope from the contract and add construction improvements at the Midlothian Balancing Reservoir and pipeline related to details for cathodic protection and valve vaults on the PL1213MBR project of the Integrated Pipeline Project. This will result in a decrease in the contract value from \$149,822,682 to \$142,985,835.26. Funding for this change order is included in the Bond Fund. Director Lane seconded the motion and the vote in favor was unanimous.

7.

With the recommendation of management, Director Stevens moved to approve a contract with BAR Constructors, Inc. in the amount of \$10,552,400 for construction of Section 2-12 Richland-Chambers/Cedar Creek Interconnect Facility for the Integrated Pipeline Project. Funding for this contract is included in the Bond Fund. Director Kelleher seconded the motion and the vote in favor was unanimous.

8.

With the recommendation of management, Director Stevens moved to approve the adoption of a resolution relevant to Water Code Sec. 16.051 (g-1) related to the September 1, 2015 deadline for preservation of the Tehuacana Reservoir site as a "site of unique value for the construction of a reservoir". Director Lane seconded the motion,

and the vote in favor was unanimous.

9.

With the recommendation of management, Director Lane moved to approve the purchase of up to 1400 cubic yards of cementitious grout from CowTown Redi Mix, Inc. at a cost not to exceed \$144,270 for the plunge pool project on the Clear Fork of the Trinity River near Trinity Park. This was an unbudgeted expense in 2015, and funding for this project was included in the FY 2014 budget but permitting by the USACE was delayed due to new environmental regulations related to native mussels. Director Stevens seconded the motion and vote in favor was unanimous.

10.

Staff Updates

- Region C Initially Prepared Plan
- Update on System Status
- Fort Worth's Fourth 2015 Recap

11.

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

The Board of Directors recessed for a break from 10:58 a.m. to 11:13 a.m.

12.

The presiding officer next called an executive session at 11:13 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. Jasper and Evelyn Stevens and Tarrant Regional Water District*, Cause No. 08001-CCL-15, in the County Court at Law No. 1 of Henderson County, Texas); *Wilson Family Cemetery Association v. The Estate of Genie Warren, Jr. and Tarrant Regional Water District*, Cause No. 08026-CCL-15 in the County Court at Law No. 1 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.

13.

With the recommendation of management, Director Leonard moved to approve the sale of a 30-foot wide access easement and right-of-way near Cedar Creek Lake Reservoir, containing 1.409 acres of land, more or less, in the George T. Walters Survey, A-794, Henderson County, Texas to Joyce Ferm Wood at the appraised value of \$3,550, plus \$4,308.75 in reimbursement costs for the survey and appraisal fees incurred by the District.



2026 Republic Drive, Suite B
Tyler, Texas 75701
P O Box 9506
Tyler, Texas 75711
Phone: 903.509.2080
Fax: 903.509.2034
T.B.P.L.S. FIRM No. 1033500

1.409 Acres – 30 Ft. Wide Access Easement
County Road 2925
Mabank, Texas 75156

Job No: 15 060138

Field Notes describing a 1.409 acres, 30 foot wide, access easement within the George T. Walters, Abstract No. 794, Henderson County, Texas, and being part of a called 129.07 acre tract of land described in Deed from Hugh L. Killian and wife, Mildred Killian to Tarrant County Water Control and Improvement District Number One, recorded in Volume 569 on Page 283 of the Deed Records of Henderson County, Texas, and this 1.409 acres, 30 foot wide, access easement being more completely described as follows:

BEGINNING at a Concrete Monument found for the most Northerly Northwest corner of said called 129.07 acre tract of land, same being the Northeast corner of a called 8.20 acre tract of land described in Deed from Connie Osborne to Luzell Wood, recorded in Instrument Number 2015-00006006 of the Real Property Records of Henderson County, Texas, same being located in the South boundary line of a called 96.7 acre tract of land, save and except a called 3.5 acre tract of land, described in Deed from Sam Killian and wife, Jackie L. Killian to David Killian, recorded in Volume 1365 on Page 2 of the Real Property Records of Henderson County, Texas, from which a 1/2" Iron Rod found for the Northwest corner of said called 8.20 acre tract of land, on the East side of County Road 2925, bears South 86 deg. 18 min. 17 sec. West a distance of 603.71 feet;

THENCE North 87 deg. 46 min. 08 sec. East, along the North boundary line of said called 129.07 acre tract of land, a distance of 1301.07 feet to a Concrete Monument found for the Northeast corner of same, same being the Southeast corner of said called 96.7 acre tract of land, and located in the West boundary line of a called 195.646 acre tract of land, less and except a called 3.710 acre tract of land, described in Deed from Weldon R. McKelvey and wife, Audrey M. McKelvey to John M. Chappell and wife, Pamela J. Chappell, recorded in Volume 1287 on Page 296 of the Deed Records of Henderson County, Texas;

THENCE South 01 deg. 05 min. 22 sec. East, along the West boundary line of said called 195.646 acre tract of land and the East boundary line of said called 129.07 acre tract of land, at a distance of 742.57 feet passing a 1/2" Iron Rod found for the Southwest corner of said called 195.646 acre tract of land, same being the Northwest corner of the First Tract, a called 59.3 acre tract of land, described in Deed from James R. Wood to Joyce Fern Wood, recorded in Volume 2018 on Page 573 of the Real Property Records of Henderson County, Texas, and continuing along the East boundary line of said called 129.07 acre tract of land and the West boundary line of said called 59.3 acre tract of land for a total distance of 772.57 feet to a point for corner in same;

THENCE South 88 deg. 54 min. 38 sec. West a distance of 30.00 feet to a point for corner;

THENCE North 01 deg. 05 min. 22 sec. West a distance of 741.96 feet to a point for corner;

THENCE South 87 deg. 46 min. 08 sec. West a distance of 1276.14 feet to a point for corner in the most Northerly West boundary line of said called 129.07 acre tract of land and the East boundary line of said called 8.20 acre tract of land;

THENCE North 08 deg. 28 min. 00 sec. East, along the most Northerly West boundary line of said called 129.07 acre tract of land and the East boundary line of said called 8.20 acre tract of land, a distance of 30.53 feet to the **PLACE OF BEGINNING AND CONTAINING 1.409 ACRES OF LAND.**

The bearings hereon GRID and are based on Texas State Plane Coordinate System, Texas North Central Zone (4202), NAD 83.

I, Daniel R. Arthur, do hereby state that the above field notes were prepared from a survey made under my supervision during the month of July, 2015.

GIVEN UNDER MY HAND AND SEAL, this 17th day of July, 2015.

Daniel R. Arthur
Registered Professional Land Surveyor
State of Texas No. 5933

See Map No. 15-060138 prepared in connection with these field notes.
Layout EXHIBIT PLAT



EXHIBIT "A"

C.R. 2925

Cont 96.7 Ac., less and except Cont 3.5 Ac.
Sam Killion and wife, Juchie L. Killion
to
David Killion
Vol 1365, Pg 2 (Real Property Records)

Act. N 88°18'02" E - 893.71'
Cont 5 1/2 Ac. E - 803.33'

Cont B 20 Ac
Connie Osborne
to
Luzell Wood
2015-0006006 (Real Property Records)

Cont S 18°45' E - 704.25 mts. (1956.25)

Act. N 87°48'08" E - 1301.07'
S 87°48'08" W - 1278.14'
Cont S 28°18' W - 1301.2'

PROPOSED 1.409 Ac., 30' WIDE, ACCESS EASEMENT

GEORGE T. WALTERS SURVEY, A-794

Cont 129.07 Ac
Hugh L. Killion and wife, Mildred Killion
to
Tarrant County Water Control and Improvement District Number One
Vol 569, Pg 283 (Deed Records)

Cont N 02°1' N - 3510.7'
N 01°05'22" W - 741.86'
S 01°05'22" E - 772.87'
Act. N 01°05'22" W - 742.57'
Cont N 00°47'55" W - 2794.17'

Cont 195.646 Ac., less and except Cont 3.710 Ac.
Henson R. McCreary and wife, Audrey M. McCreary
to
John M. Chappell and wife, Pamela J. Chappell
Vol 1287, Pg 296 (Deed Records)

First Tract, Cont 59.3 Ac
James R. Wood
to
Joyce Fern Wood
Vol 2018, Pg 573 (Real Property Records)

S 88°54'38" W - 30.00'

EXHIBIT PLAT
SHOWING

1.409 ACRE, (30 FT. WIDE) ACCESS
EASEMENT, PART OF THE
GEORGE T. WALTERS SURVEY, A-794
HENDERSON COUNTY, TEXAS



LEGEND

- CM = Concrete Monument
- RPF = Iron Rod Found
- RPP = Iron Pipe Found
- RPS = Iron Rod Set

NOTE

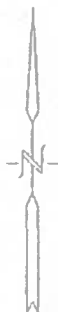
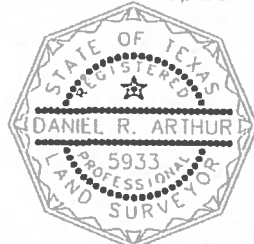
- 1) This surveyor has made no investigation or independent search for documents of record, encroachments, restrictive covenants, easements, ownership, title evidence or any other facts that an accurate and current title search may disclose.
- 2) In providing this boundary survey no attempt has been made to claim or show any concerning evidence, title, depth, condition, capacity or location of any utility existing on the site, whether private, municipal or public owned, subsurface and environmental conditions are not surveyed or examined or statements made concerning the existence of underground or overhead landmarks, containers or facilities that may affect the use of government of this property.

The bearings herein are GRID and are based on Texas State Plane Coordinate System, Texas North Central Zone (4202), NAD83.

I, DANIEL R. ARTHUR, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THIS PLAT TO REFLECT AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION DURING THE MONTH OF July, 2015.

GIVEN UNDER MY HAND & SEAL, THIS 17TH DAY OF JULY, 2015

Daniel R. Arthur
DANIEL R. ARTHUR
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO 5933



T.B.P.L.S. REG. NO. 10113500		SHEET NO. 1	
DRAWN BY: D.R.A.		DATE: 07/17/2015	
LAYOUT: EXHIBIT PLAT		JOB NO. 15-060138	
DWG NO. 15-060138.dwg		BOOK/PAGE 17/26	
APPROVED BY: D.R.A.		 DANIEL ARTHUR SURVEYING, LLC 2028 Republic, Suite B, Fort Worth, Texas 76101 Phone: (817) 509-2033 P.O. Box 9505 Fort Worth, Texas 76111	

In addition, R. Steve Christian and the staff of TRWD are authorized to take all steps which may be reasonably necessary to complete this transaction. Director Lane seconded the motion and the vote in favor was unanimous.

14.

With the recommendation of management, Director Lane moved to approve the sale of 80.43 square feet, more or less, located in the J. Ammons Survey, A-15, Navarro County, Texas and containing residential improvements encroaching on District land below elevation 320 feet mean sea level (m.s.l) at Richland-Chambers Reservoir, to Roy and Meredith Burrell. The District will reserve all mineral rights and a flowage easement, and payment by Mr. and Mrs. Burrell will be the value of the subject property determined by the broker and the permit fee.

EXHIBIT "A"

FIELD NOTES

80.43 SQ FT

J. AMMONS SURVEY

PART OF TRWD TRACT

ABSTRACT NO. 15

NAVARRO COUNTY, TEXAS

BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE J. AMMONS SURVEY, A-15, NAVARRO COUNTY, TEXAS, BEING PART OF THE TRWD TRACT OF LAND ADJACENT TO LOT 1, BLOCK 2 OF IMPERIAL BAY, ACCORDING TO THE PLAT RECORDED IN VOLUME 7, PAGE 91 OF THE PLAT RECORDS, NAVARRO COUNTY, TEXAS. SAID LOT TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a 5/8" Iron rod found in the Platted 320' Line of Richland Chambers at the southeast corner of Lot 2, being the northeast corner of Lot 1;

THENCE, along the Platted 320' Line of Richland Chambers being the east line of Lot 1 as follows S 31° 00' 00" E, 62.32 feet to a 5/8" Iron rod found; S 48° 00' 00" W, 88.95 feet to the POINT OF BEGINNING;

THENCE, through the TRWD tract as follows; S 07° 40' 00" W, 12.73 feet; N 82° 20' 24" W, 12.75 feet to the Platted 320' Line of Richland Chambers being the east line of Lot 1;

THENCE, along the Platted 320' Line of Richland Chambers being the east line of Lot 1 as follows; N 53° 00' 00" E (Reference Bearing), 16.98 feet; N 48° 00' 00" E, 1.05 feet to the POINT OF BEGINNING and CONTAINING 80.43 SQ FT OF LAND MORE OR LESS.

BASIS OF BEARINGS: RECORDED PLAT

SURVEYOR'S CERTIFICATE

DATE: JULY 30, 2015

TO: TRWD

I, Gary L. Hardin, Registered Professional Land Surveyor No. 4207, do hereby certify that the field notes hereon represents the results of a survey made on the ground under my direction and supervision, the lines and dimensions of said property being as indicated. This survey is based on deeds, easements and/or recorded plats and other records when furnished by the client or the client's representative, as well as significant and visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this certification is not a representation of warranty of title or guarantee of ownership. This survey was performed EXCLUSIVELY for the above mentioned parties. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

GARY L. HARDIN, RPLS NO. 4207
W.O.# 1507055 (SEE SURVEY)



LAND TITLE SURVEY

COUNTY ROAD 3310, KERENS TEXAS 75144

BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE J AMMONS SURVEY, A 15,
NAVARRO COUNTY TEXAS, BEING PART OF THE TRD TRACT OF LAND ADJACENT TO LOT 1 BLOCK 2
OF IMPERIAL HAY, ACCORDING TO THE PLAT RECORDED IN VOLUME 7, PAGE 91 OF THE PLAT RECORDS, NAVARRO COUNTY, TEXAS

LEGEND

- TELEPHONE LINE
- CABLE LINE
- FENCE
- POWER LINE
- CONC - CONCRETE
- PI - POWER POLE
- WM - WATER METER
- IRF - IRON ROD FOUND
- IRS - IRON ROD SET
- IPF - IRON PIPE FOUND
- FC - FENCE CORNER FOUND
- TO - TELEPHONE BOX
- LP - LIGHT POLE
- HTS - BURIED CABLE SIGN
- GM - GAS METER
- CS - CISTERN
- PT - PROPANE TANK
- SP - SERVICE POLE
- FH - FINE HYDRANT

BASIS OF BEARINGS:
RECORDED PLAT

RICHLAND
CHAMBERS

LOT 2

LOT 1

ONE STORY
BRICK RES

POB

80.43 SQ FT

LINE	DIRECTION	DISTANCE
L1	S07°40'00"W	12.73
L2	N82°20'24"W	12.75
L3	N53°00'00"E	16.98(REF. BEARING)
L4	N48°00'00"E	1.05

SURVEYORS NOTES

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN
RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS THEREFROM
THERE IS NO VISIBLE EVIDENCE OF AN OIL OR GAS PIPELINE ON THIS TRACT

NO FLOOD PLAIN DESIGNATION WAS DETERMINED BY THIS SURVEYOR

NO ATTEMPT HAS BEEN MADE TO DETERMINE OR SHOW THE PRESENCE, LOCATION,
SIZE, DEPTH, CAPACITY OR CONDITION OF ANY PROPOSED OR EXISTING UTILITIES ON
THIS PROPERTY WHETHER PRIVATE, MUNICIPAL OR PUBLICLY OWNED. NO ENVIRONMENTAL
OR SURFACE CONDITIONS WERE SURVEYED OR EXAMINED THAT MAY AFFECT THE
USE OR DEVELOPMENT OF THIS PROPERTY

THE ADDRESS SHOWN WAS PROVIDED BY OTHERS. HARDIN SURVEYING MAKES NO CLAIM
TO ITS ACCURACY

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT
TITLE COMMITMENT. THERE MAY BE MATTERS AFFECTING THIS TRACT
THAT A TITLE COMMITMENT WOULD REVEAL. THE UNDERSIGNED HAS
NOT PERFORMED A TITLE AND/OR EASEMENT SEARCH AND ASSUMES
NO LIABILITY FOR SUCH MATTERS

I, GARY L. HARDIN, R.P.L.S. #4207, DO HEREBY CERTIFY THAT THE SURVEY SHOWN REPRESENTS THE
RESULTS OF AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION
DURING THE MONTH OF JULY 2015, AND ALL CORNERS ARE SHOWN HEREON AND THERE ARE
NO VISIBLE EASEMENTS, ENCROACHMENTS, CONFLICTS OR PROTRUSIONS OTHER THAN SHOWN

GARY L. HARDIN R.P.L.S. #4207
SIGNATURE VOID IF NOT SIGNED IN BLUE INK
FIRM REGISTRATION NO 1014700

ALL RIGHTS RESERVED
S&E FIELD NOTES

HARDIN SURVEYING

PO BOX 587
MABANK, TEXAS 75147
(903) 887-5674 LOCAL
(877) 329-6475 TOLL FREE
(903) 887-0421 FAX

DATE PERFORMED JULY 30, 2015
SCALE: 1" = 30 FEET
WORK ORDER # 1507035 DRAWN BY JP
FIELD BY JT CHECKED BY AP
THIS SURVEY WAS PERFORMED FOR
TRD



In addition, R. Steve Christian and the staff of TRWD are authorized to take all steps which may be reasonably necessary to complete this transaction. Director Stevens seconded the motion and the vote in favor was unanimous.

15.

With the recommendation of management, Director Lane moved to grant authority to acquire the following described property from 217 Partners, LLC for the negotiated purchase price of \$415,000, necessary for the public use and purpose of construction of the Trinity River Vision – Central City Project. Funding for this acquisition is included in the FY 2015 General Fund Budget.

Fee simple title to the surface estate only of an approximately 0.298-acre tract of land, including any improvements located thereon, being all of Lots 19 and 20, Block 14, Evans-Pearson-Westwood Addition, being an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 310, Page 18, Plat Records, Tarrant County, Texas, said 0.298-acre tract of land being all of that same tract of land conveyed to 217 Partners, LLC by deed as recorded in Volume 16613, Page 38, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds on the survey plat attached hereto

EXHIBIT "A"

Page: 1 of 3

LEGAL DESCRIPTION

BEING Lots 19 and 20, Block 14, Evans-Pearson-Westwood Addition, an addition to the City of Fort Worth, Tarrant County, Texas, recorded in Volume 310, Page 18, Plat Records Tarrant County Texas (P.R.T.C.T.), and further being described in a deed to 217 PARTNERS, LLC, recorded in Volume 16613, Page 38, Deed Records, Tarrant County, Texas (D.R.T.C.T.); said Lots 19 and 20 being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch capped iron rod stamped "TRANSYSTEMS" found for the Southwest corner of Lot 19, same being the Northwest corner of Lot 18, and further being on the East right-of-way line of Greenleaf Street (a 50 foot right-of-way);

THENCE North 00 degrees 14 minutes 42 seconds East, along the East right-of-way line of Greenleaf, a distance of 100.00 feet to a 5/8 inch capped iron rod stamped "TRANSYSTEMS" set for the Northwest corner of Lot 20 and the Southwest corner of Lot 21;

THENCE South 89 degrees 52 minutes 18 seconds East, a distance of 130.00 feet to a 1/2 inch capped iron rod stamped "HANCOCK #1326" found for the Northeast corner of said Lot 20 and the Southeast corner of said Lot 21;

THENCE South 00 degrees 14 minutes 42 seconds West, a distance of 100.00 feet to a 5/8 inch capped iron rod stamped "TRANSYSTEMS" found for the Southeast corner of said Lot 19, same being the Northeast corner of said Lot 18, and from which a 1/2 inch capped iron rod stamped "HANCOCK # 1326" bears North 60 degrees 18 minutes 26 seconds East, a distance of 0.33 feet;

THENCE North 89 degrees 52 minutes 18 seconds West, a distance of 130.00 feet to the POINT OF BEGINNING and containing 13,000 Square feet or 0.298 acre of land.

Note: Survey sketch to accompany this legal description.

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

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

I do hereby certify to Rattikin Title Company, Alliant National Title Insurance Company, and Tarrant Regional Water District, on this 27th day of August, 2013, that on the 15th day of February, 2008, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements located within five (5) feet of said boundaries, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements, and other matters of record as listed in Schedule B of the Commitment for Title issued by Alliant National Title Insurance Company, Dated July 15, 2013, issued July 30, 2013, GF# 13-02613 affecting the subject property, and the location of all curb cuts and driveways, if any.

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

The subject property abuts Greenleaf Street, a 50 foot right-of-way, which provides apparent access to and from the subject property.

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

By: TranSystems

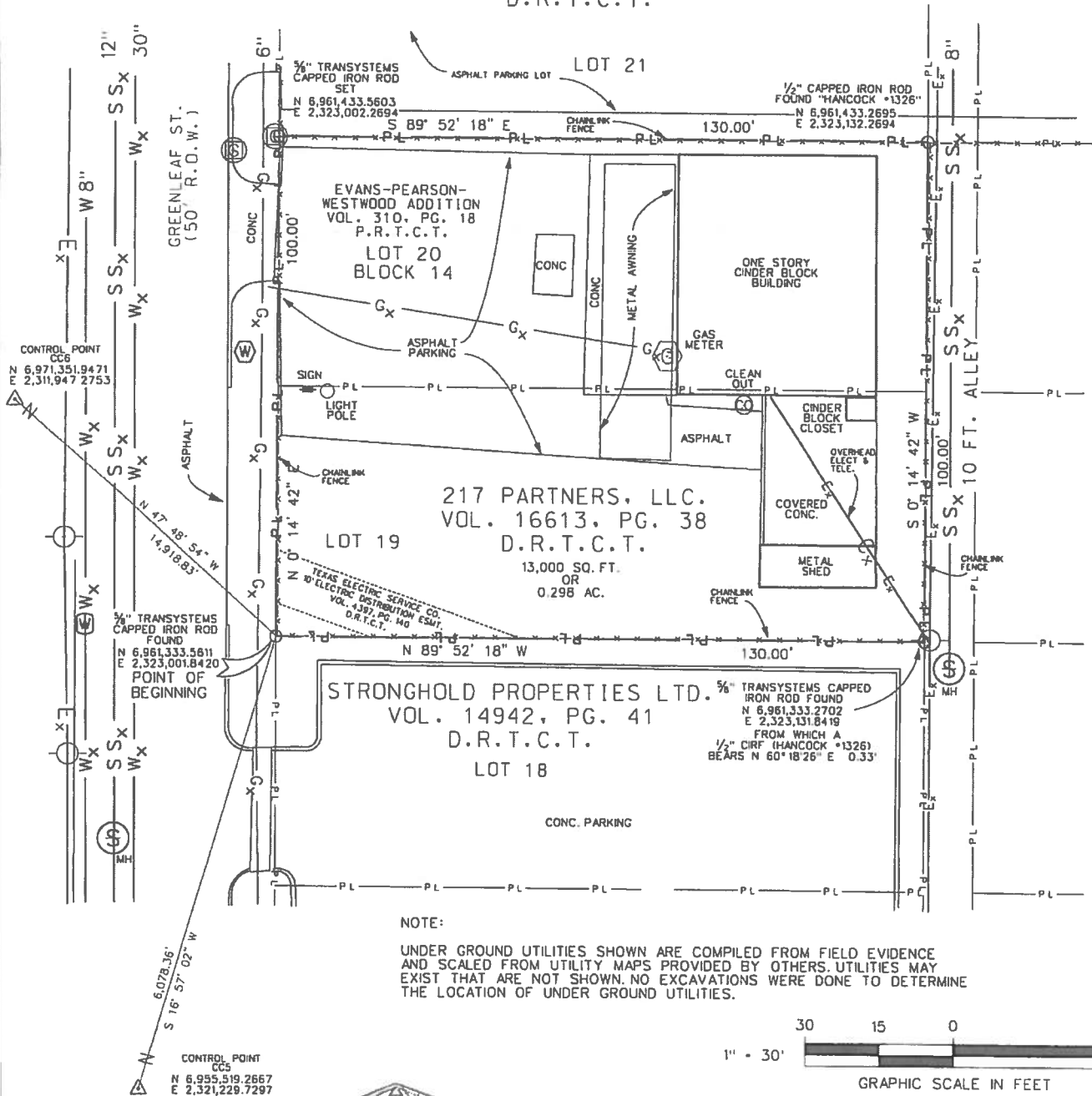
Kenneth D. Erwin

Kenneth D. Erwin
Registered Professional Land Surveyor
No. 5554



Dated: 8-27-2013

RICHARD CARROLL
VOL. 15311, PG. 321
D.R.T.C.T.



500 W. 7TH ST., SUITE 1100
FORT WORTH, TEXAS 76102
817-339-8950
FAX 817-336-2247
PROJ NO: P202 06 0524
SCALE: 30
DATE: 02-14-2008
DESIGNED BY:
DRAWN BY: J.E.M.
CHECKED BY: K.D.E.
FILE NAME: P40 V PB0001.DGN
EV ID: 8 7 2013



8-27-2013

SHEET TITLE

LAND TITLE SURVEY
217 PARTNERS, LLC
PARCEL # 40

PROJECT

TRINITY RIVER VISION

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

PG. 3 of 3

In addition, R. Steve Christian and the staff of TRWD are authorized to execute all documents necessary to complete this transaction and to pay all reasonable and necessary closing and related costs incurred with this transaction. Director Stevens seconded the motion, with Directors Henderson, Leonard, Stevens and Lane voting in favor and Director Kelleher voting against.

16.

With the recommendation of management, Director Lane moved to grant authority to enter into an exchange of land with FW Stadium Group, LLC of the following described land necessary for the public use and purpose of ground water monitoring and testing. Funding for this exchange is included in the FY 2015 General Fund Budget.

FWSG to convey to TRWD fee simple title to the surface estate only, together with all improvements located thereon, of an approximately 1.668-acre tract of land, such tract being more particularly described as a portion of Lot 1, Block 2, LaGrave Addition, an addition to the City of Fort Worth, Tarrant County, Texas, recorded in Cabinet A, Slide 10157, Plat Records, Tarrant County, Texas, and further being a portion of a tract of land described in a Substitute Trustee's Deed and Bill of Sale to FW Stadium Group, L.L.C., recorded in Instrument No. D212243132, Deed Records, Tarrant County, Texas, and further being all of that certain portion of 6th Street vacated by City Ordinance #2455, recorded in Volume 1937, Page 127, Deed Records, Tarrant County, Texas, and all of that certain portion of Grove Street and portion of alleys in Block 233 and Block 234 of North Fort Worth Addition, an addition to the City of Fort Worth, Tarrant County, Texas, recorded in Volume 204-A, Page 117, Plat Records, Tarrant County, Texas, vacated by City Ordinance #3614, said tract being more particularly described by metes and bounds in the survey plat attached hereto as Exhibit "A."

TRWD to convey to the FWSG fee simple title to the surface estate only, together with all improvements located thereon, of an approximately 2.294-acre tract of land situated in the Felix G. Mulliken Survey, Abstract No. 1045, and the A. Gouhenant Survey, Abstract 582, in the City of Fort Worth, Tarrant County, Texas, and further being a portion of a tract of land described in a deed to TRWD recorded in Instrument No. D210157674, Deed Records, Tarrant County, Texas, and further being all of Lots 1-20 and Lots 27-36, Block 20, North Fort Worth

Addition, an addition to the City of Fort Worth, Tarrant County, Texas, recorded in Volume 204-A, Page 117, Plat Records, Tarrant County, Texas, and all of the alley between said Lots 1-20 and Lots 27-36 vacated by City Ordinance #2336, recorded in Volume 2063, Page 112, Deed Records, Tarrant County, Texas, but TRWD to reserve a permanent roadway easement on the southern forty-five feet of said 2.294-acre tract of land, said 2.294-acre tract of land being more particularly described by metes and bounds on the survey plat attached hereto as Exhibit "B."

LEGAL DESCRIPTION

- BEING** a portion of Lot 1, Block 2, LaGrave Addition, an addition to the City of Fort Worth, Tarrant County, Texas, recorded in Cabinet A, Slide 10157, Plat Records, Tarrant County, Texas (P.R.T.C.T.), and further being a portion of a tract of land described in a Substitute Trustee's Deed and Bill of Sale to FW Stadium Group, L.L.C., recorded in Instrument #D212243132, Deed Records, Tarrant County, Texas (D.R.T.C.T.), and further being all of that certain portion of 6TH Street vacated by City Ordinance #2455, recorded in Volume 1937, Page 127, D.R.T.C.T., and all of that certain portion of Grove Street and portion of alleys in Block 233 and Block 234 of North Fort Worth Addition, an addition to the City of Fort Worth, Tarrant County, Texas, recorded in Volume 204-A, Page 117, P.R.T.C.T., vacated by City Ordinance #3614; said tract of land being more particularly described by metes and bounds as follows:
- BEGINNING** at a Railroad Spike found (control monument) being the most Southerly Southwest corner of said Lot 1, Block 2, LaGrave Addition, and the Northwesterly corner of Lot 10, Block 233, of said North Fort Worth Addition, at the Southeasterly corner of Jones Street R.O.W. (60' R.O.W.) and the Northeasterly corner of vacated Jones Street, vacated by City Ordinance #2336, recorded in Volume 2063, Page 112, D.R.T.C.T., and further being on the Northerly line of a tract of land described in a Special Warranty Deed to Tarrant Regional Water District, recorded in Instrument #D210157674, D.R.T.C.T.;
- THENCE** North 30 degrees 06 minutes 05 seconds West along the Westerly line of said Lot 1, Block 2, LaGrave Addition, and the Easterly R.O.W. line of said Jones Street, a distance of 157.95 feet, to a 5/8" iron rod with cap stamped TranSystems set, on the proposed Northerly right-of-way line of 6th Street, from which a 1/2 inch iron rod with cap stamped "RPLS #5544" found, being the Southwesterly ell corner of said Lot 1, Block 2, LaGrave Addition bears North 30 degrees 06 minutes 05 seconds West, a distance of 2.62 feet, said point being the intersection of the existing Easterly right-of-way line of Jones Street and the existing Northerly right-of-way of 6th Street (60' R.O.W.);
- THENCE** North 59 degrees 53 minutes 31 seconds East, along the proposed Northerly right-of-way line of 6th Street, a distance of 460.12 feet to a 5/8" iron rod with cap stamped TranSystems set on the Easterly line of said Lot 1, Block 2, LaGrave Addition, on the Westerly right-of-way line of Pecan Street (60' R.O.W.), from which a 1/2 inch iron rod with cap stamped "RPLS #5544" found, bears North 30 degrees 01 minutes 41 seconds West, a distance of 602.38 feet being the Northeasterly corner of said Lot 1, Block 2;
- THENCE** South 30 degrees 01 minutes 41 seconds East, along the Easterly line of said Lot 1, Block 2, LaGrave Addition, and the Westerly right-of-way line of Pecan Street, a distance of 157.91 feet to a 3/4 inch iron rod found, being the Southeasterly corner of said LaGrave Addition, and being the Northeasterly corner of Lot 15, Block 234, of said North Fort Worth Addition;
- THENCE** South 59 degrees 53 minutes 15 seconds West, along the Southerly line of said Lot 1 Block 2, LaGrave Addition, and the Northerly line of said Tarrant Regional Water District tract, a distance of 459.92 feet to the POINT OF BEGINNING and containing 72,650 Square Feet or 1.668 Acres of Land.

Note: Survey sketch to accompany this legal description.

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

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

That I, Kenneth D. Erwin, a Registered Professional Land Surveyor in the State of Texas, hereby states that this survey was made from an actual on the ground survey made between June 2010 and June 2015 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.

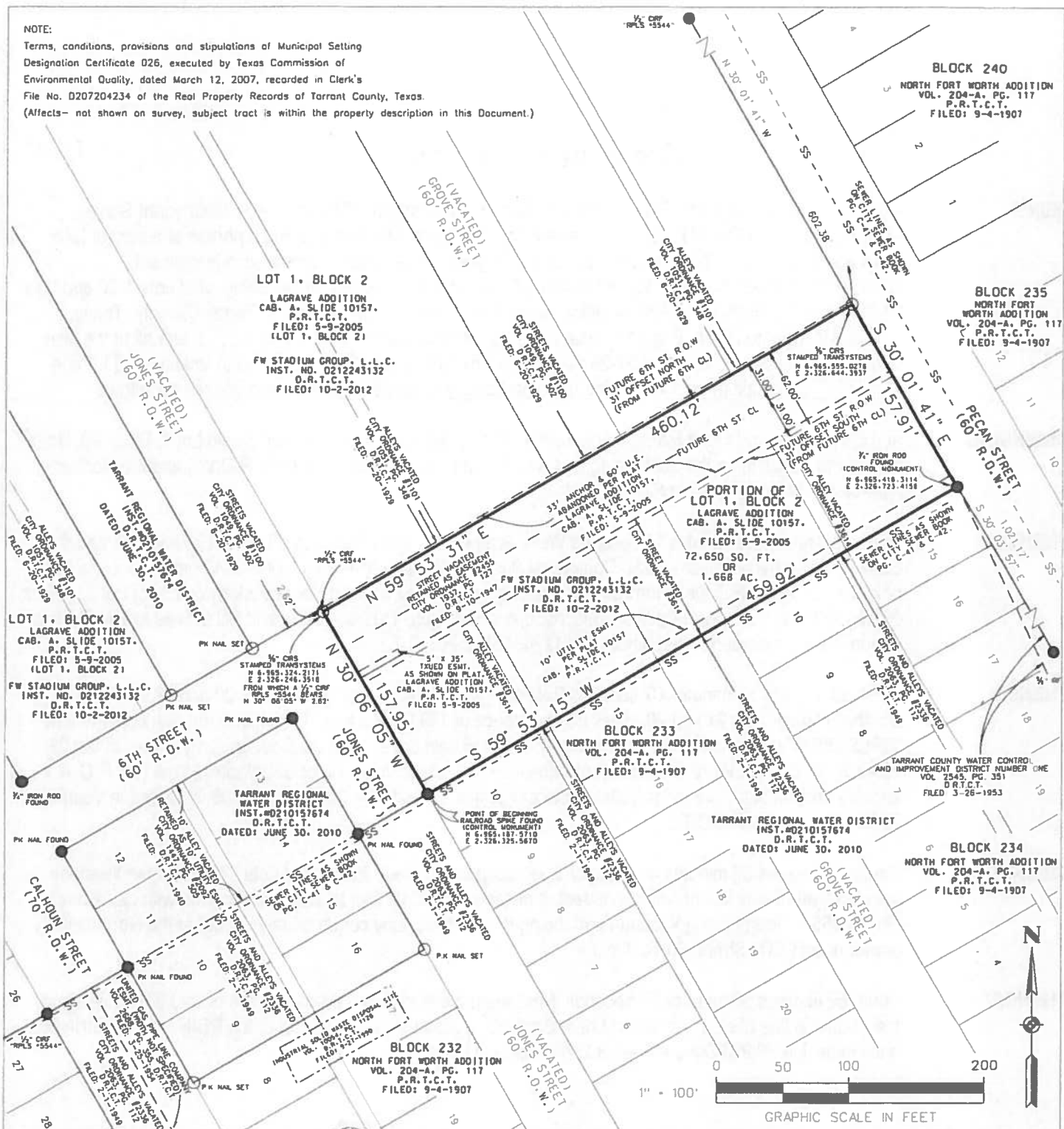
Kenneth D. Erwin

Kenneth D. Erwin
Registered Professional Land Surveyor
Texas Registration No. 5554

Date: 6-10-2015



Terms, conditions, provisions and stipulations of Municipal Setting
Designation Certificate 026, executed by Texas Commission of
Environmental Quality, dated March 12, 2007, recorded in Clerk's
File No. D027204234 of the Real Property Records of Tarrant County, Texas.
(Affects - not shown on survey, subject tract is within the property description in this Document.)



STATE OF TEXAS
REGISTERED
★
KENNETH D. ERWIN
5554
PROFESSIONAL
LAND SURVEYOR

6-10-2015

BOUNDARY SURVEY
PORTION OF LOT 1, BLOCK 2
LAGRAVE ADDITION

TRINITY RIVER VISION

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

PG. 3 of 3

LEGAL DESCRIPTION

BEING a tract of land situated in the Felix G. Mulliken Survey, Abstract No. 1045 and the A. Gouhenant Survey, Abstract 582, in the City of Fort Worth, Tarrant County, Texas, and further being a portion of a tract of land described in a Special Warranty Deed to Tarrant Regional Water District, recorded in Instrument #D210157674, Deed Records, Tarrant County, Texas (D.R.T.C.T.), and further being all of Lots 1-20 and Lots 27-36, Block 20, North Fort Worth Addition, an addition to the City of Fort Worth, Tarrant County, Texas, recorded in Volume 204-A, Page 117, Plat Records, Tarrant County, Texas (P.R.T.C.T.), and all of the alley between said Lots 1-20 and Lots 27-36 vacated by City Ordinance #2336, recorded in Volume 2063, Page 112, D.R.T.C.T.; said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found (control monument), being the Southwesterly corner of said Lot 1, Block 20, North Fort Worth Addition, on the Easterly right-of-way line of N. Commerce Street (70' R.O.W.) and the Northerly right-of-way line of 5TH Street (60' R.O.W.);

THENCE North 30 degrees 03 minutes 15 seconds West along the Westerly line of said Lots 1-20, Block 20, and the Easterly right-of-way line of said N. Commerce Street, a distance of 499.86 feet to a "V" cut in concrete base of fence post set, being the Northwesterly corner of said Lot 20, and the Southwesterly corner of Lot 21, Block 20 of said North Fort Worth Addition, described in a Substitute Trustees Deed and Bill of Sale to FW Stadium Group, L.L.C., recorded in Instrument #D212243131, D.R.T.C.T.;

THENCE North 59 degrees 57 minutes 07 seconds East along the Northerly line of said Lots 20 and 27 and the Southerly line of Lots 21 and 26, Block 20, a distance of 199.92 feet to a 1/2 inch iron rod with cap stamped "RPLS #5544" found, being the Northeasterly corner of said Lot 27, and the Southeasterly corner of Lot 26, Block 20, North Fort Worth Addition, further being the Southwesterly corner of Calhoun Street (70' R.O.W.) and the Northwesterly corner of Calhoun Street vacated by said City Ordinance #2336, recorded in Volume 2063, Page 112, D.R.T.C.T.;

THENCE South 30 degrees 02 minutes 40 seconds East along the Easterly line of said Lots 27-36 and the Westerly vacated right-of-way line of Calhoun Street, a distance of 500.02 feet to a 1/2 inch iron rod with cap stamped "RPLS #5544" found (control monument), being the Southeasterly corner of said Lot 36, at the Northeasterly corner of said 5TH Street (60' R.O.W.);

THENCE South 59 degrees 59 minutes 57 seconds West along the Northerly right-of-way line of said 5TH Street and the Southerly line of said Lot 36 and Lot 1, Block 20, a distance of 199.83 feet to the POINT OF BEGINNING and containing 99,926 Square Feet or 2.294 Acres of Land.

Note: Survey sketch to accompany this legal description.

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

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

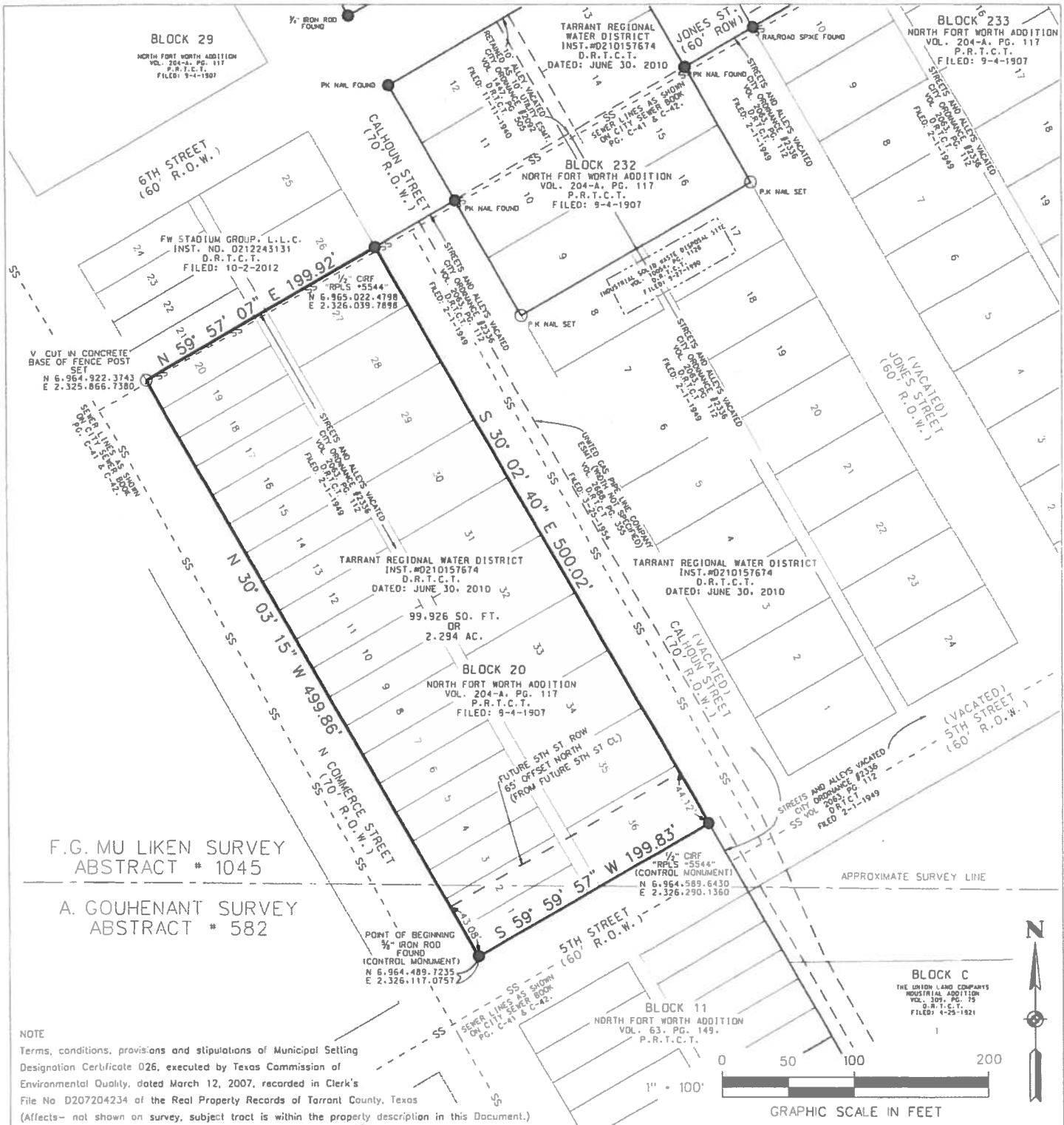
That I, Kenneth D. Erwin, a Registered Professional Land Surveyor in the State of Texas, hereby states that this survey was made from an actual on the ground survey made between June 2010 and June 2015 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.

Kenneth D. Erwin

Kenneth D. Erwin
Registered Professional Land Surveyor
Texas Registration No. 5554

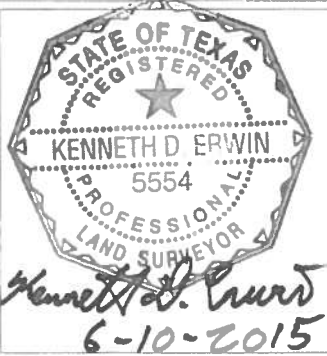
Date: 6-10-2015





NOTE
 Terms, conditions, provisions and stipulations of Municipal Setting
 Designation Certificate 026, executed by Texas Commission of
 Environmental Quality, dated March 12, 2007, recorded in Clerk's
 File No D207204234 of the Real Property Records of Tarrant County, Texas
 (Affects- not shown on survey, subject tract is within the property description in this Document.)

TranSystems
 500 W. 7TH ST., SUITE 1100
 FORT WORTH, TEXAS 76102
 817-339-8950
 FAX 817 336 2247
 TBPLS FIRM REG. NO. 10039300
 PROJ NO: P20215 0031
 SCALE: 100
 DATE: 6-10-2015
 DESIGNED BY:
 DRAWN BY: K.D.E.
 CHECKED BY: D.M.P.
 FILE: P202150031 v A.D.G.
 REVISED:



SHEET TITLE	
BOUNDARY SURVEY LOTS 1 - 20 & 27 - 36, BLOCK 20 NORTH FORT WORTH ADDITION	
PROJECT	
TRINITY RIVER VISION	
NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE (4202) WITH AN ADJUSTMENT FACTOR OF 1.0001375289116	PG. 3 of 3

In addition, R. Steve Christian and the staff of TRWD are authorized to execute all documents necessary to complete this transaction and to pay all reasonable and necessary closing and related costs incurred with this exchange. Director Stevens seconded the motion and the vote in favor was unanimous.

17.

With the recommendation of management, Director Stevens moved to grant authority to acquire permanent easement interests in, over, under, and across the following described property for the public use and purpose of construction and operation of the IPL Project by purchase or, if negotiations to acquire the property by purchase are unsuccessful, by the use of the power of eminent domain. The motion was made in the form provided by Chapter 2206, Texas Government Code, and indicated that it intended to apply to all the units of real property described below. Funding for this acquisition is included in the Bond Fund.

IPL Parcel 373
(Robinson Trust)

A permanent easement interest in, over and across a 12.199-acre tract of land situated in the Cary White Survey, Abstract Number 1109, Ellis County, Texas, and being more particularly described as a portion of that certain 475.406-acre tract conveyed to Thelma Robinson by instrument recorded in Volume 1979, Page 1224, Official Public Records, Ellis County, Texas, such tract being further described in the survey plat for Parcel 373 attached hereto. An appraisal prepared by an independent, qualified real estate appraiser using standard accepted valuation techniques established the amount of \$68,407 as just compensation for the above-described property.

IPL Parcel 374
(Cannon)

A permanent easement interest in, over and across a 10.464-acre tract of land situated in the Cary White Survey, Abstract Number 1109, Ellis County, Texas, and being more particularly described as a portion of that certain 121.6186-acre tract conveyed to Karal Kay Cannon by instrument recorded in Volume 2129, Page 2225, Official Public Records, Ellis County, Texas, such tract being further

described in the survey plat for Parcel 374 attached hereto. An appraisal prepared by an independent, qualified real estate appraiser using standard accepted valuation techniques established the amount of \$41,182 as just compensation for the above-described property.

IPL Parcel 375
(Cannon Trust)

A permanent easement interest in, over and across a 4.555-acre tract of land situated in the Cary White Survey, Abstract Number 1109, Ellis County, Texas, and being more particularly described as a portion of that certain 206.0862-acre tract of land conveyed to Karal Kay Cannon, Trustee of the Simon D. Cannon Testamentary Trust, by instrument recorded in Volume 2406, Page 1418, Official Public Records, Ellis County, Texas, such tract being further described in the survey plat for Parcel 375 attached hereto. An appraisal prepared by an independent, qualified real estate appraiser using standard accepted valuation techniques established the amount of \$16,816 as just compensation for the above-described property.

EXHIBIT "A"
Property Description

Being 12.199 acres (531,403 square feet) of land situated in the Cary White Survey, Abstract Number 1109, Ellis County, Texas and more particularly that certain 475.406 acre tract conveyed to Thelma Robinson by instrument recorded in Volume 1979, Page 1224, Official Public Records, Ellis County, Texas and more particularly described as follows:

COMMENCING at a 3/8-inch iron rod found for the south most Southeasterly corner of said Robinson tract, being an ell corner of a tract of land situated in said Cary White Survey as conveyed to the Simon D. Cannon Testamentary Trust, Karal Kay Cannon, Trustee by instrument recorded in Volume 2406, Page 1418, said Official Public Records;

THENCE N 30°57'27" W, with the common line of said Robinson tract and Simon D. Cannon Testamentary tract, at 338.37 feet pass the north most Northwest corner of said Simon D. Cannon Testamentary tract and the west most Southwest corner of a tract of land situated in said Cary White Survey as conveyed to Karal Kay Cannon by instrument recorded in Volume 2129, Page 2295, said Official Public Records, continuing with the common line of said Robinson tract and said Karal Kay Cannon tract, in all 1,703.81 feet to an ell corner of said Robinson tract and the Northwest corner of said Karal Kay Cannon tract;

THENCE N 57°37'15" E, with the common line of said Robinson tract and said Karal Kay Cannon tract, 1,032.97 feet to a 5/8-inch iron rod set for the Southwest corner of the tract herein described and the **POINT OF BEGINNING** (N:6,796,528.873, E: 2,495,533.804 Grid);

- (1) **THENCE** N 62°30'54" W, departing the common line of said Robinson tract and said Karal Kay Cannon tract, over and across said Robinson tract, a distance of 2,199.52 feet to a 5/8-inch iron rod set;
- (2) **THENCE** N 58°06'32" W, continuing over and across said Robinson tract, a distance of 1,344.58 feet to a 5/8-inch iron rod set in the Northwesterly line of said Robinson tract and the Southeasterly line of a tract of land situated in the John Roberts Survey, Abstract Number 908 as conveyed to Clifford H. West et ux, Maidell West by instrument recorded in Volume 512, Page 652, Deed Records, said Ellis County for the Northwest corner of the tract herein described, from which a 1/2-inch iron rod found for reference to the Northeast corner of a tract of land situated in said John Roberts Survey as conveyed to Elizabeth Ann Herrington Matteson by instrument recorded in Volume 1087, Page 227, said Official Public Records and the Southeast corner of a tract of land situated in said John Roberts Survey, the P. Apperson Survey, Abstract Number 9 and the S.C. White Survey, Abstract Number 1251 as conveyed to Gary E. Buchholz and wife, Kathryn Knox Buchholz by instrument recorded in Volume 2148, Page 1308 said Official Public Records and the Southwesterly line of a tract of land situated in said Cary White Survey as conveyed to said West by instrument recorded in said Volume 512, Page 652 bears S 58°59'15" W, a distance of 256.20 feet, N 30°51'39" W, a distance of 1,369.44 feet and S 58°40'51" W, a distance of 10.73 feet;

EXHIBIT "A-1"

- (3) **THENCE** N 58°59'15" E, with the common line of said Robinson tract and said West tract, a distance of 168.49 feet to a 5/8-inch iron rod set for the Northeast corner of the tract herein described;
- (4) **THENCE** S 58°06'32" E, departing the common line of said Robinson tract and West tract, over and across said Robinson tract, a distance of 1,262.07 feet to a 5/8-inch iron rod set;
- (5) **THENCE** S 62°30'54" E, continuing over and across said Robinson tract, a distance of 2,211.51 feet to a 5/8-inch iron rod set;
- (6) **THENCE** S 59°32'21" E, continuing over and across said Robinson tract, a distance of 67.38 feet to a 5/8-inch iron rod set in the north most Southeasterly line of said Robinson tract and the Northwesterly line of said Karal Kay Cannon tract for the Southeast corner of the tract herein described;
- (7) **THENCE** S 57°37'15" W, with the common line of said Robinson tract and Karal Kay Cannon tract, a distance of 169.40 feet to the **POINT OF BEGINNING** and containing 12.199 acres (531,403 square feet) of land, more or less.

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

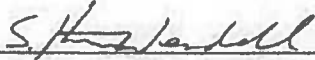
NOTE: Plat to accompany this legal description.

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

I do certify on this 13th day of December, 2012, to Town Square Title Company, LLC and, Fidelity National Title Insurance Company and Tarrant Regional Water District, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition IV Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements and other matters of record as listed in Schedule B of the Commitment for Title issued by Fidelity National Title Insurance Company, with an effective date of September 28, 2012, issued date of October 15, 2012 GF # 5999 affecting the subject property and listed in Exhibit "A-1" attached hereto.

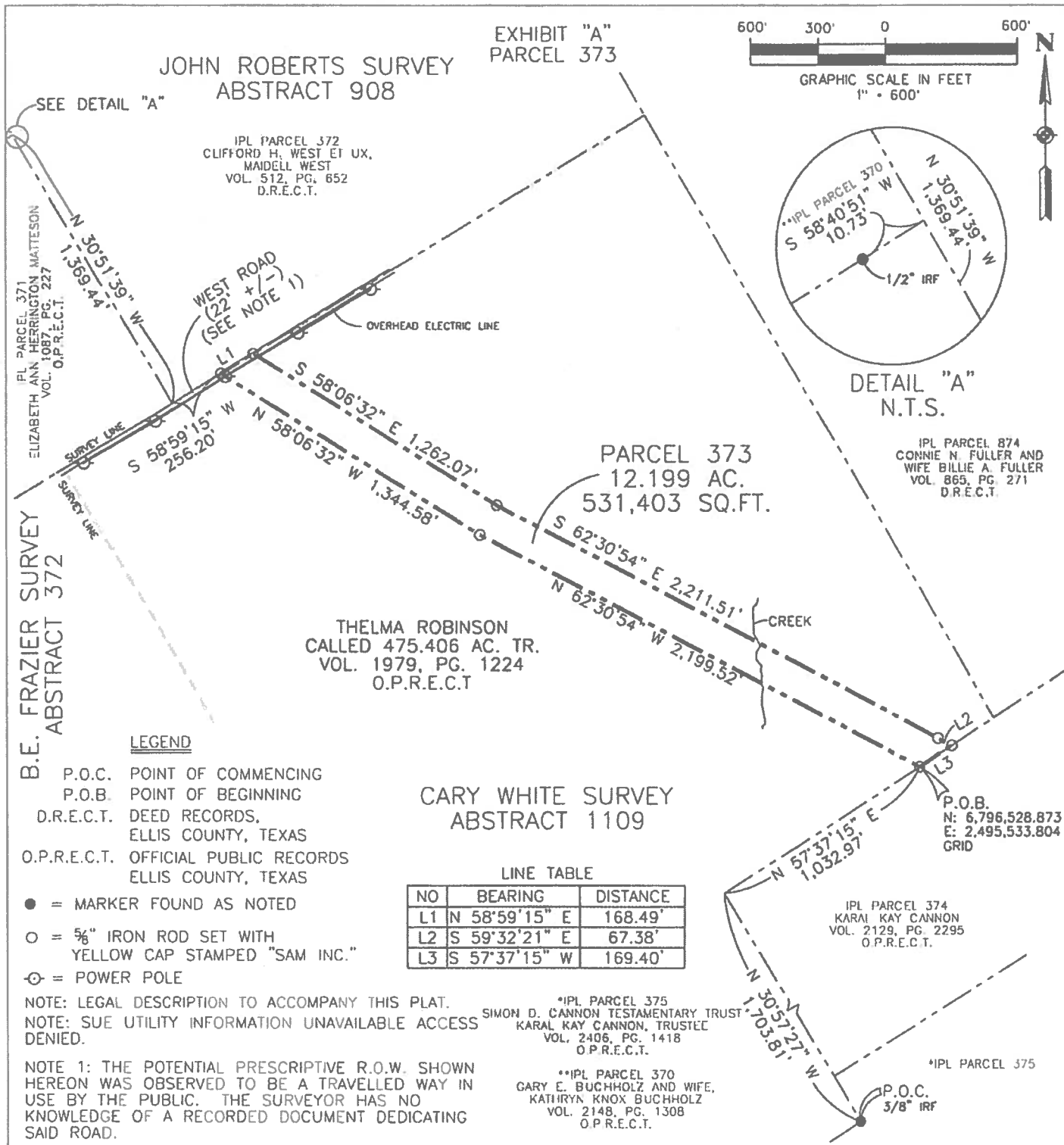
Except as shown on the survey: (i) there are no visible encroachments upon the subject property by visible improvements on adjacent property, (ii) there are no visible encroachments on adjacent property, streets or alleys by any visible improvements on the subject property, and (iii) there are no visible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

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


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

Dated: December 13, 2012





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

FILE NAME: PARCEL 373.DGN
PROJ NO: 032172 TRWD TASK 12
SCALE: 1"=600'
DATE: 12/13/2012
DRAWN BY: CNM
CHECKED BY: SKW
REVISED DATE:

PRINTED ON:
 12/13/2012
 8:30:38 AM

SHEET TITLE

EXHIBIT "A"
SEGMENT 14, PARCEL 373
THELMA ROBINSON

PROJECT

INTEGRATED PIPELINE PROJECT

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

PG. 4 OF 5

EXHIBIT "A"
Property Description

Being a 10.464 acres (455,790 square feet) of land situated in the Cary White Survey, Abstract Number 1109, Ellis County, Texas and more particularly that certain 121.6186 acre tract conveyed to Karal Kay Cannon by instrument recorded in Volume 2129, Page 2225, Official Public Records, Ellis County, Texas and being more particularly described as follows:

COMMENCING at a 3/8-inch iron rod found for the south most Southeasterly corner of a tract of land situated in said Cary White Survey as conveyed to Thelma Robinson by instrument recorded in Volume 1979, Page 1224, said Official Public Records and being an ell corner of a tract of land situated in said Cary White Survey as conveyed to the Simon D. Cannon Testamentary Trust, Karal Kay Cannon, Trustee by instrument recorded in Volume 2406, Page 1418, said Official Public Records;

THENCE N 30°57'27" W, with the common line of said Robinson tract and Simon D. Cannon Testamentary tract, at 338.37 feet pass the north most Northwest corner of said Simon D. Cannon Testamentary tract and the west most Southwest corner of said Karal Kay Cannon tract, continuing with the common line of said Robinson tract and said Karal Kay Cannon tract, in all 1703.81 feet to an ell corner of said Robinson tract and the Northwest corner of said Karal Kay Cannon tract;

THENCE N 57°37'15" E, with the common line of said Robinson tract and said Karal Kay Cannon tract, 1,032.97 feet to a 5/8-inch iron rod set for the Northwest corner of the tract herein described and the **POINT OF BEGINNING** (N: 6,796,528.873, E: 2,495,533.804 Grid);

- (1) **THENCE** N 57°37'15" E, continuing with the common line of said Robinson tract and said Karal Kay Cannon tract, a distance of 169.40 feet to a 5/8-inch iron rod set for the Northeast corner of the herein described tract;
- (2) **THENCE** S 59°32'21" E, departing the common line of said Robinson tract and said Karal Kay Cannon tract, over and across said Karal Kay Cannon tract, a distance of 3,039.92 feet to a 5/8-inch iron rod set;
- (3) **THENCE** S 59°35'07" E, continuing over and across said Karal Kay Cannon tract a distance of 0.80 feet to a 5/8-inch iron rod set in the south most south line of said Karal Kay Cannon tract and the south most north line of said Simon D. Cannon Testamentary tract for the Southeast corner of the herein described tract, from which a 3/8-inch iron rod found for the East corner of a tract of land situated in said Cary White Survey as conveyed to Charles Alfred Campbell by instrument recorded in Volume 2251, Page 604, said Official Public Records and the North corner of a tract of land situated in said Cary White Survey as conveyed to John Paul Dinen II by instrument recorded in Volume 2268, Page 1689, said Official Public Records bears N 58°48'39" E, a distance of 2,637.76 feet;

- (4) **THENCE** S 58°54'16" W, with the common line of said Karal Kay Cannon tract and said Simon D. Cannon Testamentary tract, a distance of 170.59 feet to a 5/8-inch iron rod set for the Southwest corner of the herein described tract;
- (5) **THENCE** N 59°32'21" W, departing the common line of said Karal Kay Cannon tract and said Simon D. Cannon Testamentary tract, a distance of 3,022.95 feet to a 5/8-inch iron rod set;
- (6) **THENCE** N 62°30'54" W, continuing over and across said Karal Kay Cannon tract, a distance of 13.86 feet to the **POINT OF BEGINNING** and containing 10.464 acres (455,790 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 6th day of December, 2012, to Town Square Title Company, LLC and, Fidelity National Title Insurance Company and Tarrant Regional Water District, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition IV Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements and other matters of record as listed in Schedule B of the Commitment for Title issued by Fidelity National Title Insurance Company, with an effective date of October 1, 2012, issued date of October 17, 2012 GF # 6005 affecting the subject property and listed in Exhibit "A-1" attached hereto.

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

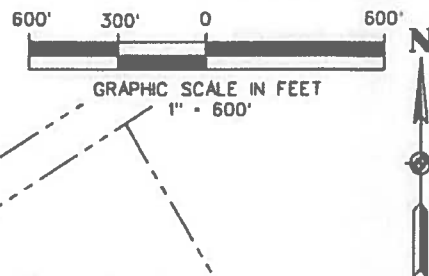
This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition IV Survey.


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

Dated: December 6, 2012



EXHIBIT "A" PARCEL 374



IPL PARCEL 874
CONNIE N. FULLER AND
WIFE, BILLIE A. FULLER
VOL. 865, PG. 271
O.P.R.E.C.T.

IPL PARCEL 373
THELMA ROBINSON
VOL. 1979, PG. 1224
O.P.R.E.C.T.

CARY WHITE SURVEY ABSTRACT 1109

SEE DETAIL "A"

N 57°37'15" E
1,032.97'
P.O.B.
N: 6,796,528.873
E: 2,495,533.804
GRID

KARAL KAY CANNON
VOL. 2129, PG. 2295
O.P.R.E.C.T.
CALLED 121.6186 AC. TR.

PARCEL 374
10.464 AC.
455,790 SQ.FT.

LINE TABLE		
NO	BEARING	DISTANCE
L1	N 57°37'15" E	169.40'
L2	S 59°35'07" E	0.80'
L3	S 58°54'16" W	170.59'
L4	N 62°30'54" W	13.86'

IPL PARCEL 873
CHARLES ALFRED CAMPBELL AND
BETTY JANE CAMPBELL
VOL. 1679, PG. 1203
O.P.R.E.C.T.

IPL PARCEL 376
CHARLES ALFRED CAMPBELL
VOL. 2251, PG. 604
O.P.R.E.C.T.

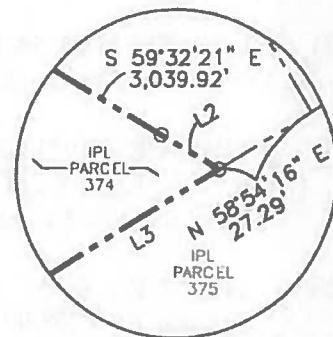
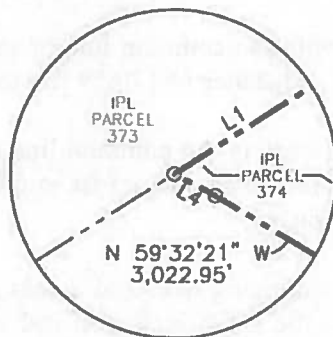
SEE DETAIL "B"

IPL PARCEL 375
SIMON D. CANNON TESTAMENTARY TRUST
KARAL KAY CANNON, TRUSTEE
VOL. 2406, PG. 1418
O.P.R.E.C.T.

LEGEND

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

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



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

FILE NAME: PARCEL 374.DGN
PROJ NO: 032172 TRWD TASK 12
SCALE: 1"=600'
DATE: 12/6/2012
DRAWN BY: CNM
CHECKED BY: SKW
REVISED DATE:

PRINTED ON:
12/6/2012
3:13:27 PM



SHEET TITLE

EXHIBIT "A"
SEGMENT 14, PARCEL 374
KARAL KAY CANNON

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 a 4.555 acre (198,414 square feet) tract of land situated in the Cary White Survey, Abstract Number 1109, Ellis County, Texas and more particularly that certain 206.0862 acre tract of land conveyed to Simon D. Cannon Testamentary Trust, Karal Kay Cannon, Trustee by instrument recorded in Volume 2406, Page 1418, Official Public Records, Ellis County, Texas;

COMMENCING at a 1/2-inch iron rod found for an ell corner of said Cannon Testamentary Trust tract, for the Northwesterly corner of a tract of land situated in said Cary White Survey conveyed to Buster Bramall and wife, Beverly Bramall by instrument recorded in Volume 2261, Page 988, said Official Public Records;

THENCE N 58°58'22" E, with the common line of said Cannon Testamentary Trust tract and said Bramall tract, a distance of 569.10 feet to a 5/8-inch iron rod set for the Southeast corner of the tract herein described and the **POINT OF BEGINNING** (N: 6794,440.390, E: 2,499,350.343 GRID);

- (1) **THENCE** N 65°55'46" W, departing the common line of said Cannon Testamentary Trust tract and said Bramall tract, over and across said Cannon Testamentary Trust tract, a distance of 1,202.62 feet to a 5/8-inch iron rod set;
- (2) **THENCE** N 59°32'21" W, continuing over and across said Cannon Testamentary Trust tract, a distance of 116.82 feet to a 5/8-inch iron rod set in the Northwesterly line of said Cannon Testamentary Trust tract and the Southeasterly line of a tract of land situated in said Cary White Survey, conveyed to Karal Kay Cannon by instrument recorded in Volume 2129, Page 2295, said Official Public Records; ;
- (3) **THENCE** N 58°54'16" E, with the common line of said Cannon Testamentary Trust tract and said Karal Kay Cannon tract, a distance of 170.59 feet to a 5/8-inch iron rod set;
- (4) **THENCE** S 59°32'21" E, departing the common line of said Cannon Testamentary Trust tract and said Karal Kay Cannon tract, over and across said Cannon Testamentary tract, a distance of 27.19 feet to a 5/8-inch iron rod set;
- (5) **THENCE** S 65°55'46" E, continuing over and across said Cannon Testamentary Trust tract, a distance of 1,298.90 feet to the a 5/8-inch iron rod set in the common line of said Cannon Testamentary Trust tract and said Bramall tract, from which the north most Northeast corner of said Bramall tract and the West corner of a tract of land situated in said Cary White Survey conveyed to Buster Bramall aka Buster I. Bramall and wife, Beverly Bramall aka Beverly A. Bramall by instrument recorded in Volume 2261, Page 988, said Official Public Records, bears N 58°58'22" E, a distance of 499.35 feet, from which a 1/2-inch iron rod found for reference bears S 67°36'11" E, a distance of 1.72 feet;

EXHIBIT "A-3"

- (6) **THENCE** S 58°58'22" W, with the common line of said Cannon Testamentary Trust tract and said Bramall tract, a distance of 182.90 feet to the **POINT OF BEGINNING** and containing 4.555 acres (198,414 square feet) of land, more or less.

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

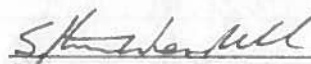
NOTE: Plat to accompany this legal description.

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

I do certify on this 13th day of March, 2013, to Town Square Title Company, LLC, Fidelity National Title Insurance Company and Tarrant Regional Water District, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition IV Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements and other matters of record as listed in Schedule B of the Commitment for Title issued by Fidelity National Title Insurance Company, with an effective date of October 1, 2012, issued date of October 19, 2012 GF # 6006 affecting the subject property and listed in Exhibit "A-1" attached hereto.

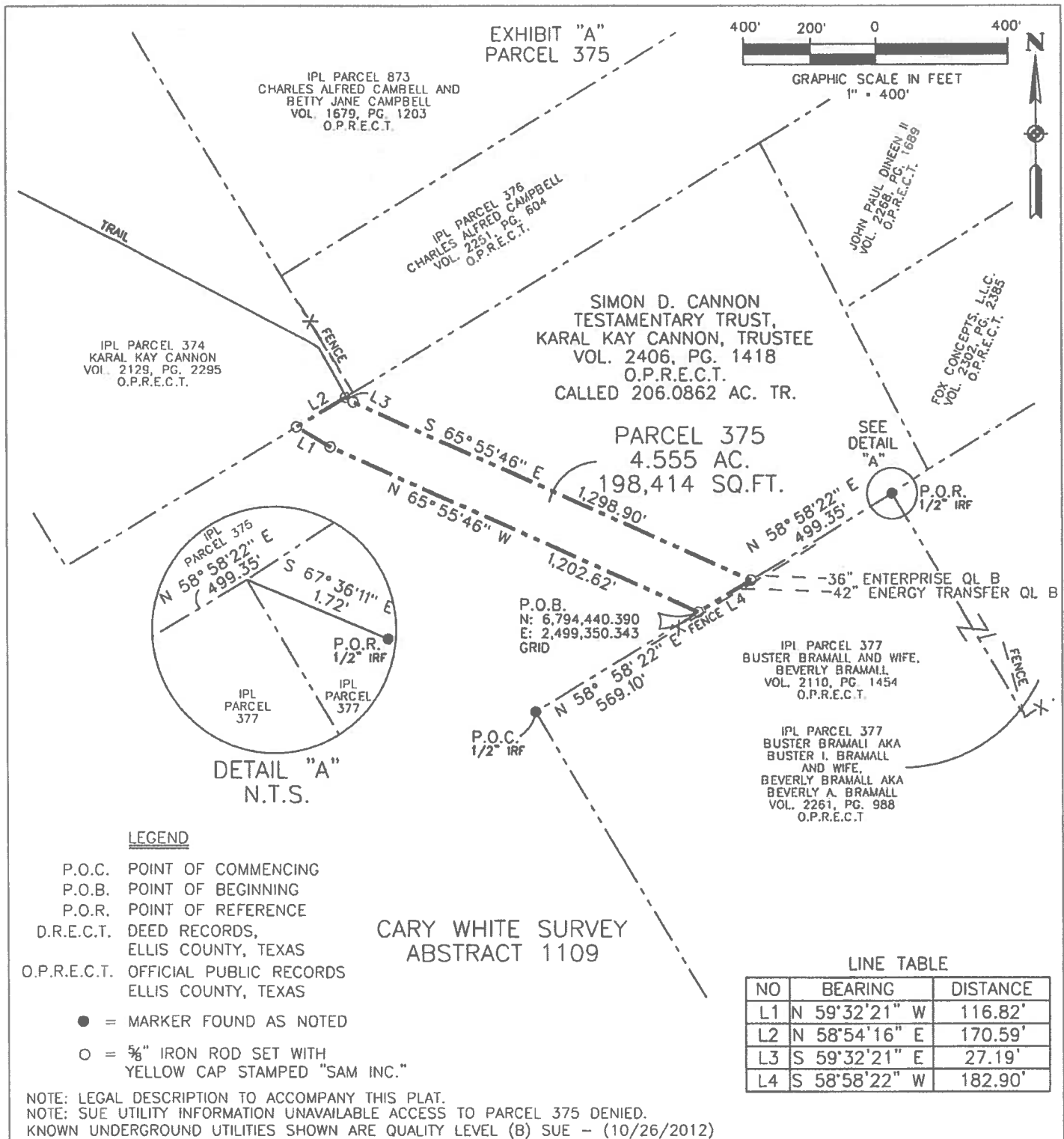
Except as shown on the survey: (i) there are no visible encroachments upon the subject property by visible improvements on adjacent property, (ii) there are no visible encroachments on adjacent property, streets or alleys by any visible improvements on the subject property, and (iii) there are no visible 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: March 13, 2013





7101 ENVOY COURT
DALLAS, TEXAS 75247
(214) 631-7888
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FILE NAME: PARCEL 375.DGN
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SCALE: 1"=400'
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12:31:10 PM



SHEET TITLE

EXHIBIT "A"
SECTION 14, PARCEL 375
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TESTAMENTARY TRUST,
KARAL KAY CANNON, TRUSTEE

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INTEGRATED PIPELINE PROJECT

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(NAD83)(2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY
PROJECT COMBINED SCALE FACTOR 0.9999460030

PG. 3 OF 4

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

18.

There were no future agenda items approved.

19.

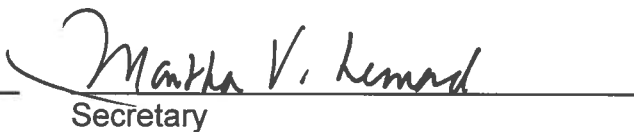
The next board meeting was scheduled for September 15, 2015.

20.

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



President



Secretary