

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF
TARRANT REGIONAL WATER DISTRICT
HELD ON THE 16th DAY OF AUGUST 2016 AT 9:30 A.M.

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

Present

Jack R. Stevens
Marty V. Leonard
Mary Kelleher

Absent

Victor W. Henderson
Jim Lane

Also present were Jim Oliver, Dan Buhman, Darrel Andrews, Darrell Beason, Shanna Cate, Steve Christian, Linda Christie, Randall Cocke, Jason Gehrig, JD Granger, Tina Hendon, Rachel Ickert, Nancy King, Chad Lorange, Jennifer Mitchell, David Marshall, Sandy Newby, Wayne Owen, Kirk Thomas, and Ed Weaver.

Also in attendance were George Christie, General Counsel for Tarrant Regional Water District (District or TRWD); Lee Christie, Ethel Steele, and Mike Atchley of Pope, Hardwicke, Christie, Schell, Kelly, & Taplett, L.L.P; Denis Qualls of City of Dallas Water Utilities; Don McDaniel of TMG Imaging; Andra Beatty of Andra Beatty Real Estate; Bill Paxton of Trinity River Communications - Joint Venture; Laura Alexander of First Southwest; Bill Pembroke of Parsons and Alan Raynor of McCall, Parkhurst & Horton, L.L.P.

Vice-President Stevens convened the meeting with the assurance from management that all requirements of the "open meetings" laws had been met.

1.

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

2.

On a motion made by Director Leonard and seconded by Director Kelleher, the Directors voted unanimously to approve the minutes from the meetings held on July 19, 2016. It was accordingly ordered that these minutes be placed in the permanent files of the Tarrant Regional Water District.

3.

With the recommendation of management, Director Leonard moved to approve a contract amendment with Carollo Engineers, Inc. in the amount of \$2,020,000 for Phase 2 services including final design associated with the chemical feed system optimization at Richland-Chambers and Cedar Creek Lake pump stations, construction services for the Richland-Chambers Lake pump station improvements and final design of a new proposed chemical feed facility at Benbrook Lake pump station. The revised contract, with this amendment, will be in the not to exceed amount of \$3,194,255. Funding for this contract is included in the Bond Fund. Director Kelleher seconded the motion and the vote in favor was unanimous.

4.

With the recommendation of management, Director Leonard moved to approve a contract closeout, release of retainage and final payment in the amount of \$62,528.41 with Schmoldt Construction Inc. for the construction of the Twin Points Project Phase 2B. Funding for this contract is included in the General Fund. Director Kelleher seconded the motion and the vote in favor was unanimous.

5.

With the recommendation of management, Director Leonard moved to approve a contract with BAR Constructors, Inc. in the amount of \$19,741,750 for the construction of the Joint Cedar Creek Pump Station and Intake Package 1 – Substructure and Intake Channel of 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.

6.

With the recommendation of management, Director Kelleher moved to approve a Task Order Contract with Alliance Geotechnical Group in an amount not to exceed \$740,000 to provide construction materials inspection and testing services for the Integrated Pipeline Project Joint Cedar Creek Pump Station Intake - Package 1 – Substructure and Intake Channel. Funding for this task order contract is included in the Bond Fund. Director Leonard seconded the motion and the vote in favor was unanimous.

7.

With the recommendation of management, Director Kelleher moved to approve a change order in the amount of \$93,080 with Pentair Flow Technologies, Inc. to upgrade the wear rings, packing glands and seals in the pumps being provided for Joint Booster Pump Station 3. The total not to exceed contract value, including this change order, will be \$11,066,579. Funding for this change order is included in the Bond Fund. Director Leonard seconded the motion and the vote in favor was unanimous.

8.

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

change order for a decrease in contract value of \$428,552.41 with Thalle Midlothian Partners for multiple changes to construction of Integrated Pipeline Project Sections 12, 13 and the Midlothian Balancing Reservoir. The total not to exceed contract value, including this change order, will be \$143,165,496.43. Funding for this change order is included in the Bond Fund. Director Kelleher seconded the motion and the vote in favor was unanimous.

9.

With the recommendation of management, Director Leonard moved to approve a contract amendment with Burns & McDonnell Engineering Company, Inc. in an amount not to exceed \$244,229 for procurement and construction phase services for the Cedar Creek Lake Intake Pump Station High Voltage Substation. The revised contract value, with this amendment, will be \$2,588,809. Funding for this contract is included in the Bond Fund. Director Kelleher seconded the motion and the vote in favor was unanimous.

10.

With the recommendation of management, Director Leonard moved to approve a contract with Crispin Valve in the amount of \$1,299,522 for the purchase of two 66-inch butterfly valves, two 84-inch butterfly valves, and two 108-inch butterfly valves to be installed at the Kennedale Balancing Reservoir Pressure Reducing Station. Funding for this contract is included in the Bond Fund. Director Kelleher seconded the motion and the vote in favor was unanimous.

11.

With the recommendation of management, Director Kelleher moved to approve a change order in the amount of \$112,142.34 with Garney Companies, Inc. for the addition

of a flow meter and connected controls interface at the Richland-Chambers Interconnect in Section 15-1 of the Integrated Pipeline Project. The total not to exceed contract value, including this change order, will be \$94,056,826. Funding for this change order is included in the Bond Fund. Director Leonard seconded the motion and the vote in favor was unanimous.

12.

With the recommendation of management, Director Kelleher moved to approve a change order in the amount of \$580,230 with BAR Constructors, Inc. for construction of Section 15-2 of the Integrated Pipeline Project. The total not to exceed contract value, including this Change Order, will be \$52,495,402.43. Funding for this change order is included in the Bond Fund. Director Leonard seconded the motion and the vote in favor was unanimous.

13.

With the recommendation of management, Director Kelleher moved to approve a change order for a decrease in the contract value of \$210,355 with MWH Constructors, Inc. associated with multiple changes to construction of the Integrated Pipeline Joint Booster Pump Station 3. The total not to exceed contract value, including this change order, will be \$56,644,382. Funding for this change order 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 Leonard moved to approve a change in the calculation of retainage being held for BAR Constructors, Inc. to 5% of the contract price following the recent 50% completion milestone of its contract for the

construction of the Integrated Pipeline interconnection of Sections 2 and 12, the Board having determined that satisfactory progress is being made. All remaining contract payments are to be made in full. However, any changes to the contract price by change order or alternate base bid work for the project will require adjustment to the retainage schedule. Funding for this change order is included in the Bond Fund. Director Kelleher seconded the motion and the vote in favor was unanimous.

15.

With the recommendation of management, Director Leonard moved to place a proposal to adopt a tax year 2016 tax rate of \$.0194/\$100 on the agenda for the September 20, 2016 Board of Directors Meeting and to establish the date for a public hearing to be held September 6, 2016 at 2:30 p.m. on the proposed tax year 2016 tax rate of \$.0194/\$100, which is no less than three and no more than fourteen days prior to the September 20, 2016 Board of Directors Meeting. Director Kelleher seconded the motion and the vote in favor was unanimous.

16.

With the recommendation of management, Director Leonard moved to approve a resolution authorizing the issuance, sale and delivery of Tarrant Regional Water District, a Water Control and Improvement District, Water Revenue ECP Series A Refunding Bonds, pledging revenues for the payment of the bonds, approving an official statement, and authorizing other instruments and procedures relating thereto. Director Stevens seconded the motion, with Directors Stevens and Leonard voting in favor and Director Kelleher voting against.

17.

Staff Updates

- System Status Update
- Watershed Protection Update
- Fort Worth's Fourth 2016 Event Recap

18.

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 10:28 a.m. to 10:38 a.m.

19.

The presiding officer next called an executive session at 10:38 a.m. under V.T.C.A., Government Code, Section 551.071 to Consult with Legal Counsel on a Matter in Which the Duty of Counsel Under the Texas Disciplinary Rules of Professional Conduct Clearly Conflicts with Chapter 551, Texas Government Code, and to Conduct a Private Consultation with Attorneys Regarding Pending or Contemplated Litigation (*Tarrant Regional Water District v. 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; *Tarrant Regional Water District v. Texas Genco Services, LP, et al*, Cause No. 00169-CCL-16 in the County Court at Law No. 1 of Henderson County, Texas; *Tarrant Regional Water District v. Richard J. Bontke, et al*, Cause No. CC-E20160008 in the County Court at Law No. 2 of Johnson County, Texas;

Tarrant Regional Water District v. Robert P. Lukeman, Jr., Cause No. 2012-006825-2 in the County Court at Law No. 2, Tarrant County, Texas; *Tarrant Regional Water District v. Ricky D., Phemister a/k/a Rick Phemister, et al*, Cause No. 2013-000969-2 in the County Court at Law No. 2, Tarrant County, Texas; and under Section 551.072 to Deliberate the Purchase, Exchange, Lease or Value of Real Property.

20.

With the recommendation of management, Director Stevens moved to grant authority to acquire permanent easement interests in, over, and across the following described properties for the public use and purpose of construction and operation of the Integrated Pipeline 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 is intended to apply to all the units of real property described below. Funding for these acquisitions is included in the Bond Fund.

- **IPL Parcel 518
(Baxter)**

A permanent easement interest in, over, and across a 4.508-acre tract of land situated in the Thomas B. Harding Survey, Abstract Number 391, Navarro County, Texas, and being more particularly described as a portion of that certain 76-acre tract of land, also called Tract One conveyed to M. Richard Baxter by deed recorded in Volume 1228, Page 29, Deed Records, Navarro County, Texas, such tract being further described in the accompanying survey plat for Parcel 518 attached hereto. An appraisal prepared by an independent, qualified real estate appraiser using standard accepted valuation techniques established the amount of \$18,500.00 as just compensation for the above-described property.

- **IPL Parcel 628
(4WS Cedar Creek Ranch, Ltd.)**

A permanent easement interest in, over, and across a 28.526-acre tract of land situated in the G.M. Killion Survey, Abstract Number 425, the Vinzens Henrich Survey, Abstract Number 288, and the Peter Tumlinson Survey, Abstract Number 755, Henderson County, Texas, and being more particularly described as a portion of that certain tract of land conveyed to 4WS Cedar Creek Ranch, Ltd. by instrument recorded in Volume 2835, Page 179, Deed Records of Henderson County, Texas, and Forehand Ranch Estates, Section One, a subdivision of record according to the map or plat thereof recorded in Cabinet D, Slide 261, Map Records of Henderson County, Texas, such tract being further described in the accompanying survey plat for Parcel 628 attached hereto. An appraisal prepared by an independent, qualified real estate appraiser using standard accepted valuation techniques established the amount of \$105,000.00 as just compensation for the above-described property.

- **IPL Parcel 651
(Cole)**

A permanent easement interest in, over, and across a 1.875-acre tract of land situated in the John Albright, Sr. Survey, Abstract Number 16, Henderson County, Texas, and being more particularly described as a portion of that certain 7.45-acre tract conveyed to Janelle A. Cole and Robert C. Cole by Warranty Deed with Vendor's Lien recorded in Document Number 2010-00011124, Official Records, Henderson County, Texas, such tract being further described in the accompanying survey plat for Parcel 651 attached hereto. An appraisal prepared by an independent, qualified real estate appraiser using standard accepted valuation techniques established the amount of \$44,000.00 as just compensation for the above-described property.

- **IPL Parcel 797
(Bacon Investments)**

A permanent easement interest in, over, and across a 1.437-acre tract of land situated in the Alfred Bengé Survey, Abstract Number 106, Anderson County, Texas, and being more particularly described as a portion of that certain 49.460-acre tract of land conveyed to Bacon Investments, as described by deed recorded in Volume 1848, Page 609, Official Public Records of Anderson County, Texas, save and except that certain 2.113-acre tract of land conveyed to the State of Texas, as described by deed recorded in Volume 2056, Page 716, Official Public Records of Anderson County, Texas, such tract being further described in the accompanying survey plat for Parcel 797 attached hereto. An appraisal prepared by an independent, qualified real estate appraiser using standard accepted valuation techniques established the amount of \$4,700.00 as just compensation for the above-described property.

EXHIBIT "A"
Property Description

Being 4.508 acres (196,358 square feet) of land situated in the Thomas B. Harding Survey, Abstract Number 391, Navarro County, Texas and more particularly that certain 76 acre tract of land, also called Tract One conveyed to M. Richard Baxter by deed recorded in Volume 1228, Page 29, Deed Records, Navarro County, Texas (D.R.N.C.T.) and being further described as follows:

COMMENCING at a found 1/2 inch iron rod for the Southwesterly corner of that certain tract of land conveyed to Clifford Samuel Huggins by deed recorded in Volume 8744, Page 138, D.R.N.C.T. and the Northwesterly corner of that certain tract of land conveyed to William A. Huggins by deed recorded in Volume 8744, Page 138, D.R.N.C.T. and in the Easterly line of that certain tract of land conveyed to Community National Bank and Trust of Texas and Betty Ann Young by deed recorded in Instrument Number 00008758, Official Public Records of Real Property Navarro County, Texas (O.P.R.R.P.N.C.T.);

THENCE N 27°29'34" W, along the Westerly line of said Clifford Samuel Huggins tract and the Easterly line of said Young tract, a distance of 252.27 feet to a set 5/8 inch iron rod with TranSystems cap for corner;

THENCE S 88°54'05" W, departing the Westerly line of said Clifford Samuel Huggins tract and the Easterly line of said Young tract and across said Young tract and along a line that is a projection of the Southerly line of the tract herein described, at a distance of 312.68 feet, passing the point of intersection with the Northerly line of said Young tract and the Southerly line of that certain tract of land conveyed to Joe Baxter by deed recorded in Volume 844, Page 433, D.R.N.C.T., continuing across said Joe Baxter tract and along the projection of the Southerly line of the tract herein described, a total distance of 1,968.85 feet to a set 5/8 inch iron rod with TranSystems cap for the point of intersection with the Northerly line of said Joe Baxter tract and the Southerly line of said M. Richard Baxter tract and the Northerly line of the R.D. Newman Survey, Abstract Number 620 and the Southerly line of said Thomas B. Harding Survey and being the Southeasterly corner and **POINT OF BEGINNING** of the tract herein described (N: 6,763,118.767, E: 2,669,664.999 Grid);

- (1) **THENCE** S 88°54'05" W, departing the Northerly line of said Joe Baxter tract and the Southerly line of said M. Richard Baxter tract and along the Southerly line of the tract herein described, a distance of 1,184.49 feet to a set 5/8 inch iron rod with TranSystems cap for the point of intersection with the Westerly line of said M. Richard Baxter tract and the Easterly line of said Joe Baxter tract and being the Southwesterly corner of the tract herein described;
- (2) **THENCE** N 02°45'40" W, along the Westerly Line of said M. Richard Baxter tract and the Easterly line of said Joe Baxter tract and along the Westerly line of the tract herein described, a distance of 150.06 feet to a set 5/8 inch iron rod with TranSystems cap for the Northwesterly corner of the tract herein described;

EXHIBIT A-1

- (3) **THENCE** N 88°54'05" E, departing the Westerly line of said M. Richard Baxter tract and the Easterly line of said Joe Baxter tract and along the Northerly line of the tract herein described, a distance of 1,433.62 feet to a set 5/8 inch iron rod with TranSystems cap for the point of intersection with the Southerly line of said M. Richard Baxter tract and the Northerly line of said Joe Baxter tract and being the Northeasterly corner of the tract herein described;
- (4) **THENCE** S 57°24'05" W, along the Southerly line of said M. Richard Baxter tract and the Northerly line of said Joe Baxter tract and along the Easterly line of the tract herein described, a distance of 287.08 feet to the **POINT OF BEGINNING**, containing 4.508 acres (196,358 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 October, 2014, to Old Republic 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 Old Republic National Title Insurance Company, with an effective date of July 28, 2014, issued date of August 6, 2014, GF # CT13-3039-O affecting the subject property and listed in Exhibit "A-1" attached hereto.

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

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



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



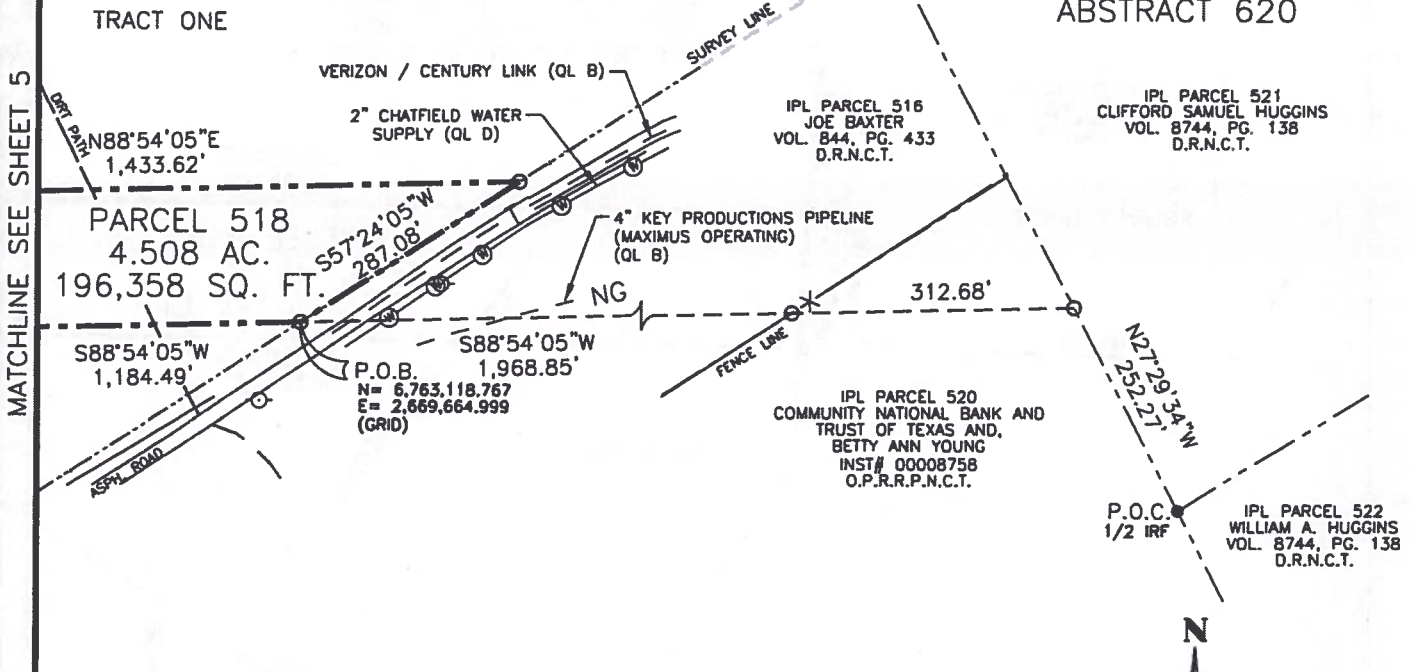
Dated: 10/28/14

EXHIBIT "A"
PARCEL 518

THOMAS B. HARDING
SURVEY
ABSTRACT 391

M. RICHARD BAXTER
VOL. 844, PG. 429, D.R.N.C.T.
SECOND TRACT (CALLED 271.95 ACRES)
VOL. 1228, PG. 29, D.R.N.C.T.
TRACT ONE (CALLED 76 ACRES)
TRACT TWO (CALLED 65 1/2 ACRES)

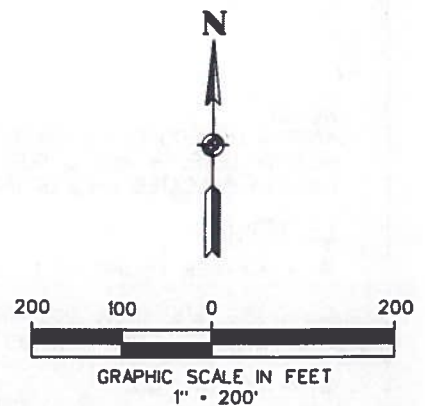
R.D. NEWMAN SURVEY
ABSTRACT 620



NOTES:
KNOWN UNDERGROUND UTILITIES SHOWN ARE QUALITY LEVEL B AND D SUE - (09-19-2012) (U.O.N.) INDICATES UNLESS OTHERWISE NOTED

LEGEND

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



NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.



 <p>500 WEST SEVENTH STREET SUITE 1100 FORT WORTH, TX 76102 (817) 339-8950 (TEL.) (817) 336-2247 (FAX) TBPLS FIRM REG. NO. 100383-00</p> <p>PROJ NO: P202090330 SCALE: 1" = 200' DATE: 09-08-2014 DRAWN BY: SMD CHECKED BY: RRD REVISED DATE:</p>	<p>PRINTED ON: 10/28/2014 11:11:10 AM</p> 	<p>SHEET TITLE</p> <p>EXHIBIT "A" SEGMENT 17, PARCEL 518 RICHARD BAXTER</p>
<p>PROJECT</p> <p>INTEGRATED PIPELINE PROJECT</p>		
<p>BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83)(2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED SCALE FACTOR 0.9999460030</p>		<p>PG. 4 OF 33</p>

EXHIBIT "A"
PARCEL 518

THOMAS B. HARDING
SURVEY
ABSTRACT 391

M. RICHARD BAXTER
VOL. 844, PG. 429, D.R.N.C.T.
SECOND TRACT (CALLED 271.95 ACRES)
VOL. 1228, PG. 29, D.R.N.C.T.
TRACT ONE (CALLED 76 ACRES)
TRACT TWO (CALLED 65 1/2 ACRES)

IPL PARCEL 516
JOE BAXTER
VOL. 844, PG. 433
D.R.N.C.T.

FOURTH TRACT

N88°54'05"E
1,433.62'
PARCEL 518
4.508 AC.
196,358 SQ. FT.

S88°54'05"W
1,184.49'

TRACT ONE

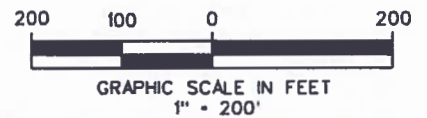
MATCHLINE SEE SHEET 4

NOTES:
KNOWN UNDERGROUND UTILITIES SHOWN ARE
QUALITY LEVEL B AND D SUE - (11-19-2012)
(U.O.N.) INDICATES UNLESS OTHERWISE NOTED

LEGEND

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

R.D. NEWMAN
SURVEY
ABSTRACT 620



NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.



500 WEST SEVEN TH STREET
SUITE 1100
FORT WORTH, TX 76102
(817) 339-8900 (TEL)
(817) 336-2247 (FAX)
TBPLS FIRM REG. NO. 100383-0

PROJ NO: P202090330
SCALE: 1" = 200'
DATE: 09-08-2014

DRAWN BY: SMD
CHECKED BY: RRD
REVISED DATE:

PRINTED ON:
10/28/2014
11:11:48 AM



SHEET TITLE

EXHIBIT "A"
SEGMENT 17, PARCEL 518
RICHARD BAXTER

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. 5 OF 33

EXHIBIT "A"
Property Description

Being 28.526 acres (1,242,574 square feet) of land situated in the G.M. Killion Survey, Abstract Number 425, the Vinzens Henrich Survey, Abstract Number 288 and the Peter Tumlinson Survey, Abstract Number 755 Henderson County, Texas, and more particularly that certain tract of land conveyed to 4WS Cedar Creek Ranch, Ltd. by Instrument recorded in Volume 2835, Page 179, Deed Records of Henderson County, Texas (D.R.H.C.T.) and Forehand Ranch Estates, Section One, a subdivision of record according to the map or plat thereof recorded in Cabinet D, Slide 261, Map Records of Henderson County, Texas (M.R.H.C.T.), and being further described as follows:

COMMENCING at a 1 inch iron pipe found for the Northwesterly corner of said 4WS Cedar Creek Ranch, Ltd. tract, being in the Easterly line of that certain tract of land conveyed to W.M. Key, et al in Instrument recorded in Volume 858, Page 323, D.R.H.C.T., and being in the centerline of Forehand Road, No Deed of Record Found (variable width right-of-way);

THENCE S 00°41'30" E, along the Westerly line of said 4WS Cedar Creek Ranch, Ltd. tract and the centerline of said Forehand Ranch Road, a distance of 2,640.84 feet to an angle point;

THENCE S 01°50'30" E, continuing along the Westerly line of said 4WS Cedar Creek Ranch, Ltd. tract and the centerline of said Forehand Ranch Road, a distance of 77.31 feet to a set 5/8 inch iron rod with TranSystems cap for the Northwesterly corner and **POINT OF BEGINNING** of the tract herein described (N: 6,753,191.243, E: 2,713,636.454 Grid);

- (1) **THENCE** S 56°18'17" E, departing the Westerly line of said 4WS Cedar Creek Ranch, Ltd. tract and the centerline of said Forehand Ranch Road and along the Northerly line of the tract herein described, a distance of 3,394.14 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;
- (2) **THENCE** S 73°08'59" E, continuing along the Northerly line of the tract herein described, a distance of 144.94 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;
- (3) **THENCE** N 89°57'48" E, continuing along the Northerly line of the tract herein described, a distance of 3,401.33 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;
- (4) **THENCE** S 83°21'53" E, continuing along the Northerly line of the tract herein described, a distance of 49.22 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;
- (5) **THENCE** S 80°24'53" E, continuing along the Northerly line of the tract herein described, a distance of 1,337.35 feet to a set 5/8 inch iron rod with TranSystems cap for the Northeasterly corner of the tract herein described and the point of intersection with the Easterly line of said 4WS Cedar Creek Ranch, Ltd. tract, and the Westerly high bank of Cedar Creek;
- (6) **THENCE** S 23°07'41" W, along the Easterly line of the tract herein described, the Easterly line of said 4WS Cedar Creek Ranch, Ltd. tract and the Westerly high bank of said Cedar Creek, a distance of 50.08 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;

- (7) **THENCE** S 32°36'04" W, continuing along the Easterly line of the tract herein described, the Easterly line of said 4WS Cedar Creek Ranch, Ltd. tract and the Westerly High bank of said Cedar Creek, a distance of 110.07 feet to a set 5/8 inch iron rod with TranSystems cap for the Southeasterly corner of the herein described tract;
- (8) **THENCE** N 80°24'53" W, departing the Easterly line of said 4WS Cedar Creek Ranch, Ltd. tract and the Westerly high bank of said Cedar Creek and along the Southerly line of the tract herein described, a distance of 1,286.81 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;
- (9) **THENCE** N 87°21'27" W, continuing along the Southerly line of the tract herein described, a distance of 56.12 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;
- (10) **THENCE** S 89°57'57" W, continuing along the Southerly line of the tract herein described, a distance of 3,451.51 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;
- (11) **THENCE** N 73°10'17" W, continuing along the Southerly line of the tract herein described, a distance of 65.94 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;
- (12) **THENCE** N 56°16'30" W, continuing along the Southerly line of the tract herein described, a distance of 3,352.31 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;
- (13) **THENCE** N 60°22'56" W, continuing along the Southerly line of the tract herein described, a distance of 21.79 feet to a set 5/8 inch iron rod with TranSystems cap for the point of intersection with the Westerly line of said 4WS Cedar Creek Ranch, Ltd. tract, the Westerly line of said Forehand Ranch Estates, Section One and the centerline of said Forehand Ranch Road, being the Southwesterly corner of the tract herein described;
- (14) **THENCE** N 01°50'30" W, along the Westerly line of the tract herein described, the Westerly line of said 4WS Cedar Creek Ranch, Ltd. tract, the Westerly line of said Forehand Ranch Estates, Section One and the centerline of said Forehand Ranch Road, a distance of 184.19 feet to the **POINT OF BEGINNING**, containing 28.526 acres (1,242,574 square feet) of land, more or less.

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

NOTE: Plat to accompany this legal description.

I do certify on this 11th day of December, 2013, to Attorney's Title Company of Henderson County, Fidelity National Title Insurance Company and Tarrant Regional Water District, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition IV Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements and other matters of record as listed in Schedule B of the Commitment for Title issued by Fidelity National Title Insurance Company, with an effective date of September 12, 2013, issued date of September 16, 2013, GF # 13-440-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: 12/11/13

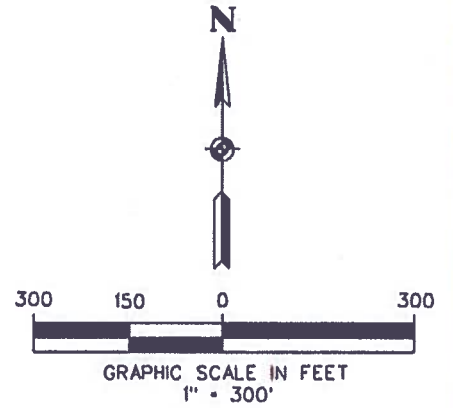
IPL PARCEL 964
W.M. KEY, et al
VOL. 858, PG. 323
D.R.H.C.T.

1" IPF P.O.C.

EXHIBIT "A"
PARCEL 628

IPL PARCEL 624
JOHNNY KIMBROUGH
F.N. 2010-00016227
O.P.R.R.H.C.T.

G.M. KILLION SURVEY
ABSTRACT 425



IPL PARCEL 626
BEVERLY ANN HARRISON
VOL. 1390, PG. 652
D.R.H.C.T.

FOREHAND RANCH ESTATES
SECTION ONE
CAB. D, SLIDE 261
M.R.H.C.T.

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

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

PARCEL 628
28.526 AC.
1,242,574 SQ. FT.

DANIEL LACY
SURVEY
ABSTRACT 431

P.O.B.
N = 6,753,191.243
E = 2,713,636.454
(GRID)

S01°50'30"E 77.31'
N01°50'30"W 184.19'
N60°22'56"W 21.79'

3" CITY OF TRINIDAD
OL "D" SUE

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

SURVEY LINE

FENCE LINE

5/8" IRF

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

MATCHLINE SEE SHEET 5

NOTES:
KNOWN UNDERGROUND UTILITIES SHOWN ARE
QUALITY LEVEL B & D SUE (01-24-2013)
(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

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: 11-22-2013
DRAWN BY: SMD
CHECKED BY: RRD
REVISED DATE:

PRINTED ON:
12/11/2013
3:07:42 PM

RRD
12/11/13

SHEET TITLE
EXHIBIT "A"
SEGMENT 19-2, PARCEL 628
4WS CEDAR CREEK RANCH, LTD.

PROJECT
INTEGRATED PIPELINE PROJECT

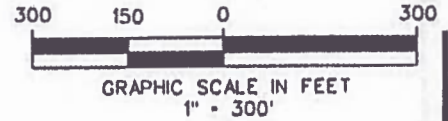
BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE
SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM
(NAD83)(2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY
PROJECT COMBINED SCALE FACTOR 0.9999804020

PG. 4 OF 9

EXHIBIT "A"
PARCEL 628

G.M. KILLION
SURVEY
ABSTRACT 425

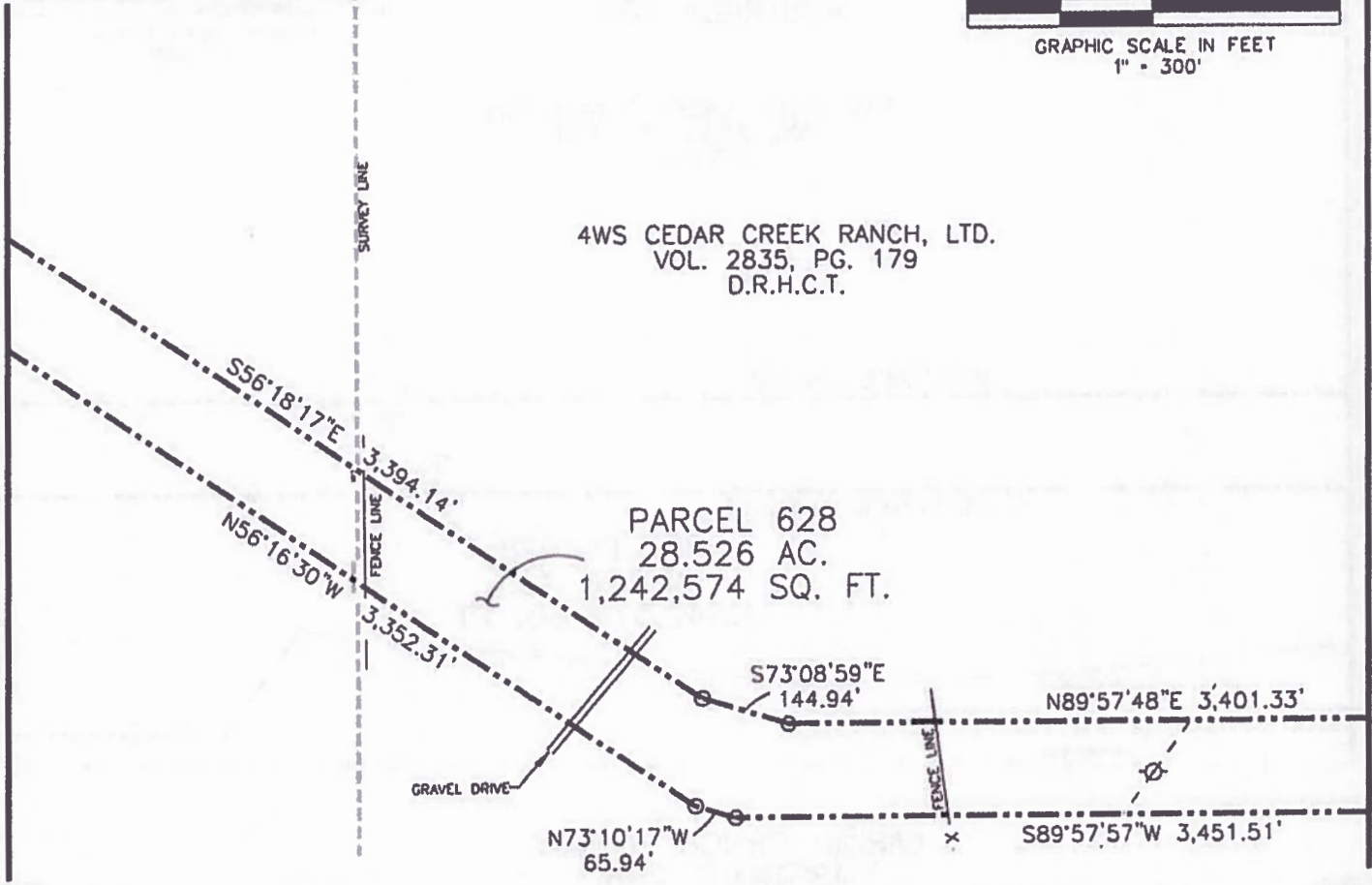
VINZENS HENRICH SURVEY
ABSTRACT 288



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

MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 6



NOTES:
KNOWN UNDERGROUND UTILITIES SHOWN ARE
QUALITY LEVEL B & D SUE (01-24-2013)
(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

NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

LARKIN GROCE SURVEY
ABSTRACT 246

TranSystems

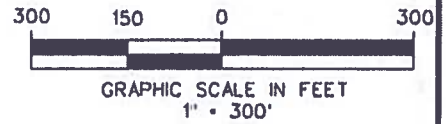
500 WEST SEVENTH STREET
SUITE 1100
FORT WORTH, TX 76102
(817) 339-8950 (TEL)
(817) 338-2247 (FAX)
TBPLS FIRM REG. NO. 100383-00

PROJ NO:	P202090330
SCALE:	1" = 300'
DATE:	11-22-2013
DRAWN BY:	SMD
CHECKED BY:	RRD
REVISED DATE:	

PRINTED ON:
12/11/2013
3:08 PM

SHEET TITLE	
EXHIBIT "A" SEGMENT 19-2, PARCEL 628 4WS CEDAR CREEK RANCH, LTD.	
PROJECT	INTEGRATED PIPELINE PROJECT
BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83)(2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED SCALE FACTOR 0.9999804020	
PG. 5 OF 9	

EXHIBIT "A"
PARCEL 628

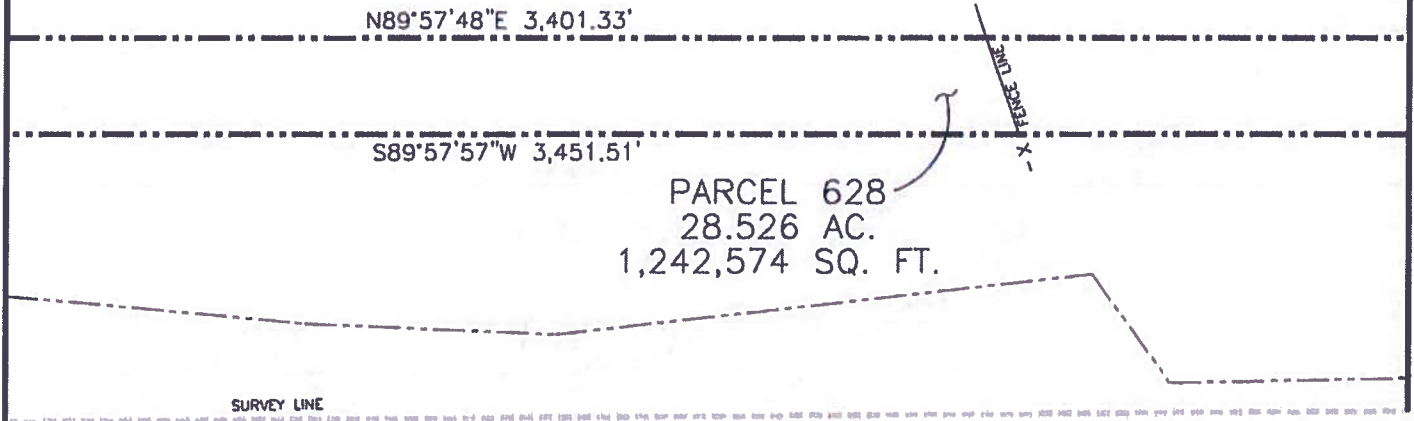


VINZENS HENRICH SURVEY
ABSTRACT 288

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

MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 7



PARCEL 628
28.526 AC.
1,242,574 SQ. FT.

LARKIN GROCE SURVEY
ABSTRACT 246

NOTES:
KNOWN UNDERGROUND UTILITIES SHOWN ARE
QUALITY LEVEL B & D SUE (01-24-2013)
(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

NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.



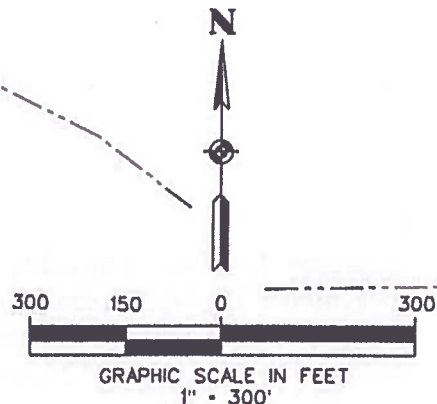
 <p>500 WEST SEVENTH STREET SUITE 1100 FORT WORTH, TX 76102 (817) 339-8950 (TEL) (817) 336-2247 (FAX) TBPLS FIRM REG. NO. 100383-00</p> <p>PROJ NO: P202090330 SCALE: 1" = 300' DATE: 11-22-2013 DRAWN BY: SMD CHECKED BY: RRD REVISED DATE:</p>	<p>PRINTED ON: 12/11/2013 3:09:07</p> 	<p>SHEET TITLE</p> <p style="text-align: center;">EXHIBIT "A" SEGMENT 19-2, PARCEL 628 4WS CEDAR CREEK RANCH, LTD.</p> <hr/> <p>PROJECT</p> <p style="text-align: center;">INTEGRATED PIPELINE PROJECT</p> <hr/> <p>BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83)(2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED SCALE FACTOR 0.9999804020</p>
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EXHIBIT "A"
PARCEL 628

VINZENS HENRICH SURVEY
ABSTRACT 288

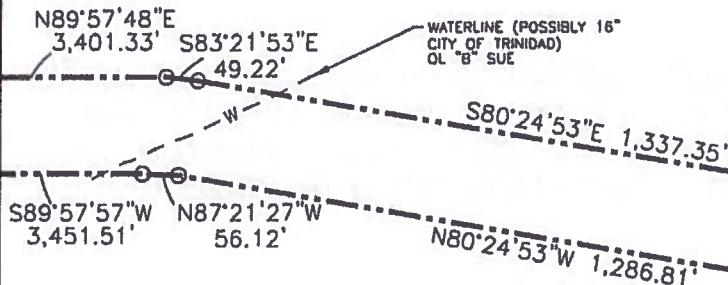
4WS CEDAR CREEK RANCH, LTD.
VOL. 2835, PG. 179
D.R.H.C.T.



MATCHLINE SEE SHEET 6

SURVEY LINE

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



PARCEL 628
28.526 AC.
1,242,574 SQ. FT.

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

PETER TUMLINSON
SURVEY
ABSTRACT 755

LARKIN GROCE SURVEY
ABSTRACT 246

NOTES:
KNOWN UNDERGROUND UTILITIES SHOWN ARE
QUALITY LEVEL B& D SUE (01-24-2013)
(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

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:	11-22-2013
DRAWN BY:	SMD
CHECKED BY:	RRD
REVISED DATE:	

PRINTED ON:
12/11/2013
3:09 PM

SHEET TITLE	
EXHIBIT "A" SEGMENT 19-2, PARCEL 628 4WS CEDAR CREEK RANCH, LTD.	
PROJECT	INTEGRATED PIPELINE PROJECT
BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83)(2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED SCALE FACTOR 0.9999804020	
	PG. 7 OF 9

Exhibit "A"
Property Description

Being 1.875-acres (81,694 square feet) of land situated in the John Albright, Sr. Survey, Abstract Number 16, Henderson County, Texas and more particularly that certain 7.45 acre tract conveyed to Janelle A. Cole and Robert C. Cole by Warranty Deed with Vendor's Lien recorded in Document Number 2010-00011124, Official Records, Henderson County, Texas (O.R.H.C.T.), and being further described as follows:

COMMENCING at a point in the Westerly line of Farm to Market Highway No. 3441, (a 70-foot wide right-of-way, no deed of record found); said point also being the most Southerly corner of said Cole tract and the Northeast corner of that certain tract of land conveyed by deed to Clayton Russell Speake and wife, Patsy Jan Speake, as recorded in Volume 1245, Page 599, Deed Records, Henderson County, Texas (D.R.H.C.T.);

THENCE in a Northerly direction, along the Westerly line of said Farm to Market Highway No. 3441, the Easterly line of said Cole tract and a curve to the right, having a central angle of $04^{\circ}59'15''$, a radius of 2,899.79 feet, a chord bearing and distance of $N\ 06^{\circ}20'36''\ W$, 252.35 feet, an arc distance of 252.43 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for the **POINT OF BEGINNING** (N: 6,749,853.421, E: 2,737,093.034 Grid);

- (1) **THENCE** $N\ 84^{\circ}38'15''\ W$, departing the Westerly line of said Farm to Market Highway No. 3441 and the Easterly line of said Cole tract, a distance of 228.88 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set;
- (2) **THENCE** $N\ 84^{\circ}20'30''\ W$, a distance of 72.41 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set;
- (3) **THENCE** $N\ 84^{\circ}39'12''\ W$, a distance of 119.99 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set in the Southwesterly line of said Cole tract and the Northeasterly line of that certain tract of land conveyed by deed to Jackie W. Winter and wife, Paula J. Winter, as recorded in Volume 2332, Page 231, D.R.H.C.T.;
- (4) **THENCE** $N\ 55^{\circ}48'15''\ W$, along the Southwesterly line of said Cole tract and the Northeasterly line of said Winter tract, a distance of 282.57 feet to a railroad spike found for corner in the approximate centerline of County Road No. 1300 (Lovers Lane), (a variable width right-of-way, no deed of record found) and the Southeasterly line of that certain tract of land conveyed by deed to Texas Genco Services, LP, as recorded in Volume 2373, Page 511, D.R.H.C.T.; said point also being the Westerly corner of said Cole tract and the Northwest corner of said Winter tract;
- (5) **THENCE** $N\ 33^{\circ}18'58''\ E$, along the approximate centerline of said County Road No.1300, the Southeasterly line of said Texas Genco Services tract and the Northwesterly line of said Cole tract, a distance of 15.15 feet to a PK Nail with "PACHECO KOCH" washer set;
- (6) **THENCE** $S\ 84^{\circ}38'15''\ E$, departing the approximate centerline of said County Road No. 1300, the Southeasterly line of said Texas Genco Services tract and the Northwesterly line of said Cole tract, a distance of 597.63 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set;

- (7) **THENCE** S 87°30'50" E, a distance of 43.58 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set in the Westerly line of said Farm to Market Highway No. 3441 and the Easterly line of said Cole tract; said point also the beginning of a non-tangent curve to the left;
- (8) **THENCE** in a Southerly direction, along the Westerly line of said Farm to Market Highway No. 3441, the Easterly line of said Cole tract and said curve to the left, having a central angle of 03° 02' 05", a radius of 2,899.79 feet, a chord bearing and distance of S 02°19'51" E, 153.57, an arc distance of 153.59 feet to the **POINT OF BEGINNING**, containing 1.875-acres (81,694 square feet) of land, more or less.

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


NOTE: Plat to accompany this legal description.

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

I do certify on this 17th day of October, 2012, to Stewart Title Guaranty Company, Attorney's Title Company of Henderson County, and Tarrant Regional Water District, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition IV Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements and other matters of record as listed in Schedule B of the Commitment for Title issued by Stewart Title Guaranty Company, with an effective date of July 11, 2012, issued date of July 17, 2012 GF # 12-424-DD affecting the subject property and listed in Exhibit "A-1" attached hereto.

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

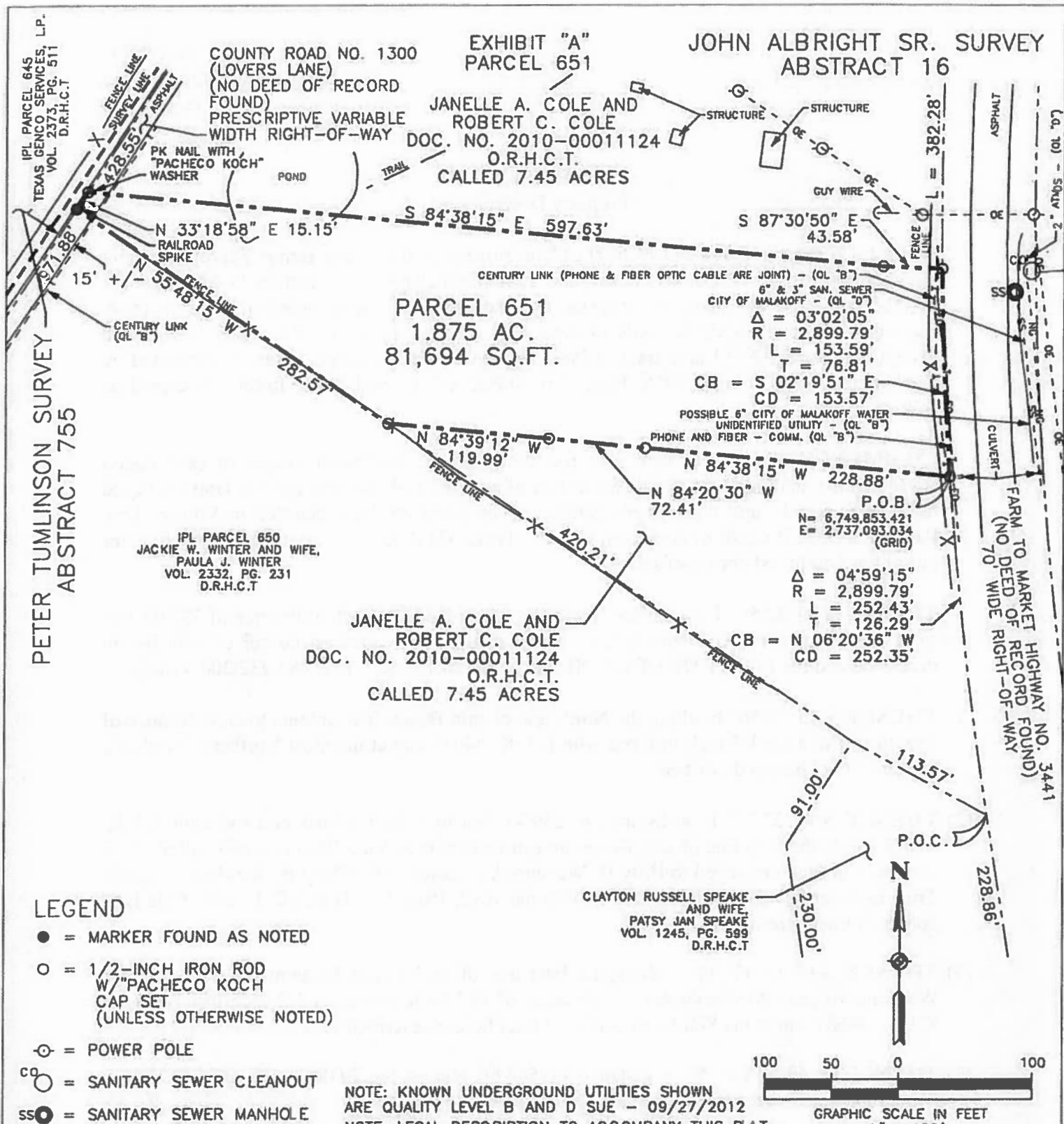
This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition IV Survey.



Nijaz Karacic
Registered Professional Land Surveyor
Texas Registration Number 5526



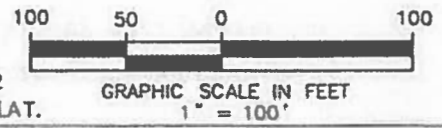
Dated: 11/7/2012



LEGEND

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

NOTE: KNOWN UNDERGROUND UTILITIES SHOWN ARE QUALITY LEVEL B AND D SUE - 09/27/2012
NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.



Pacheco Koch
 DALLAS • FORT WORTH • HOUSTON
 8300 W. CENTRAL EXPWAY, SUITE 1000 PH. 972.258.2621
 DALLAS, TEXAS 75208 FAX 972.258.0544
 TX REG. ENGINEERING FIRM F-488
 TX REG. SURVEYING FIRM LB-100080-00

PROJ NO: P202090330
 SC ALE: 1" = 100'
 DATE: 11-07-2012
 DRAWN BY: RS
 CHECKED BY: NK
 REVISED DATE:

PRINTED ON
 11/7/2012
 7:50:49 AM

SHEET TITLE
EXHIBIT "A"
SEGMENT 19-2, PARCEL 651
JANELLE A. COLE AND ROBERT C. COLE

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 SJRFAC E BY PROJECT COMBINED SCALE FACTOR 0.9999804020

PG. 4 OF 5

EXHIBIT "A"
Property Description

Being 1.437 acres (62,578 square feet) of land situated in the Alfred Benge Survey, Abstract Number 106, Anderson County, Texas, and more particularly in that certain 49.460 acre tract of land conveyed to Bacon Investments, as described by deed recorded in Volume 1848, Page 609, Official Public Records of Anderson County, Texas, (O.P.R.A.C.T.), save and except that certain 2.113 acre tract of land conveyed to the State of Texas, as described by deed recorded in Volume 2056, Page 716, O.P.R.A.C.T., and being further described as follows:

COMMENCING at a 1/2 inch iron rod found at the Northwest corner of said Bacon Investments tract and at the Northeast corner of a called 149.706 acre tract of land conveyed to Jesse Smith, Jr. and wife, Sheila Smith, as described by deed recorded in Volume 866, Page 172, Deed Records of Anderson County, Texas, (D.R.A.C.T.), save and except 20 acres out of the Southwest corner of same;

THENCE S 83°22'56" E, along the North line of said Bacon tract, a distance of 393.97 feet to a set 1/2 inch iron rod with K.L.K. #4687 cap at the Northwest corner of tract herein described and the **POINT OF BEGINNING** (N: 6,720,157.922, E: 2,884,232.200, Grid);

- (1) **THENCE** S 83°22'56" E, along the North line of said Bacon Investments tract, a distance of 235.86 feet to a set 1/2 inch iron rod with K.L.K. #4687 cap at the most Northerly Northeast corner of tract herein described;
- (2) **THENCE** S 43°53'21" E, a distance of 269.71 feet to a set 1/2 inch iron rod with K.L.K. #4687 cap in the East line of said Bacon Investments tract and the West line of a called 11.95 acre tract of land conveyed to Billy B. Westbrook, Trustee of the Billy B. Westbrook Family Trust as described by deed recorded in Volume 1612, Page 569, D.R.A.C.T., and at the East corner of tract herein described;
- (3) **THENCE** S 09°08'05" W" , along the East line of said Bacon Investments tract, and the West line of said Westbrook tract, a distance of 187.76 feet to a set 1/2 inch iron rod with K.L.K. #4687 cap at the Southeast corner of tract herein described;
- (4) **THENCE** N 43°53'21" W, a distance of 564.66 feet to the **POINT OF BEGINNING**, containing 1.437 acres (62,578 square feet) of land, more or less.

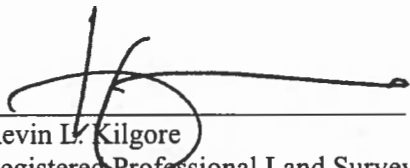
NOTE: Basis of bearing is the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum 1983 (NAD 83) (2007) with all distances adjusted to surface by project combined scale factor of 0.9999804020.

NOTE: Plat to accompany this legal description

I do certify on this 6th day of February, 2013 to First National Title Insurance Company, Texas First Title Company, L.L.C., and Tarrant Regional Water District, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition III survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements and other matters of record as listed in Schedule B of the Commitment for Title issued by WFG National Title Insurance Company, with an effective date of September 14, 2012, issued date of October 1, 2012, GF # 10845.TFT affecting the subject property and listed in Exhibit "A-1" attached hereto.

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

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



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

Dated: 7-22-13



IPL PARCEL 793
WILL E. CAMPBELL
VOL. 1952, PG. 14
R.P.R.H.C.T.

EXHIBIT "A" PARCEL 797

IPL PARCEL 794
JO ANN IVIE
VOL. 1463, PG. 431
O.P.R.A.C.T.

IPL PARCEL 794
HARRY IVIE
VOL. 801, PG. 337
D.R.A.C.T.

P.O.C.
1/2" IRF

P.O.B.
N: 6,720,157.922
E: 2,884,232.200
(GRID)

IPL PARCEL 795
JESSE SMITH, JR. AND
WIFE, SHEILA SMITH
VOLUME 866, PAGE 172
D.R.A.C.T.

PARCEL 797
1.437 AC.
62,578 SQ. FT.

IPL PARCEL 798
BILLY B. WESTBROOK,
TRUSTEE OF THE
BILLY B. WESTBROOK
FAMILY TRUST
VOL. 1612, PG. 569
D.R.A.C.T.

ALFRED BENGÉ SURVEY
ABSTRACT 106

BACON INVESTMENTS
VOL. 1848, PG. 609
O.P.R.A.C.T.
CALLED 49.460 AC.

LINE TABLE

NO	BEARING	DISTANCE
L1	S 83°22'56" E	393.97'
L2	S 83°22'56" E	235.86'
L3	S 43°53'21" E	269.71'
L4	S 09°08'05" W	187.76'
L5	N 43°53'21" W	564.66'

STATE OF TEXAS
VOLUME 2056,
PAGE 716
O.P.R.A.C.T.

1/2" IRF

CONCRETE
MONUMENT
FOUND

CONCRETE
MONUMENT
FOUND

1/2" IRF

LEGEND

- = MARKER FOUND AS NOTED
- = 1/2" IRON ROD SET WITH K.L.K. #4687 CAP

400 200 0 400



GRAPHIC SCALE IN FEET
1" = 400'

NOTE: NO KNOWN UNDERGROUND UTILITIES- (12/18/2012)

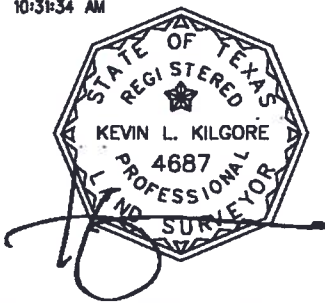
NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

K.L. Kilgore & Company, Inc.
www.kilgore.com

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

PROJ NO:	201012P797
SCALE:	1" = 400'
DATE:	07-22-2013
DRAWN BY:	RTW
CHECKED BY:	RN
REVISED DATE:	

PRINTED ON:
7/22/2013
10:31:34 AM



SHEET TITLE

EXHIBIT "A"
SEGMENT 19-1, PARCEL 797
BACON INVESTMENTS

PROJECT

INTEGRATED PIPELINE PROJECT

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

PG. 3 OF 6

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 reasonable and necessary 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 Leonard seconded the motion with Directors Stevens and Leonard voting in favor and Director Kelleher voting against.

21.

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 1147AE
(Armor)**

A permanent easement interest across a 1.956-acre tract of land situated in the Henry H. Horn Survey, Abstract Number 331, Navarro County, Texas, and being more particularly described as a portion of that certain tract of land conveyed to Dewight Armor by deed recorded in Instrument Number 00002723, Official Public Records, Navarro County, Texas, and being further described in the accompanying survey plat for Parcel 1147AE attached hereto for the negotiated purchase price of \$5,500.00.

- **IPL Parcel 113
(Vance)**

A permanent easement interest in, over, and across a 0.966-acre tract of land situated in the Martha Dowdrick Survey, Abstract Number 450, Tarrant County, Texas, and being more particularly described as a portion of the

remainder of that certain 21.079-acre tract conveyed to Nancy L. Vance, as recorded in Instrument No. D192115682, Deed Records, Tarrant County, Texas, such tract being further described in the accompanying survey plat for Parcel 113 attached hereto for the appraised value of \$44,082.00.

- **IPL Parcel 127.2AE
(Bridges)**

A permanent easement interest across a 0.201-acre tract of land situated in the Garrett Gibson Survey, Abstract Number 604, Tarrant County, Texas, and being more particularly described as the remainder of that certain 24.732-acre tract of land conveyed to Michael Ray Bridges and wife, Cynthia Bridges, as recorded in Volume 6816, Page 2171, Deed Records, Tarrant County, Texas, and being further described in the accompanying survey plat for Parcel 127.2AE attached hereto for the negotiated purchase price of \$3,300.00.

EXHIBIT "A"
Property Description

Being 1.956 acres (85,200 square feet) of land situated in the Henry H. Horn Survey, Abstract Number 331, Navarro County, Texas, and more particularly that certain tract of land conveyed to Dewight Armor by deed recorded in Instrument Number 00002723, Official Public Records, Navarro County, Texas (O.P.R.N.C.T.), and being further described as follows:

COMMENCING at the Northeasterly corner of said Armor tract and an angle point in the Southeasterly line of that certain tract of land conveyed to Roy Kamp by Last Will and Testament of Kenneth R. Scarbrough recorded in Document Number P17898, Probate Records, Navarro County, Texas (P.R.N.C.T), from which a found "T" post bears N 57°50'20" E, 0.84 foot;

THENCE S 59°35'54" W, along the Northwesterly line of said Armor tract and the Southeasterly line of said Kamp tract, a distance of 2,095.88 feet to an angle point in the Northwesterly line of said Armor tract and the Southeasterly line of said Kamp tract;

THENCE N 30°24'06" W, continuing along the Northwesterly line of said Armor tract and the Southeasterly line of said Kamp tract, a distance of 169.86 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: 6,757,074.978, E: 2,684,732.927 Grid);

- (1) **THENCE** S 33°52'57" W, departing the Northwesterly line of said Armor tract and the Southeasterly line of said Kamp tract and along the Southeasterly line of the tract herein described, a distance of 177.86 feet to a set 5/8 inch iron rod with TranSystems cap for the beginning of a tangent curve to the right;
- (2) **THENCE** Southwesterly, continuing along the Southeasterly line of the tract herein described, a distance of 291.75 feet along the arc of said curve to the right, having a radius of 955.00 feet, a central angle of 17°30'13", and a chord bearing and distance of S 42°38'03" W, 290.62 feet, to a set 5/8 inch iron rod with TranSystems cap for the point of tangency;
- (3) **THENCE** S 51°23'10" W, continuing along the Southeasterly line of the tract herein described, a distance of 1,059.81 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;
- (4) **THENCE** S 36°16'47" W, continuing along the Southeasterly line of the tract herein described, a distance of 181.38 feet to a set 5/8 inch iron rod with TranSystems cap for the Southwesterly corner of the tract herein described, being in the Southwesterly line of said Armor tract;
- (5) **THENCE** N 30°39'36" W, along the Southwesterly line of said Armor tract and the Southwesterly line of the tract herein described, a distance of 26.20 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point, being in the center of County Road NE 3040, No Deed of Record Found (variable width right-of-way);
- (6) **THENCE** N 23°04'24" E, continuing along the Southwesterly line of said Armor tract and along the center of said County Road NE 3040 and the Southwesterly line of the tract herein described, a distance of 5.79 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;

- (7) **THENCE** N 03°42'39" W, continuing along the Southwesterly line of said Armor tract and the center of said County Road NE 3040 and the Southwesterly line of the tract herein described, a distance of 38.23 feet to a set 5/8 inch iron rod with TranSystems cap for the Northwesterly corner of the tract herein described;
- (8) **THENCE** N 36°16'47" E, departing the Southwesterly line of said Armor tract and the center of said County Road NE 3040 and along the Northwesterly line of the tract herein described, a distance of 142.82 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;
- (9) **THENCE** N 51°23'10" E, continuing along the Northwesterly line of the tract herein described, a distance of 1,066.44 feet to a set 5/8 inch iron rod with TranSystems cap for the beginning of a tangent curve to the left;
- (10) **THENCE** Northeasterly, continuing along the Northwesterly line of the tract herein described, a distance of 276.47 feet along the arc of said curve to the left, having a radius of 905.00 feet, a central angle of 17°30'13", and a chord bearing and distance of N 42°38'03" E, 275.40 feet to a set 5/8 inch iron rod with TranSystems cap for the point of tangency;
- (11) **THENCE** N 33°52'57" E, continuing along the Northwesterly line of the tract herein described, a distance of 201.94 feet to a set 5/8 inch iron rod with TranSystems cap for the Northeasterly corner the tract herein described, being in the Northeasterly line of said Armor tract and the Southwesterly line of said Kamp tract;
- (12) **THENCE** S 30°24'06" E, along the Northeasterly line of said Armor tract and the Southwesterly line of said Kamp tract and the Northeasterly line of the tract herein described, a distance of 55.50 feet to the **POINT OF BEGINNING**, containing 1.956 acres (85,200 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.

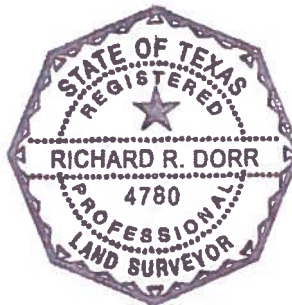
I do certify on this 28th day of June, 2016, to Tarrant Regional Water District, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 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. This survey was done without the benefit of a current Commitment for Title.

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

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



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

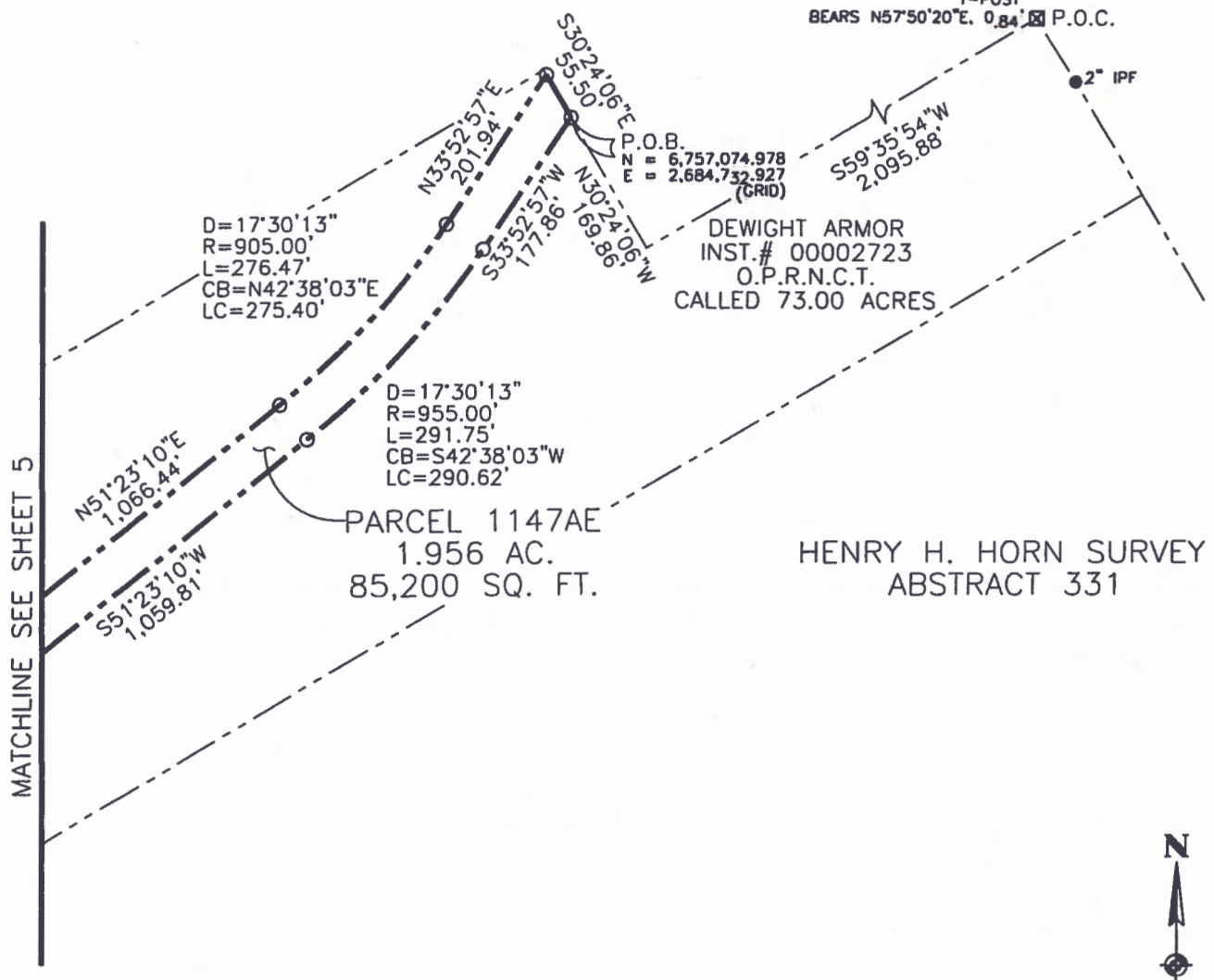


Dated: 06/28/2016

EXHIBIT "A"
PARCEL 1147AE

IPL PARCEL 597
ROY KAMP
DOC. #P17898
P.R.N.C.T.

T-POST
BEARS N57°50'20"E. 0.84' P.O.C.



MATCHLINE SEE SHEET 5

D=17°30'13"
R=905.00'
L=276.47'
CB=N42°38'03"E
LC=275.40'

D=17°30'13"
R=955.00'
L=291.75'
CB=S42°38'03"W
LC=290.62'

PARCEL 1147AE
1.956 AC.
85,200 SQ. FT.

DEWIGHT ARMOR
INST.# 00002723
O.P.R.N.C.T.
CALLED 73.00 ACRES

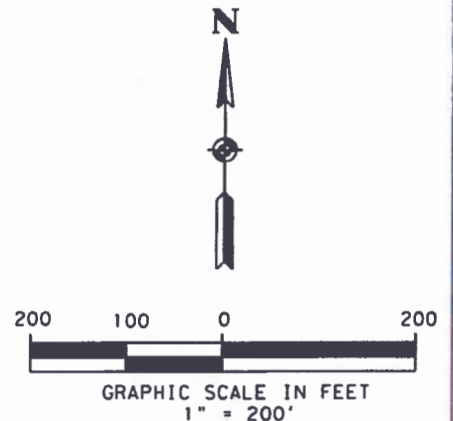
HENRY H. HORN SURVEY
ABSTRACT 331

NOTES:
(U.O.N.) INDICATES UNLESS OTHERWISE NOTED

LEGEND

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

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" = 200'
DATE: 06-13-2016
DRAWN BY: SMD
CHECKED BY: PRD
REVISED DATE:

PRINTED ON:
6/28/2016
2:41:20 PM

R. Dorr
06/28/2016

SHEET TITLE

EXHIBIT "A"
SEGMENT 17, PARCEL 1147AE
DEWIGHT ARMOR

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

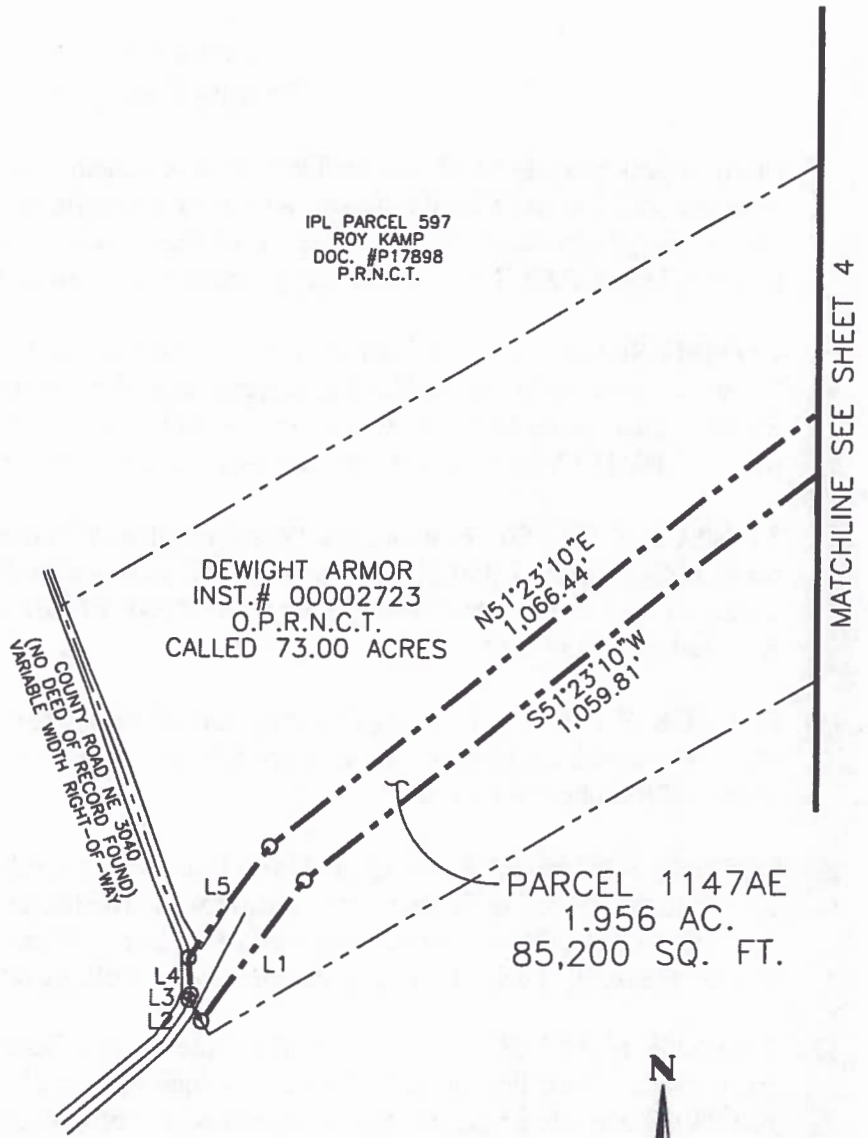
EXHIBIT "A"
PARCEL 1147AE

LINE TABLE

NO	BEARING	DISTANCE
L1	S36°16'47"W	181.38'
L2	N30°39'36"W	26.20'
L3	N23°04'24"E	5.79'
L4	N03°42'39"W	38.23'
L5	N36°16'47"E	142.82'

HENRY H. HORN SURVEY
ABSTRACT 331

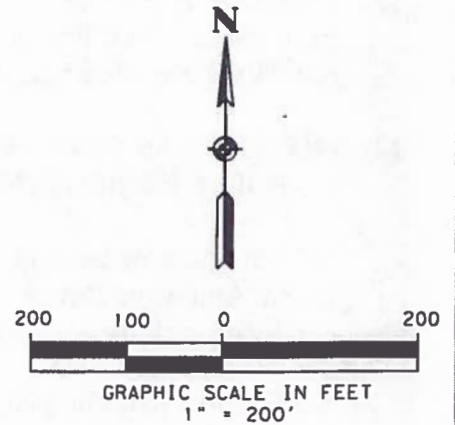
IPL PARCEL 597
ROY KAMP
DOC. #P17898
P.R.N.C.T.



NOTES:
(U.O.N.) INDICATES UNLESS OTHERWISE NOTED

LEGEND

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



NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.



 <p>500 WEST SEVENTH STREET SUITE 1100 FORT WORTH, TX 76102 (817) 339-8950 (TEL) (817) 336-2247 (FAX) TBPLS FIRM REG. NO. 100383-90</p> <p>PROJ NO: P202090330 SCALE: 1" = 200' DATE: 06-13-2016 DRAWN BY: SMD CHECKED BY: RRD REVISED DATE:</p>	<p>PRINTED ON: 6/28/2016 2:40:35 PM</p> 	<p>SHEET TITLE</p> <p style="text-align: center;">EXHIBIT "A" SEGMENT 17, PARCEL 1147AE DEWIGHT ARMOR</p> <hr/> <p>PROJECT</p> <p style="text-align: center;">INTEGRATED PIPELINE PROJECT</p> <hr/> <p>BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83)(2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED SCALE FACTOR 0.9999460030</p>
		<p>PG. 5 OF 5</p>

EXHIBIT "A"
Property Description

Being 0.966-acres (42,098 square feet) of land situated in the Martha Dowdrick Survey, Abstract Number 450, Tarrant County, Texas, and more particularly the remainder of that certain 21.079 acre tract conveyed to Nancy L. Vance, as recorded in Instrument #D192115682, Deed Records, Tarrant County, Texas, (D.R.T.C.T.), and being further described as follows:

COMMENCING at a 1/2 inch iron rod found for the Southwest corner of said Vance tract, the Southeast corner of a tract of land as described by deed to Mary E. Williams, Trustee of the Williams Family Trust, as recorded in Instrument #D200155602, D.R.T.C.T. and on the North Right-of-Way line of F.M. 1187, a variable width Right-of-Way, No Deed of Record found;

THENCE N 1°31'56" E, along the West line of said Vance tract and the East line of said Williams tract, a distance of 1,950.81 feet to a set 5/8 inch iron rod with Transystems cap at the Southwest corner of tract herein described and the **POINT OF BEGINNING** (N: 6,896,340.669, E: 2,364,773.933 Grid);

- (1) **THENCE** N 1°31'56" E, along the West line of said Vance tract and the East line of said Williams tract, a distance of 150.05 feet to a set 5/8 inch iron rod with Transystems cap for the Northwest corner of tract herein described;
- (2) **THENCE** S 86°59'40" E, along the North line of tract herein described, a distance of 279.67 feet to a set 5/8 inch iron rod with Transystems cap for the Northeast corner of tract herein described, being on the East line of said Vance tract and the West line of a tract of land as described by deed to Edward F. Vance and wife, Gladys L. Vance, as recorded in Volume 6437, Page 886, D.R.T.C.T.;
- (3) **THENCE** S 0°47'08" W, along the East line of tract herein described, the East line of said Vance tract and the West line of said Gladys L. Vance tract, a distance of 150.11 feet to a set 5/8 inch iron rod with Transystems cap for the Southeast corner of tract herein described;
- (4) **THENCE** N 86°59'40" W, along the South line of tract herein described, a distance of 281.63 feet to the **POINT OF BEGINNING**, containing 0.966-acres (42,098 square feet) of land, more or less.

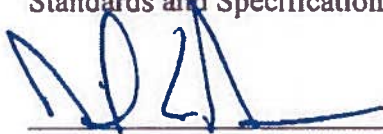
NOTE: Basis of bearing is the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum 1983 (NAD 83)(2007) with all distances adjusted to surface by project combined scale factor of 0.9998802448.

NOTE: Plat to accompany this legal description

I do certify on this 14th day of December, 2012, to Fidelity National Title Insurance Company and Tarrant Regional Water District, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition III Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements and other matters of record as listed in Schedule B of the Commitment for Title issued by Fidelity National Title Insurance Company, with an effective date of November 25, 2012, issued date of December 11, 2012, GF # FT244122-4412200933 affecting the subject property and listed in Exhibit "A-1" attached hereto.

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

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



David L. Dawson
Registered Professional Land Surveyor
Texas Registration Number 4672

Dated: 27 DECEMBER 2012

EXHIBIT "A"
PARCEL 113

LEGEND

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

MARTHA DOWDRICK SURVEY
ABSTRACT 450

IPL PARCEL 112
BARRY L. COPELAND AND
WIFE LISA A. COPELAND
INST. # D205261745
O.P.R.T.C.T.

NANCY L. VANCE
INST. # D192115682
D.R.T.C.T.
CALLED 21.079 ACRES

IPL PARCEL 114
EDWARD F. VANCE AND
WIFE, GLADYS L. VANCE
VOL. 6437, PG. 886
D.R.T.C.T.

CARRIZO OIL & GAS INC.
INST. # D208425631, O.P.R.T.C.T.
UNDETERMINABLE WIDTH PIPELINE
EASEMENT AND R.O.W.
(AGREEMENT SHOWS 15' AND 20')

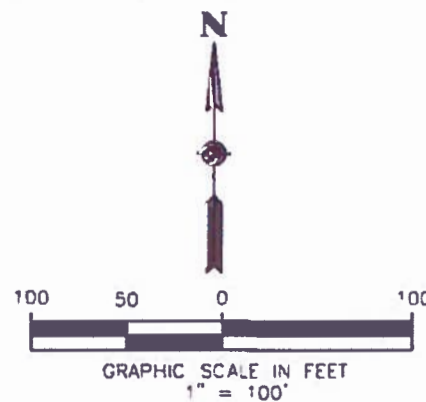
IPL PARCEL 111
MARY E. WILLIAMS, TRUSTEE
OF THE WILLIAMS FAMILY TRUST
INST. # D200155602
D.R.T.C.T.

PARCEL 113
0.966 AC.
42,098 SQ.FT.

SIGN ATMOS GAS PIPELINE
(800-545-6005)

P.O.B.
N= 6,896,340.669
E= 2,364,773.933
(GRID)

P.O.C.
1/2" IRF



NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.
NOTE: KNOWN UNDERGROUND UTILITIES SHOWN ARE QUALITY LEVEL B SUE- (04-18-2012)



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

DATE: 12/11/2012
1227-12

SHEET TITLE

EXHIBIT "A"
SEGMENT 9, PARCEL 113
NANCY L. VANCE

PROJECT

INTEGRATED PIPELINE PROJECT

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

PG. 3 OF 5

EXHIBIT "A"
Property Description

Being 0.201-acres (8,735 square feet) of land situated in the Garrett Gibson Survey, Abstract Number 604, Tarrant County, Texas, and more particularly the remainder of that certain 24.732 acre tract conveyed to Michael Ray Bridges and wife, Cynthia Bridges, as recorded in Volume 6816, Page 2171, Deed Records, Tarrant County, Texas, (D.R.T.C.T.), and being further described as follows:

BEGINNING at a 1/2 inch capped iron rod stamped Grant found for the Southwest corner of said Bridges tract, the Southeast corner of a tract of land as described by deed to Melony Raye Ray, as recorded in Cause Number 2011-PR02699-1, Probate Records, Tarrant County, Texas, Benny A. Harris Estate, Instrument #D202082772, Official Public Records, Tarrant County, Texas and on the North line of a tract of land to Walter E. Bontke and wife, Patricia J. Bontke, as recorded in Volume 8764, Page 2244, D.R.T.C.T.; (N: 6,898,969.341 E: 2,370,358.612 Grid);

- (1) **THENCE** N 24°15'47" W, along the Southwest line of tract herein described, the Southwest line of said Bridges tract and the Northeast line of said Ray tract, a distance of 179.61 feet to a set 5/8 inch iron rod with Transystems cap for the Northwest corner of tract herein described;
- (2) **THENCE** N 4°14'51" E, along the North line of said tract herein described, a distance of 97.97 feet to a set 5/8 inch iron rod with Transystems cap;
- (3) **THENCE** S 24°15'47" E, along the Northeast line of said tract herein described, a distance of 116.52 feet to a set 5/8 inch iron rod with Transystems cap;
- (4) **THENCE** S 65°44'13" W, along the Northeast line of said tract herein described, a distance of 13.00 feet to a set 5/8 inch iron rod with Transystems cap;
- (5) **THENCE** S 24°15'47" E, along the Northeast line of said tract herein described, a distance of 102.26 feet to a set 5/8 inch iron rod with Transystems cap, point also the beginning of a curve to the left;
- (6) **THENCE** along said curve to the left, along the Northeast line of tract herein described, an arc distance of 50.11 feet, through a central angle of 58°35'40", a radius of 49.00 feet and a long chord which bears S 53°33'38" E, 47.96 feet to a set 5/8 inch iron rod with Transystems cap for the Southeast corner of tract herein described, on the Southeast line of said Bridges tract and the Northwest line of said Bontke tract;
- (7) **THENCE** S 60°38'21" W, along the Southeast line of tract herein described, the Southeast line of said Bridges tract and the Northwest line of said Bontke tract, a distance of 57.46 feet to the **POINT OF BEGINNING**, containing 0.201-acres (8,735 square feet) of land, more or less.

NOTE: Basis of bearing is the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum 1983 (NAD 83)(2007) with all distances adjusted to surface by project combined scale factor of 0.9998802448.

NOTE: Plat to accompany this legal description

I do certify on this 30th day of June 2016, to Fidelity National Title Insurance Company and Tarrant Regional Water District, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition III Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements and other matters of record as listed in Schedule B of the Commitment for Title issued by Fidelity National Title Insurance Company, with an effective date of September 6, 2012, issued date of September 19, 2012, GF # FT244122-4412200549 affecting the subject property and listed in Exhibit "A-1" attached hereto.

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

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



Kenneth D. Erwin
Registered Professional Land Surveyor
Texas Registration Number 5554

Dated: 6-30-2016



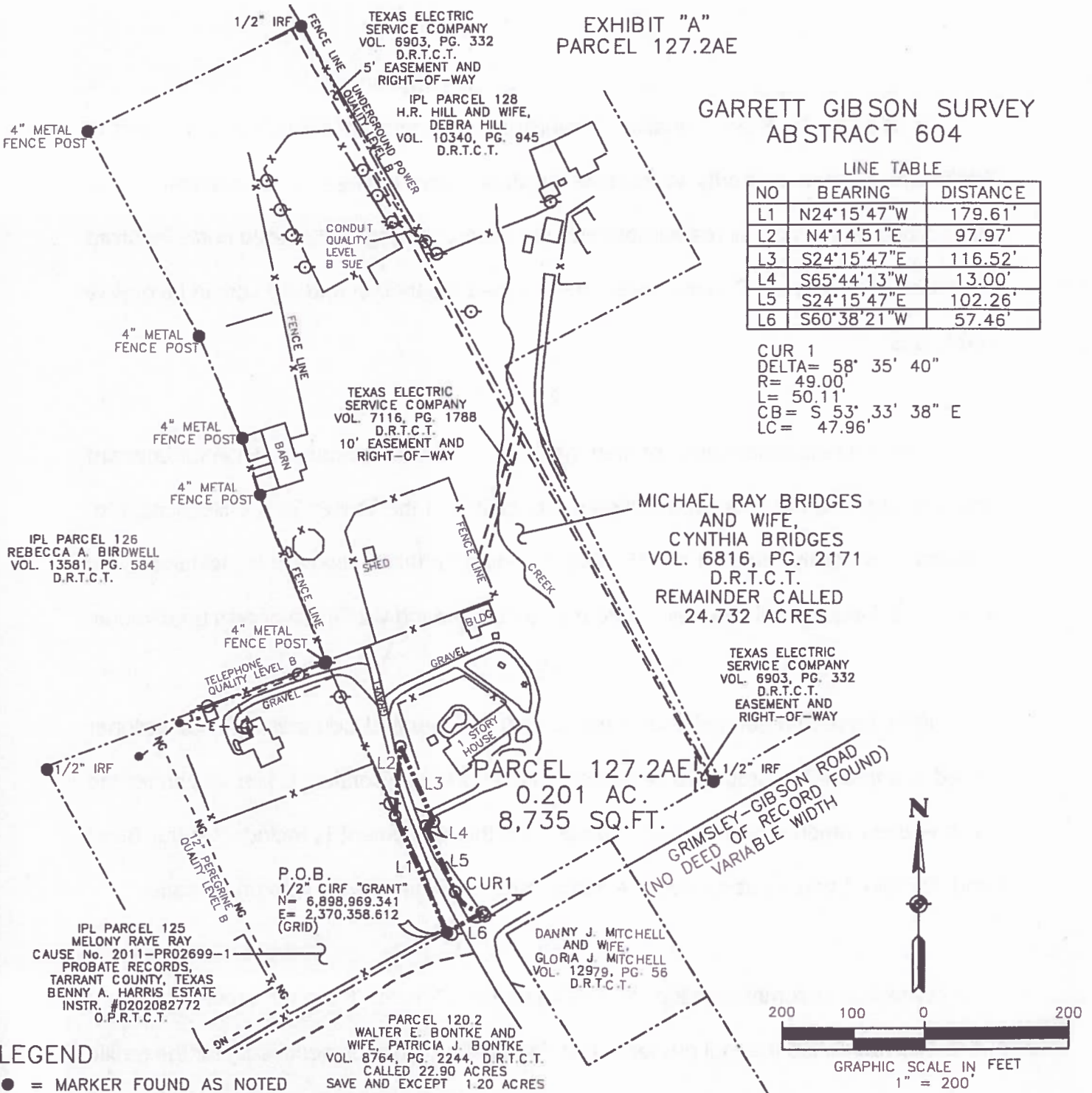
EXHIBIT "A"
PARCEL 127.2AE

GARRETT GIBSON SURVEY
ABSTRACT 604

LINE TABLE

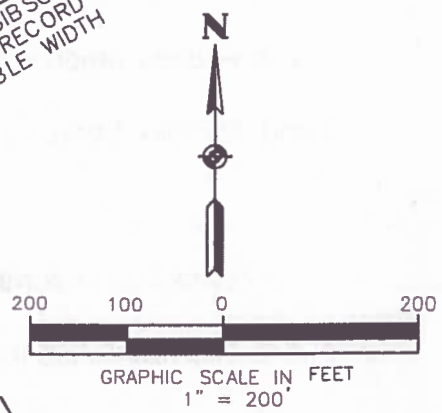
NO	BEARING	DISTANCE
L1	N24°15'47"W	179.61'
L2	N4°14'51"E	97.97'
L3	S24°15'47"E	116.52'
L4	S65°44'13"W	13.00'
L5	S24°15'47"E	102.26'
L6	S60°38'21"W	57.46'

CUR 1
DELTA= 58° 35' 40"
R= 49.00'
L= 50.11'
CB= S 53° 33' 38" E
LC= 47.96'



LEGEND

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



NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.
NOTE: KNOWN UNDERGROUND UTILITIES SHOWN ARE QUALITY LEVEL B SUE-- (10-05-2012)

TranSystems

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

PROJ NO.	P202090330
SCALE:	1" = 200'
DATE:	4-2-2014
DRAWN BY:	D.VP
CHECKED BY:	MOE
REVISED DATE:	6-30-2016

STATE OF TEXAS
REGISTERED
16
9:07 AM
KENNETH D. ERWIN
5554
PROFESSIONAL
LAND SURVEYOR

Kenneth D. Erwin
6-30-2016

SHEET TITLE	EXHIBIT "A" SEGMENT 10, PARCEL 127.2AE MICHAEL RAY BRIDGES AND WIFE, CYNTHIA BRIDGES
PROJECT	INTEGRATED PIPELINE PROJECT
BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83)(2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED SCALE FACTOR 0.9998802448	PG. 3 OF 4

In addition, R. Steve Christian, Real Property Director of TRWD, and the staff of TRWD are 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.

22.

With the recommendation of management and General Counsel, Director Leonard moved to approve the proposed settlement of claims in the Texas Genco Services, Ltd. condemnation for the amount of \$150,000. Funding for this settlement is included in the Bond Fund. Director Kelleher seconded the motion and the vote in favor was unanimous.

23.

With the recommendation of management and General Counsel, Director Kelleher moved to approve the proposed settlement of claims in the Bontke condemnation for the not to exceed amount of \$138,695. Funding for this settlement is included in the Bond Fund. Director Leonard seconded the motion and the vote in favor was unanimous.

24.

With the recommendation of management, Director Kelleher moved to grant authority to purchase the real property described below, which is necessary for the public use and purpose of construction and operation of the Third Cell of the Kennedale Balancing Reservoir project. Funding for this acquisition is included in the Bond Fund.

- **A permanent easement interest across a 0.037-acre tract of land located in the Matthew Anderson Survey, Abstract No. 9, Tarrant County, Texas, and being a portion of the tract of land conveyed to Texas Electric Service Company, according to the deed recorded in Volume 4285, Page 473 of the Deed Records of Tarrant County, Texas, and being further**

described in accompanying survey plat attached hereto for the negotiated purchase price of \$463.00.

- A permanent easement interest across a 0.045-acre tract of land and a 0.032-acre tract of land located in the Matthew Anderson Survey, Abstract No. 9, Tarrant County, Texas, and being a portion of the tract of land conveyed to Harrell W. Mitchell, according to the deed recorded in Document No. D214226170 of the Official Public Records of Tarrant County, Texas, and being further described in accompanying survey plats attached hereto for the negotiated purchase price of \$2,500.00.

EXHIBIT "A"

20' DRAINAGE EASEMENT

Part of Texas Electric Service Company tract
Matthew Anderson Survey, Abstract No. 9
City of Kennedale, Tarrant County, Texas

DESCRIPTION, of a 1,617 square foot (0.037 acre) tract of land situated in the Matthew Anderson Survey, Abstract No. 9, Tarrant County, Texas; said tract being part of that tract of land described in Warranty Deed to Texas Electric Service Company recorded in Volume 4285, Page 473 of the Deed Records of Tarrant County, Texas; said 1,617 square foot tract being more particularly described as follows (Bearing system is based on the State Plane Coordinate System, North American Datum of 1983, (2002), Texas North Central Zone 4202. Distances shown have been adjusted to surface by applying a combination adjustment factor of 1.00011976954):

COMMENCING, at an aluminum disk found for a re-entrant corner for that tract of land described in Warranty Deed With Vendor's Lien to Harrell Mitchell and Jennifer Mitchell recorded in Volume 15493, Page 102 of said Deed Records and the southwest corner of that tract of land described in Warranty Deed to Tarrant County Water Control and Improvement District Number One recorded in Volume 599, Page 432 of said Deed Records;

THENCE, North 89 degrees, 27 minutes, 42 seconds East, along the eastern most north line of the said Harrell and Jennifer Mitchell tract and the south line of the said Tarrant County Water Control and Improvement District Number One tract, a distance of 98.11 feet to a point for corner;

THENCE, South 10 degrees, 51 minutes, 27 seconds West, departing the said eastern most north line of the Harrell and Jennifer Mitchell tract and the said south line of the Tarrant County Water Control and Improvement District Number One tract, a distance of 99.79 feet to the **POINT OF BEGINNING**; said point being in a south line of the said Harrell and Jennifer Mitchell tract and the north line of the said Texas Electric Service Company tract;

THENCE, North 78 degrees, 56 minutes, 33 seconds East, along the said south line of the Harrell and Jennifer Mitchell tract and the said north line of the Texas Electric Service Company tract, a distance of 21.56 feet to a point for corner;

THENCE, South 10 degrees, 51 minutes, 27 seconds West, departing the said south line of the Harrell and Jennifer Mitchell tract and the said north line of the Texas Electric Service Company, a distance of 80.86 feet to a point for corner the south line of the said Texas Electric Service Company tract and a north line of the said Harrell and Jennifer Mitchell tract;

THENCE, South 78 degrees, 56 minutes, 33 seconds West, along the said south line of the Texas Electric Service Company tract and the said north line of the Harrell and Jennifer Mitchell tract, a distance of 21.56 feet to a point for corner;

EXHIBIT "A"

20' DRAINAGE EASEMENT

(continued)

THENCE, North 10 degrees, 51 minutes, 27 seconds East, departing the said south line of the Texas Electric Service Company tract and the said north line of the Harrell and Jennifer Mitchell tract, a distance of 80.86 feet to the **POINT OF BEGINNING**;

CONTAINING: 1,617 square feet or 0.037 acres of land, more or less.

(A survey plat of even survey date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tract described.

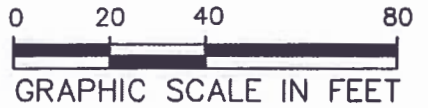
 3/15/16

Justin W. Waldrip Date
Registered Professional Land Surveyor No. 6179
Pacheco Koch Consulting Engineers, Inc.
7557 Rambler Road, #1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-10008000



3168-12.127EX2 docx
3168-12.127EX2.dwg CTP

EXHIBIT 'A'



TARRANT COUNTY WATER CONTROL
AND IMPROVEMENT DISTRICT
NUMBER ONE
(VOL. 599, PG. 432)

**HUDSON CEMETERY ROAD
(COUNTY ROAD 2120)**

LEGEND	
	PROPERTY LINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
(C.M.)	- CONTROLLING MONUMENT
P.O.B.	- POINT OF BEGINNING
P.O.C.	- POINT OF COMMENCING

P.O.C.

20' PIPELINE RIGHT-OF-WAY AND EASEMENT (INST. NO. D207314598)

HARRELL MITCHELL AND JENNIFER MITCHELL
(VOL. 15493, PG. 102)

TEXAS ELECTRIC SERVICE COMPANY
(VOL. 4285, PG. 473)

HARRELL MITCHELL AND JENNIFER MITCHELL
(VOL. 15493, PG. 102)

P.O.B.

**20' DRAINAGE EASEMENT
1,617 SF
(0.037 ACRES)**

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system is based on the State Plane Coordinate System, North American Datum of 1983, (2002), Texas North Central Zone 4202. Distances shown have been adjusted to surface by applying a combination adjustment factor of 1.00011976954

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement tract described.



Justin W. Waldrip
Registered Professional
Land Surveyor No. 6179

Date 3/5/16

20' DRAINAGE EASEMENT

PART OF TEXAS ELECTRIC SERVICE COMPANY TRACT

MATTHEW ANDERSON SURVEY, ABSTRACT NO. 9
CITY OF KENNEDALE, TARRANT COUNTY, TEXAS
SHEET 3 OF 3



7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
CTP/JRM	JWW	1"=40'	JULY 2016	3168-12.127

EXHIBIT "A"

20' DRAINAGE EASEMENT Part of Harrell W. Mitchell tract Matthew Anderson Survey, Abstract No. 9 City of Kennedale, Tarrant County, Texas

DESCRIPTION, of a 1,956 square foot (0.045 acre) tract of land situated in the Matthew Anderson Survey, Abstract No. 9, Tarrant County, Texas; said tract being part of that tract of land described in Special Warranty Deed to Harrell W. Mitchell recorded in Instrument No. D214226170 of the Official Public Records of Tarrant County, Texas; said 1,956 square foot tract being more particularly described as follows (Bearing system is based on the State Plane Coordinate System, North American Datum of 1983, (2002), Texas North Central Zone 4202. Distances shown have been adjusted to surface by applying a combination adjustment factor of 1.00011976954)

COMMENCING, at an aluminum disk found for a re-entrant corner for the said Mitchell tract and the southwest corner of that tract of land described in Warranty Deed to Tarrant County Water Control and Improvement District Number One recorded in Volume 599, Page 432 of the Deed Records of Tarrant County, Texas;

THENCE, North 89 degrees, 27 minutes, 42 seconds East, along the eastern most north line of the said Mitchell tract and the south line of the said Tarrant County Water Control and Improvement District Number One tract, a distance of 98.11 feet to the **POINT OF BEGINNING**;

THENCE, North 89 degrees, 27 minutes, 42 seconds East, continuing along the said eastern most north line of the Mitchell tract and the said south line of the Tarrant County Water Control and Improvement District Number One, a distance of 20.40 feet to point for corner;

THENCE, South 10 degrees, 51 minutes, 27 seconds West, departing the said eastern most north line of the Mitchell tract and the said south line of the Tarrant County Water Control and Improvement District Number One tract, a distance of 95.77 feet to a point for corner in a south line of the said Mitchell tract and the north line of that tract of land described in Warranty Deed to Texas Electric Service Company recorded in Volume 4285, Page 473 of said Deed Records;

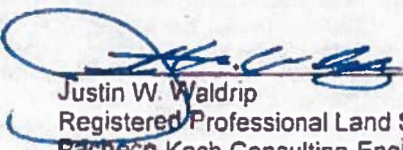
THENCE, South 78 degrees, 56 minutes, 33 seconds West, along the said south line of the Mitchell tract and the said north line of the Texas Electric Service Company tract, a distance of 21.56 feet to a point for corner;

THENCE, North 10 degrees, 51 minutes, 27 seconds East, departing the said south line of the Mitchell tract and the said north line of the Texas Electric Service Company tract, a distance of 99.79 feet to the **POINT OF BEGINNING**;

CONTAINING: 1,956 square feet or 0.045 acres of land, more or less.

(A survey plat of even survey date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tract described.


Justin W. Waldrip
Registered Professional Land Surveyor No. 6179
Pacheco Koch Consulting Engineers, Inc.
7557 Rambler Road, #1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-10008000

7/29/16
Date



3168-12 127EX1 docx
3168-12 127EX1 dwg CTP

EXHIBIT 'A'



LEGEND	
---	PROPERTY LINE
---	PROPOSED EASEMENT LINE
---	EXISTING EASEMENT LINE
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
(C.M.)	- CONTROLLING MONUMENT
P.O.B.	- POINT OF BEGINNING
P.O.C.	- POINT OF COMMENCING



ALUMINUM DISK FOUND (C.M.)

N 00°43'03" W
671.34'

TARRANT COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER ONE (VOL. 599, PG. 432)

HUDSON CEMETERY ROAD (COUNTY ROAD 2120)

P.O.C.

ALUMINUM DISK FOUND (C.M.)

P.O.B.

N 89°27'42" E
20.40'

1,336.10'
1,217.59'

N 89°27'42" E 98.11'

S 10°51'27" W
95.77'

HARRELL W. MITCHELL (INST. NO. D214226170)

20' PIPELINE RIGHT-OF-WAY AND EASEMENT (INST. NO. D207314598)

HARRELL W. MITCHELL (INST. NO. D214226170)

N 10°51'27" E 99.79'

20' DRAINAGE EASEMENT
1,956 SF
(0.045 ACRES)

175.53'
1,002.40'

805.31'

S 78°56'33" W
21.56'

TEXAS ELECTRIC SERVICE COMPANY (VOL. 4285, PG. 473)

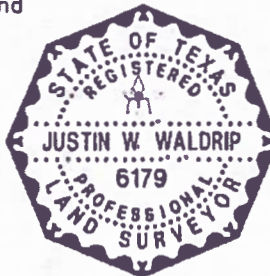
NOTES:

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plot of survey accurately sets out the metes and bounds of the easement tract described.

1. A metes and bounds description of even survey date herewith accompanies this plot of survey.
2. Bearing system is based on the State Plane Coordinate system, North American Datum of 1983, (2002), Texas North Central Zone 4202. Distances shown have been adjusted to surface by applying combination adjustment factor of 1.00011976954

Justin W. Waldrip
Registered Professional Land Surveyor No. 6179

Date



20' DRAINAGE EASEMENT

PART OF HARRELL W. MITCHELL
MATTHEW ANDERSON SURVEY, ABSTRACT NO. 9
CITY OF KENNEDALE, TARRANT COUNTY, TEXAS
SHEET 2 OF 5

Pacheco Koch

7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-489
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
CTP	JWW	1"=40'	JULY 2016	3168-12.127

DWG FILE: 3168-12.127EX1.DWG

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CPHILLIPS

EXHIBIT "A"

20' DRAINAGE EASEMENT

Part of Harrell W. Mitchell tract
Matthew Anderson Survey, Abstract No. 9
City of Kennedale, Tarrant County, Texas

DESCRIPTION, of a 1,389 square foot (0.032 acre) tract of land situated in the Matthew Anderson Survey, Abstract No. 9, Tarrant County, Texas; said tract being part of that tract of land described in Special Warranty Deed to Harrell W. Mitchell recorded in Instrument No. D214226170 of the Official Public Records of Tarrant County, Texas; said 1,389 square foot tract being more particularly described as follows (Bearing system is based on the State Plane Coordinate System, North American Datum of 1983, (2002), Texas North Central Zone 4202. Distances shown have been adjusted to surface by applying a combination adjustment factor of 1.00011976954):

COMMENCING, at an aluminum disk found for a re-entrant corner for the said Harrell W. Mitchell tract and the southwest corner of that tract of land described in Warranty Deed to Tarrant County Water Control and Improvement District Number One recorded in Volume 599, Page 432 of the Deed Records of Tarrant County, Texas;

THENCE, North 89 degrees, 27 minutes, 42 seconds East, along the eastern most north line of the said Mitchell tract and the south line of the said Tarrant County Water Control and Improvement District Number One tract, a distance of 98.11 feet to a point for corner;

THENCE, South 10 degrees, 51 minutes, 27 seconds West, departing the eastern most north line of the Mitchell tract and the said south line of the Tarrant County Water Control and Improvement District Number One tract, a distance of 180.64 feet to the **POINT OF BEGINNING**; said point being in a north line of the said Mitchell tract and the south line of the said Texas Electric Service Company tract;

THENCE, North 78 degrees, 56 minutes, 33 seconds East, along the said north line of the Mitchell tract and the said south line of the Texas Electric Service Company tract, a distance of 21.56 feet to a point for corner;

THENCE, departing the said north line of the Mitchell tract and the said south line of the Texas Electric Service Company tract, over and across the said Mitchell tract, the following five (5) calls:

South 10 degrees, 51 minutes, 27 seconds West, a distance of 46.52 feet to a point for corner;

South 45 degrees, 00 minutes, 00 seconds West, a distance of 33.09 feet to a point for corner;

North 45 degrees, 00 minutes, 00 seconds West, a distance of 20.00 feet to a point for corner;

North 45 degrees, 00 minutes, 00 seconds East, a distance of 26.94 feet to a point for corner;

EXHIBIT "A"

20' DRAINAGE EASEMENT


(continued)

North 10 degrees, 51 minutes, 27 seconds East, a distance of 32.34 feet to the POINT OF BEGINNING,

CONTAINING 1,389 square feet or 0.032 acres of land, more or less.

(A survey plat of even survey date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tract described.


Justin W. Waldrip Date 7/29/16
Registered Professional Land Surveyor No. 6179
Parrish Koch Consulting Engineers, Inc.
7557 Rambler Road, #1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-10008000



3168-12 127EX3 docx
3168-12 127EX3 dwg CTP

EXHIBIT 'A'

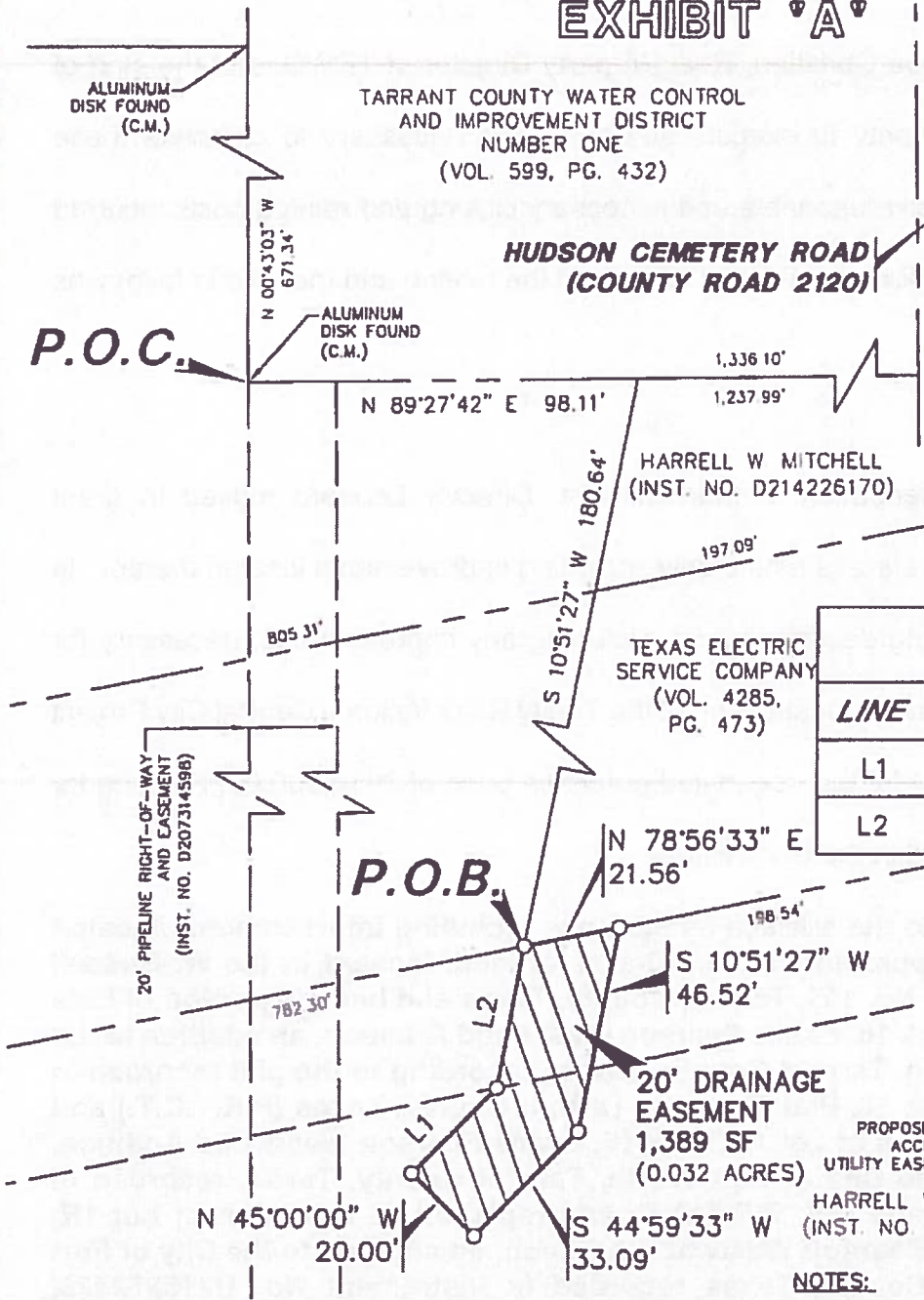
TARRANT COUNTY WATER CONTROL
AND IMPROVEMENT DISTRICT
NUMBER ONE
(VOL. 599, PG. 432)



HUDSON CEMETERY ROAD
(COUNTY ROAD 2120)

LEGEND	
---	PROPERTY LINE
---	PROPOSED EASEMENT LINE
---	EXISTING EASEMENT LINE
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
(C.M.)	- CONTROLLING MONUMENT
P.O.B.	- POINT OF BEGINNING
P.O.C.	- POINT OF COMMENCING

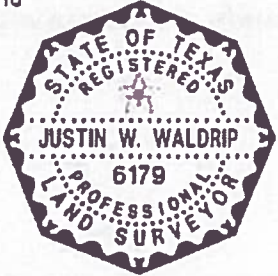
LINE TABLE		
LINE	BEARING	LENGTH
L1	N 45°00'00" E	26.94'
L2	N 10°51'27" E	32.34'



NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system is based on the State Plane Coordinate System, North American Datum of 1983, (2002), Texas North Central Zone 4202. Distances shown have been adjusted to surface by applying a combination adjustment factor of 1.00011976954

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement tract described.



Justin W. Waldrip
Justin W. Waldrip
Registered Professional
Land Surveyor No. 6179
Date: 7/29/16



7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972 235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

20' DRAINAGE EASEMENT
PART OF HARRELL W. MITCHELL
MATTHEW ANDERSON SURVEY, ABSTRACT NO. 9
CITY OF KENNEDALE, TARRANT COUNTY, TEXAS
SHEET 5 OF 5

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
CTP	JWW	1"=40'	JULY 2016	3168-12.127

M:\DWG-31\3168-12.127\DWG\SURVEY\CSD\3'68-12.127EX3.DWG
07/29/2016 12:39PM
CPHILLIPS

In addition, R. Steve Christian, Real Property Director of TRWD, and the staff of TRWD, are 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 Leonard seconded the motion and the vote in favor was unanimous.

25.

With the recommendation of management, Director Leonard moved to grant authority to purchase the surface estate only, including improvements located thereon, in fee simple, of the following described land, including any improvements, necessary for the public use and purpose of construction of the Trinity River Vision – Central City Project from Centergy River I, LP for the negotiated purchase price of \$910,000.00. Funding for this acquisition is included in the Bond Fund.

Fee simple title to the surface estate only, including improvements located thereon, of an approximately 0.350-acre of land, located in the W. Bussell Survey, Abstract No. 151, Tarrant County, Texas and being a portion of Lots 1, 2, 3, 4 & 5, Block 16, Evans Pearson Westwood Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 310, Page 18, Plat Records, Tarrant County, Texas (P.R.T.C.T.) and also being a portion of Lot A, Block 16, Evans Pearson Westwood Addition, an addition to the City of Fort Worth, Tarrant County, Texas, recorded in Volume 388-6, Page 124, P.R.T.C.T., and replatted as a portion of Lot 1R, Block 11, Evans Pearson Westwood Addition, an addition to the City of Fort Worth, Tarrant County, Texas recorded in Instrument No. D215272429, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds on the survey plat attached hereto.

PARCEL #184
LEGAL DESCRIPTION

- BEING** A tract of land located in the W. Bussell Survey, Abstract No. 151, Tarrant County, Texas, and being a portion of Lots 1, 2, 3, 4 & 5, Block 16, 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 also being a portion of Lot A, Block 16, Evans Pearson Westwood Addition, an addition to the City of Fort Worth, Tarrant County, Texas, recorded in Volume 388-6, Page 124, P.R.T.C.T., said previously described lots and block have been replatted and is further being described as a portion of Lot 1R, Block 11, Evans Pearson Westwood Addition, an addition to the City of Fort Worth, Tarrant County, Texas, recorded in Instrument No. D215272429, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said Lot 1R, Block 11 being described in a deed to Centergy River I LP, recorded in Instrument No. D216031433, (O.P.R.T.C.T.), said tract of land being more particularly described by metes and bounds as follows:
- COMMENCING** at a 1/2 inch capped iron rod stamped "Brittain & Crawford" found (control monument) for the Northwest corner of said Lot 1, on the South right-of-way line of Dakota Street (a variable width R.O.W.) and the East right-of-way line of Greenleaf Street (a variable width R.O.W.) which has been vacated by Ordinance No. 21712-04-2015 as shown per said plat, and further being on the North line of said Lot 1R, Block 11, of said plat, from which a 5/8 inch pipe found (control monument), being the Northwest corner of said Lot A and the Southwest corner of said Lot 5, bears South 0 degrees 18 minutes 18 seconds West, a distance of 250.01 feet;
- THENCE** South 89 degrees 40 minutes 57 seconds East, along the North line of said Lot 1, the North line of said Lot 1R, Block 11 and the South right-of-way line of said Dakota Street, a distance of 28.10 feet to a 5/8 inch capped iron rod stamped "TranSystems" set, being the **POINT OF BEGINNING** of the herein described tract;
- THENCE** South 89 degrees 40 minutes 57 seconds East, continuing along the North line of said Lot 1, the North line of said Lot 1R and the South right-of-way line of said Dakota Street, a distance of 101.88 feet to a 1/2 inch capped iron rod stamped "Brittain & Crawford" found for the Northeast corner of said Lot 1, the Northeast corner of said Lot 1R, Block 11, the Northwest corner of a 10' alley as shown per plat of Yeates Addition, an addition to the City of Fort Worth, Tarrant County, Texas, recorded in Volume 310, Page 62, P.R.T.C.T.;
- THENCE** South 00 degrees 17 minutes 04 seconds West, along the East line of said Lots 1, 2, 3, 4 & 5, the East line of said Lot 1R and the West line of said 10' alley, a distance of 249.99 feet to a 1/2 inch capped iron rod stamped "Brittain & Crawford" found for the Southeast corner of said Lot 5, and being an ell corner in the East line of said Lot 1R, and on the North line of said Lot A, and being the Southwest corner of said 10 foot alley;
- THENCE** South 89 degrees 37 minutes 34 seconds East, along the South line of said 10' alley, the South line of a tract of land described in a deed to Fort Worth Improvement District No. 1, recorded in Volume 462, Page 546, D.R.T.C.T., and the North line of said Lot A, and the East line of said Lot 1R, a distance of 43.68 feet to a 1/2 inch capped iron rod stamped "Brittain & Crawford" found for the Northeast corner of said Lot A and an ell corner in the East line of said Lot 1R;
- THENCE** South 14 degrees 22 minutes 53 seconds West, along the East line of said Lot A, the East line of said Lot 1R and along the West line of said Fort Worth Improvement District No. 1 tract, a distance of 57.13 feet to a 5/8 inch capped iron rod stamped "TranSystems" set;

THENCE North 35 degrees 28 minutes 48 seconds West, a distance of 60.85 feet to a 5/8 inch capped iron rod stamped "TranSystems" set;

THENCE North 20 degrees 16 minutes 36 seconds West, a distance of 273.57 feet to the POINT OF BEGINNING and containing 15,233 Square feet or 0.350 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, Centergy River I, LP and Tarrant Regional Water District on this 14th day of April, 2016, that a survey was made on the ground in October, 2014 and in April, 2016, 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 March 23, 2016, issued April 13, 2016, GF# 13-02616 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 Dakota Street, a variable width right-of-way, which provides apparent access to and from the subject property.

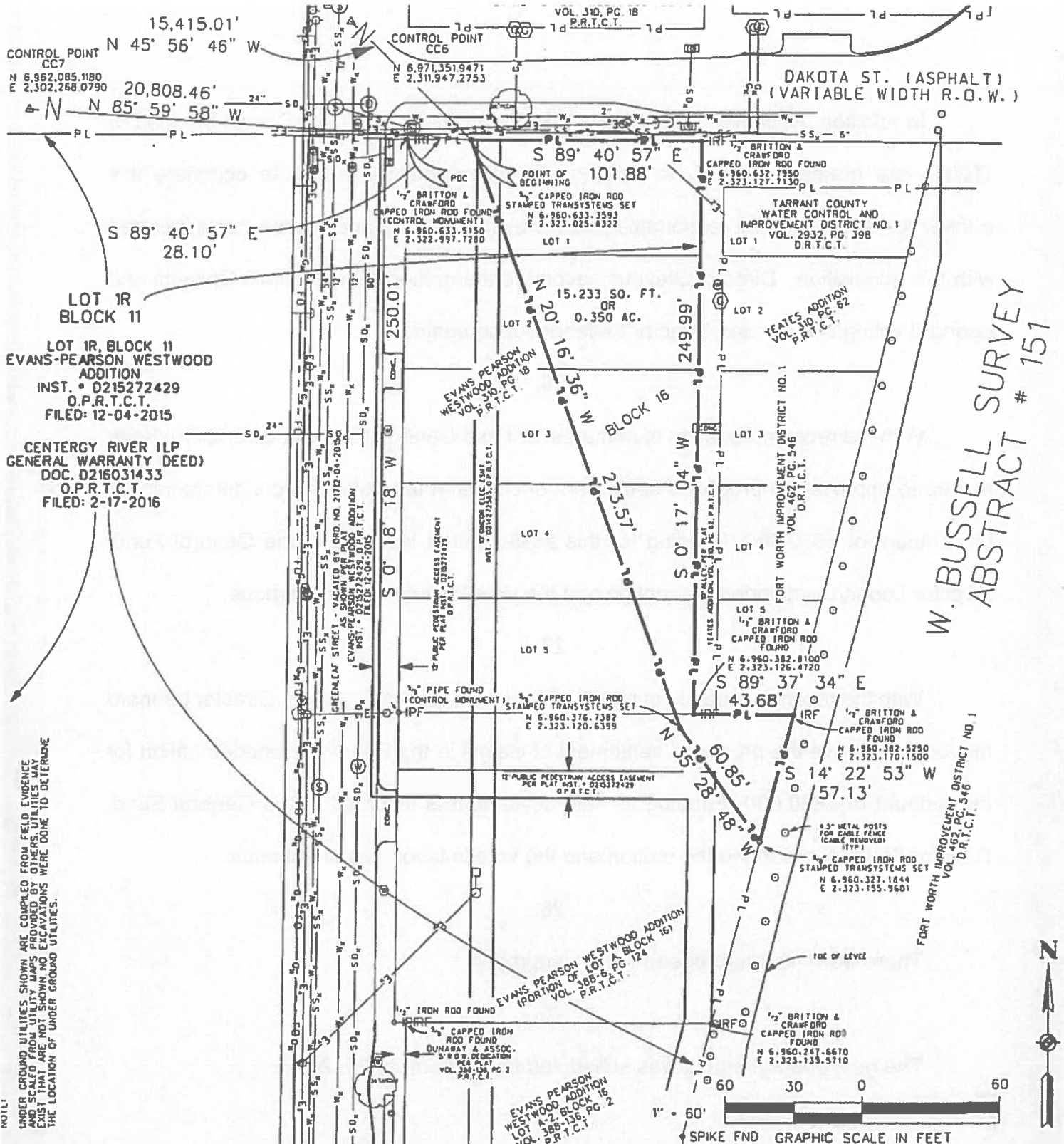
This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

By: TranSystems


Kenneth D. Erwin
Registered Professional Land Surveyor
No. 5554

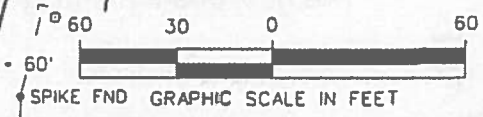
Dated: 4-14-2016





NOTE:
 UNDER GROUND UTILITIES SHOWN ARE COMPILED FROM FIELD EVIDENCE AND SCALED FROM UTILITY MAPS PROVIDED BY OTHERS. UTILITIES MAY EXIST THAT ARE NOT SHOWN NO EXCAVATIONS WERE DONE TO DETERMINE THE LOCATION OF UNDER GROUND UTILITIES.

W. BUSSELL SURVEY
 ABSTRACT # 151



TranSystems
 500 W. 7TH ST., SUITE 1100
 FORT WORTH, TEXAS 76102
 817-339-8950
 FAX 817-336-2247
 TX FIRM REGISTRATION #10038300
 PROJ NO: P202 06 0524
 SCALE: 60
 DATE: 12-15-2014
 DESIGNED BY:
 DRAWN BY: O.M.P.
 CHECKED BY: K.D.E.
 FILE NAME: P184_V-P80003.DGN
 REVISED: 4-14-2016

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

Kenneth D. Erwin
 4-14-2016

SHEET TITLE	LAND TITLE SURVEY CENTERY RIVER I LP PARCEL # 184
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 7

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

26.

With the recommendation of management and General Counsel, Director Kelleher moved to approve the proposed settlement of claims in the Lukeman condemnation for the amount of \$550,000. Funding for this settlement is included in the General Fund. Director Leonard seconded the motion and the vote in favor was unanimous.

27.

With the recommendation of management and General Counsel, Director Leonard moved to approve the proposed settlement of claims in the Plemister condemnation for the amount of \$880,000. Funding for this settlement is included in the General Fund. Director Stevens seconded the motion and the vote in favor was unanimous.

28.

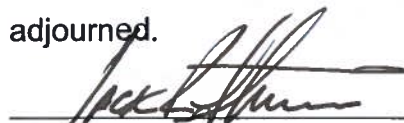
There were no future agenda items approved.

29.

The next board meeting was scheduled for September 20, 2016.

30.

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



Vice - President



Secretary