

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF
TARRANT REGIONAL WATER DISTRICT
HELD ON THE 20th DAY OF SEPTEMBER 2016 AT 9:30 A.M.

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

Present

Victor W. Henderson
Jack R. Stevens
Marty V. Leonard
Jim Lane
Mary Kelleher

Also present were Jim Oliver, Alan Thomas, Dan Buhman, Darrell Beason, Lisa Cabrera, Steve Christian, Wesley Cleveland, Randall Cocke, Megan Cowan, Jason Gehrig, Kelly Halcom, Zach Huff, Rachel Ickert, Nancy King, Chad Lorance, Kathleen Miller, Jennifer Mitchell, David Marshall, Sandy Newby, Wayne Owen, Kirk Thomas, and Ed Weaver.

Also in attendance were Lee Christie, General Counsel for Tarrant Regional Water District (District or TRWD); Ethel Steele, and Jeremy Harmon of Pope, Hardwicke, Christie, Schell, Kelly, & Taplett, L.L.P; Chris Young of MWH Constructors; Don McDaniel of TMG Imaging; Clifford Blackwell of Government Finance Officers Association – Texas; Jody Puckett and Denis Qualls of City of Dallas Water Utilities; Bob Brashear of CDM Smith; Andra Beatty of Andra Beatty Real Estate; Mike McCure of Black & Veatch; Frank Crumb of Halff Associates; Christine Jacoby of JQ Infrastructure; Bill Paxton of Trinity River Communications - Joint Venture and Russell Gibson of Freese and Nichols, Inc.

President Henderson convened the meeting with the assurance from management that all requirements of the “open meetings” laws had been met.

1.

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

2.

On a motion made by Director Stevens and seconded by Director Kelleher, the Directors voted unanimously to approve the minutes from the meeting held on August 16, 2016 and the public hearing held on September 6, 2016. It was accordingly ordered that these minutes be placed in the permanent files of the Tarrant Regional Water District.

3.

Finance Director Sandy Newby introduced the District staff that contributed to the District's success in receiving the Certificate of Achievement for Excellence in Financial Reporting Program (CAFR) from the Government Finance Officers Association (GFOA). Cliff Blackwell, President of GFOA, was also in attendance to present the award and spoke of the requirements of the award.

4.

With the recommendation of management, Director Stevens moved to approve the proposed FY 2017 General Fund Budget of \$60,708,256. This budget includes Flood Control Operations of \$18,862,108, Recreation of \$1,846,148 and Trinity River Vision TIF 9 Advance Funding of \$40,000,000. Director Lane seconded the motion and the vote in favor was unanimous.

5.

With the recommendation of management and the Customer Advisory Committee, Director Kelleher moved to approve the proposed FY 2017 Revenue Fund Budget of \$152,844,955. Director Stevens seconded the motion and the vote in favor was unanimous.

6.

With the recommendation of management, Director Kelleher moved to adopt an ad valorem tax rate of \$.0194/\$100 for tax year 2016. Director Lane seconded the motion and the vote in favor was unanimous.

7.

With the recommendation of management and the Board of Directors of Trinity River Vision Authority at its meeting on August 10, 2016, Director Stevens moved to approve the proposed FY 2017 Trinity River Vision Authority budget of \$20,194,000. Director Lane seconded the motion and the vote in favor passed, with Directors Henderson, Lane, Leonard and Stevens voting in favor and Director Kelleher voting against.

8.

With the recommendation of management, Director Leonard moved to approve transitioning current and future eligible retirees hired before October 1, 2016, from the District's group medical insurance plan to Medicare supplements and discontinuing other post-employment benefits (OPEB) for employees hired after September 30, 2016. 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 with Hartman Walsh Painting Company in the amount of \$450,750 for the refurbishing of the stoplogs, monorail system and Cedar Creek Spillway gates. Funding for this contract is included in the Fiscal Year 2017 Revenue Fund budget. 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 Freese and Nichols, Inc. in an amount not to exceed \$144,930 for professional services for the Eagle Mountain Lake side channel spillway cutoff design. Funding for this contract is included in the Bond Fund. Director Lane seconded the motion and the vote in favor was unanimous.

11.

With the recommendation of management, Director Leonard moved to approve a contract with Pure Technologies in an amount not to exceed \$607,521 over a three year period for the pipeline condition assessment program. Funding for this contract is included in the FY 2017-2019 Revenue Fund budgets. Director Kelleher seconded the motion and the vote in favor was unanimous.

12.

With the recommendation of management, Director Stevens moved to approve a contract with CDM Smith in an amount not to exceed \$224,035 to provide electrical engineering design services for the replacement of a soft starter with a variable frequency drive (VFD) at the Rolling Hills Booster Pump Station. Funding for this contract is included in the Bond Fund. Director Lane seconded the motion and the vote in favor was unanimous.

13.

With the recommendation of management, Director Kelleher moved to approve a purchase order with Oncor Electric Delivery Company, LLC. in the amount of \$90,917.54

for power at the interconnection between existing pipeline and the Integrated Pipeline. Funding for this change order is included in the Bond Fund. Director Lane seconded the motion and the vote in favor was unanimous.

14.

With the recommendation of management, Director Stevens moved to approve a change order with Garney Companies, Inc. in the amount of \$83,394.66 for utility relocates, air valve modifications and utility owner inspection fees for Section 14 of the Integrated Pipeline Project. Funding for this change order is included in the Bond Fund. Director Lane seconded the motion and the vote in favor was unanimous.

15.

With the recommendation of management, Director Stevens moved to approve a change order with Garney Companies, Inc. in an amount not to exceed \$750,000 to repair erosion damage in the area of Parcel 496 of Section 15-1 of the Integrated Pipeline Project. Funding for this change order is included in the Bond Fund. Director Kelleher seconded the motion and the vote in favor was unanimous.

16.

With the recommendation of management, Director Leonard moved to approve a contract with IPL Partners in the amount of \$43,208,500 for construction of Sections 10 and 11 of the Integrated Pipeline Project. Funding for this contract is included in the Bond Fund. Director Lane seconded the motion, with Directors Henderson, Stevens, Lane and Leonard voting in favor. Director Kelleher abstained.

17.

With the recommendation of management, Director Lane moved to approve a task order contract with E TTL Engineers and Consultants, Inc. in an amount not exceed

\$386,000 for construction materials inspection and testing services for Integrated Pipeline Sections 10 and 11. Funding for this task order contract is included in the Bond Fund. Director Kelleher seconded the motion and the vote in favor was unanimous.

18.

With the recommendation of management, Director Leonard moved to approve a contract amendment with Black and Veatch Corporation in an amount not to exceed \$810,000 for construction phase engineering services for Integrated Pipeline Sections 10 and 11. The revised contract value, with this amendment, will be \$16,100,700. Funding for this contract is included in the Bond Fund. Director Lane seconded the motion, with Directors Henderson, Stevens, Lane and Leonard voting in favor. Director Kelleher abstained.

19.

With the recommendation of management, Director Leonard moved to authorize District staff to further develop aquifer storage and recovery (ASR) as a TRWD water supply strategy. Funding for continued development of ASR is included in the Bond Fund. Director Kelleher seconded the motion and the vote in favor was unanimous.

20.

Staff Updates

- System Status Update
- Val-Matic Warranty Update – C52 Valve

21.

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 10:55 a.m. to 11:12 a.m.

22.

The presiding officer next called an executive session at 11:12 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; and under Section 551.072 to Deliberate the Purchase, Exchange, Lease or Value of Real Property.

23.

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 112
(Copeland)**

A permanent easement interest across a 0.477-acre tract of land and a 0.137-acre tract of land situated in the Martha Dowdrick Survey, Abstract Number 450, Tarrant County, Texas, and being more particularly described as portions of that certain 28.785-acre Tract I conveyed to Barry L. Copeland and wife, Lisa A. Copeland, as recorded in Instrument No. D205261745 and corrected by Instrument No. D208035114, Official Public Records, Tarrant County, Texas, and being further described in the survey plat for Parcel 112 attached hereto for the negotiated purchase price of \$8,565.

- **IPL Parcel 651
(Cole)**

A permanent easement interest 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 deed in Document Number 2010-00011124, Official Records, Henderson County, Texas, and being further described in the survey plat for Parcel 651 attached hereto for the negotiated purchase price of \$70,000.

- **IPL Parcel 655
(Robertson)**

A permanent easement interest across a 4.948-acre tract of land located in the John Albright Survey, Abstract Number 16, Henderson County, Texas, being part of that called 133.332-acre tract of land described by deed to L.O. Robertson (undivided interest) recorded by Volume 1281, Page 223, deed to Geraldine Robertson (undivided 48 acres) recorded by Volume 1470, Page 702, deeds to Owen Lee Robertson (undivided 40 acres) recorded by Volume 1470, Page 708, and (undivided interest) recorded by Volume 2788, Page 540, all of the Deed Records, Henderson County, Texas, and Carva Beidler (undivided interest) by Last Will and Testament of Roxie A. Robertson recorded by Volume 82, Page 60, Judicial Records, Henderson County, Texas, and being further described in the survey plat for Parcel 655 attached hereto for the appraised value of \$53,000.

- **IPL Parcel 660
(Robertson)**

A permanent easement interest across a 7.688-acre tract of land situated in the John Albright Survey, Abstract Number 16, Henderson County, Texas, and being part of those two called 50-acre tracts (First Tract and Second Tract to Exhibit B) described in deed to Owen Lee Robertson and Shelly Robertson (undivided interest), recorded in Volume 1947, Page 218, Deed Records, Henderson County, Texas, and in deed between Larry Surls and Mickey Surls

and the Heirs of Oscar A. Phillips, deceased, Nancy June Phillips Reese, Roxanne Phillips Specht, and Patsy Jane Phillips Speake (50% undivided interest), recorded in Volume 1947, Page 209, Deed Records, Henderson County, Texas, and being further described in the survey plat for Parcel 660 attached hereto for the negotiated purchase price of \$55,000.

- **IPL Parcel 767
(Hoeffner)**

A permanent easement interest across a 14.719-acre tract of land situated in the Wm. J. L. Scott Survey, Abstract Number 13, and the I. W. Burton Survey, Abstract Number 3, Henderson County, Texas, and being more particularly described as a portion of that certain 497.955-acre tract conveyed to Bradley Hoeffner and Helen Hoeffner, as described by deed recorded in Volume 2213, Page 245 Real Property Records of Henderson County, Texas, and being further described in the survey plat for Parcel 767 attached hereto for the negotiated purchase price of \$100,000.

EXHIBIT "A"
Property Description

Being 0.477-acres (20,783 square feet) of land situated in the Martha Dowdrick Survey, Abstract Number 450, Tarrant County, Texas, and more particularly that certain 28.785 acre Tract I conveyed to Barry L. Copeland and wife, Lisa A. Copeland, as recorded in Instrument #D205261745 and corrected by Instrument #D208035114, Official Public Records, Tarrant County, Texas, (O.P.R.T.C.T.) and being further described as follows:

COMMENCING at a 5/8 inch iron rod found on the West line of said Copeland tract and at the Northeast corner of a tract of land as described by deed to Norris Bullard and wife, Cynthia A. Bullard, as recorded in Volume 6894, Page 967, Deed Records, Tarrant County, Texas (D.R.T.C.T.);

THENCE S 0°45'40" E, along the West line of said Copeland tract and the East line of said Bullard tract, a distance of 1,228.06 feet to a set 5/8 inch iron rod with Transystems cap at the Northwest corner of tract herein described and the **POINT OF BEGINNING** (N: 6,896,502.398, E: 2,364,155.722 Grid);

- (1) **THENCE** N 78°10'54" E, along the North line of tract herein described, a distance of 81.66 feet to a set 5/8 inch iron rod with Transystems cap;
- (2) **THENCE** S 86°59'40" E, along the North line of tract herein described, a distance of 114.20 feet to a set 5/8 inch iron rod with Transystems cap for the Northeast corner of tract herein described, being on the South line of said Copeland tract and the North line 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.;
- (3) **THENCE** S 43°31'41" W, along the South line of tract herein described, the South line of said Copeland tract and the North line of said Williams tract, a distance of 34.97 feet to a set 5/8 inch iron rod with Transystems cap;
- (4) **THENCE** S 1°13'04" W, along the South line of tract herein described, the South line of said Copeland tract and the North line of said Williams tract, a distance of 51.51 feet to a set 5/8 inch iron rod with Transystems cap;
- (5) **THENCE** S 49°48'12" W, along the South line of tract herein described, the South line of said Copeland tract and the North line of said Williams tract, a distance of 47.16 feet to a set 5/8 inch iron rod with Transystems cap;
- (6) **THENCE** S 78°36'26" W, along the South line of tract herein described, the South line of said Copeland tract and the North line of said Williams tract, a distance of 50.26 feet to a set 5/8 inch iron rod with Transystems cap;

- (7) **THENCE** S 62°57'20" W, along the South line of tract herein described, the South line of said Copeland tract and the North line of said Williams tract, a distance of 91.55 feet to a set 5/8 inch iron rod with Transystems cap for the Southwest corner of tract herein described, on the West line of said Copeland tract, on the East line of said Bullard tract, and being the Northwest corner of said Williams tract;
- (8) **THENCE** N 0°45'40" W, along the West line of tract herein described, the West line of said Copeland tract and the East line of said Bullard tract, a distance of 148.13 feet to the **POINT OF BEGINNING**, containing 0.477-acres (20,783 square feet) of land, more or less.

EXHIBIT "A"
Property Description

Being 0.137-acres (5,966 square feet) of land situated in the Martha Dowdrick Survey, Abstract Number 450, Tarrant County, Texas, and more particularly that certain 28.785 acre Tract I conveyed to Barry L. Copeland and wife, Lisa A. Copeland, as recorded in Instrument #D205261745 and corrected by Instrument #D208035114, Official Public Records, Tarrant County, Texas, (O.P.R.T.C.T.) and being further described as follows:

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

THENCE S 30°39'14" E, along the East line of said Copeland tract, a distance of 1,490.48 feet to a set 5/8 inch iron rod with Transystems cap at the Northeast corner of tract herein described, the Northwest corner of a tract of land as described by deed to James Christopher Knapp, as recorded in Instrument #D195219638, D.R.T.C.T. and the **POINT OF BEGINNING** (N: 6,896,759.336, E: 2,365,415.673 Grid);

- (1) **THENCE** S 30°30'16" E, along the East line of said Copeland tract and the West line of said Knapp tract, a distance of 130.10 feet to set 5/8 inch iron rod with Transystems cap for the Southeast corner of tract herein described, the Southeast corner of said Copeland tract and the Northeast corner of a tract of land as described by deed to Gladys Lucille Vance, Trustee of the Vance Family Trust C, dated April 25, 1988, Estate Distribution Deed, Instrument #D209329859, O.P.R.T.C.T and Edward F. Vance and wife, Gladys L. Vance, Volume 10672, Page 628, D.R.T.C.T.;
- (2) **THENCE** N 68°32'10" W, along the South line of tract herein described, the South line of said Copeland tract and the North line of said Vance tract, a distance of 148.86 feet to a set 5/8 inch iron rod with Transystems cap for the Northwest corner of tract herein described;
- (3) **THENCE** N 51°31'06" E, along the North line of tract herein described, a distance of 92.61 feet to the **POINT OF BEGINNING**, containing 0.137-acres (5,966 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 January 2013, to Fidelity National Title Insurance Company and Tarrant Regional Water District, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition III Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements and other matters of record as listed in Schedule B of the Commitment for Title issued by Fidelity National Title Insurance Company, with an effective date of November 25, 2012, issued date of December 11, 2012, GF # FT244122-4412200935 affecting the subject property and listed in Exhibit "A-1" attached hereto.

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

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

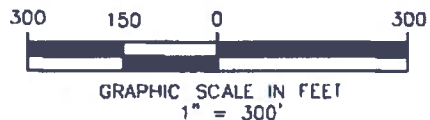


Timothy A. Frost
Registered Professional Land Surveyor
Texas Registration Number 5316



Dated: 1-30-2013

EXHIBIT "A"
PARCEL 112 INDEX



MARTHA DOWDRICK
SURVEY
ABSTRACT 450

JAMES PENFOLD SURVEY
ABSTRACT 1249

MICHAEL JAMES
SURVEY
ABSTRACT 879

BARRY L. COPELAND AND
WIFE, LISA A. COPELAND
INST.# D205261745
O.P.R.T.C.T.
(CORRECTED BY
NST.# D208035114)
TRACT 1
CALLED 28.785 ACRES

IPL PARCEL 110
NORRIS BULLARD AND WIFE,
CYNTHIA A. BULLARD
VOL. 6894, PG. 967
D.R.T.C.T.

PARCEL 112
PART 2

PARCEL 112
PART 1

IPL PARCEL 115
JAMES CHRISTOPHER
KNAPP
INST.# D195219638
D.R.T.C.T.

IPL PARCEL 114
GLADYS LUCILLE VANCE, TRUSTEE
OF THE VANCE
FAMILY TRUST C,
DATED APRIL 25, 1988
ESTATE DISTRIBUTION DEED
INST.# D209329859
O.P.R.T.C.T.
AND
EDWARD F. VANCE AND WIFE,
GLADYS L. VANCE
VOL. 10672, PG. 628
D.R.T.C.T.

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

IPL PARCEL 113
NANCY L. VANCE
INST.# D192115682
D.R.T.C.T.

SURVEY LINE

SURVEY LINE

TranSystems

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

PROJ NO:	P202090330
SCALE:	1" = 300'
DATE:	01-30-2013
DRAWN BY:	R.T
CHECKED BY:	TAF
REVISED DATE:	02-21-2013

PRINTED ON:
2/21/2013
8:22:51 AM

Timothy A. Frost
1-30-2013

SHEET TITLE	
EXHIBIT "A" SEGMENT 9, PARCEL 112 INDEX BARRY L. COPELAND AND WIFE, LISA A. COPELAND	
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. 5 OF 9	

EXHIBIT "A"
PARCEL 112 PART 1



BARRY L. COPELAND AND WIFE, LISA A. COPELAND
INST.# D205261745
O.P.R.T.C.T.
(CORRECTED BY
NST.# D208035114)
TRACT I
CALLED 28.785 ACRES

MARTHA DOWDRICK SURVEY
ABSTRACT 450

P.O.B.
N = 6,896,502.398
E = 2,364,155.722
(GRID)

PARCEL 112 PART 1
0.477 AC.
20,783 SQ.FT.

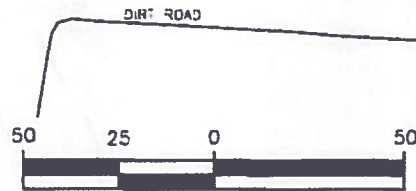
MICHAEL JAMES SURVEY
ABSTRACT 879

PL PARCEL 110
NORRIS BULLARD AND WIFE,
CYNTHIA A. BULLARD
VOL. 8894, PG. 967
D.R.T.C.T.

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

LEGEND

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



NOTE: KNOWN UNDERGROUND UTILITIES SHOWN ARE QUALITY LEVEL B AND C SUE- (10-15-2012)
NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

TranSystems

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

PROJ. NO.	0202090310
SCALE	1" = 50'
DATE	01-30-2013
DRAWN BY	RLT
CHECKED BY	TAF
REVISED DATE	02-27-2013

PRINTED ON:
2/21/2013

Timothy A. Frost
1-30-2013

SHEET TITLE

EXHIBIT "A"
SEGMENT 9, PARCEL 112 PART 1
BARRY L. COPELAND AND WIFE,
LISA A. COPELAND

PROJECT
INTEGRATED PIPELINE PROJECT

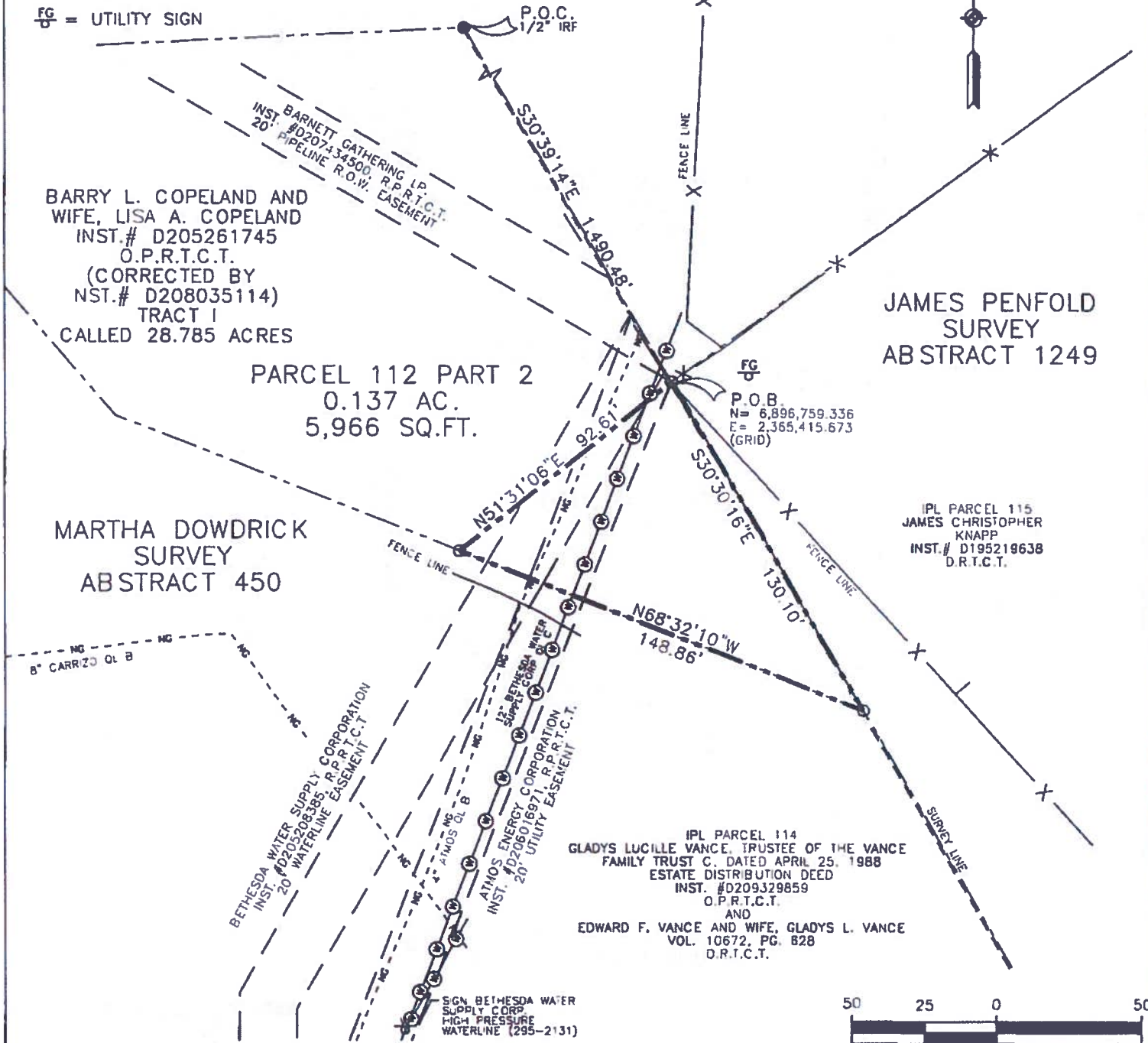
BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83)(2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED SCALE FACTOR 0.9998802448

PG. 6 OF 9

EXHIBIT "A"
PARCEL 112 PART 2

LEGEND

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



NOTE: KNOWN UNDERGROUND UTILITIES SHOWN ARE QUALITY LEVEL B AND C SUE-- (10-15-2012)
NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

GRAPHIC SCALE IN FEET
1" = 50'

TranSystems

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

PROJ NO:	P202090450
SCALE:	1" = 50'
DATE:	01-30-2013
DRAWN BY:	RIT
CHECKED BY:	IAF
REVISED DATE:	02-21-2013

PRINTED ON:
2/21/2013
8:21 AM

Timothy A. Frost
1-30-2013

SHEET TITLE

EXHIBIT "A"
SEGMENT 9, PARCEL 112 PART 2
BARRY L. COPELAND AND WIFE,
LISA A. COPELAND

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. 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.

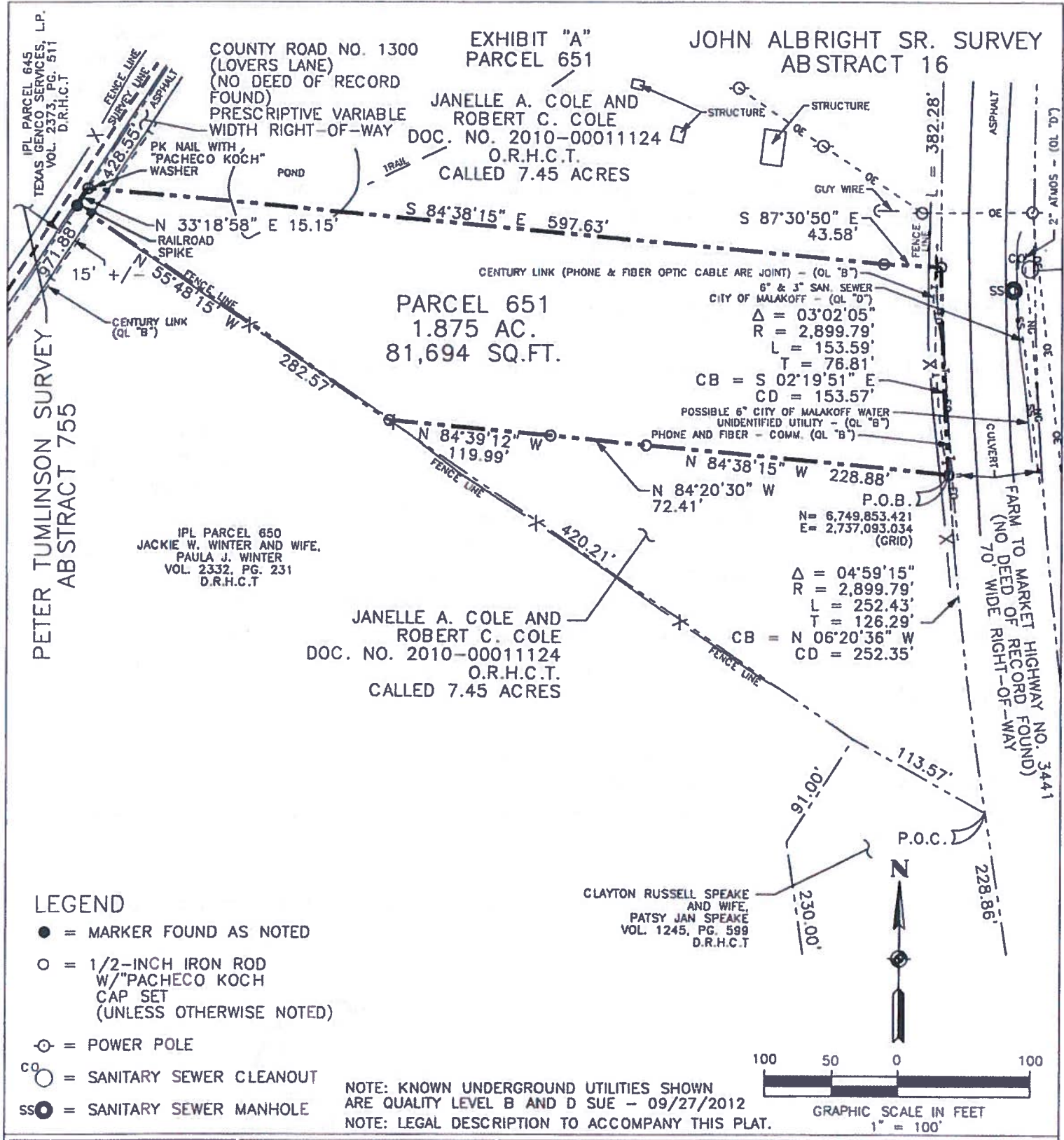
This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition IV Survey.



Nijaz Karacic
Registered Professional Land Surveyor
Texas Registration Number 5526



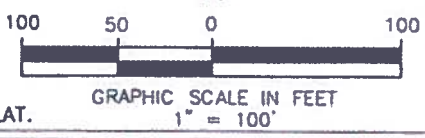
Dated: 11/7/2012



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
 6300 H. CENTRAL EXPRESS, SUITE 1000 DALLAS, TEXAS 75206 PH. 972.236.3031 FAX 972.236.9944
 TX REG. ENGINEERING FIRM F-480 TX REG. SURVEYING FIRM LS-100289-02

PROJ NO: P202090330
 SCALE: 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 SURFACE BY PROJECT COMBINED SCALE FACTOR 0.9999804020

PG. 4 OF 5

Exhibit "A"
Property Description

Being 4.948-acres (215,556 square feet) of land located in the John Albright Survey, Abstract Number 16, Henderson County, Texas, being part of that called 133.332 acre tract of land described by Warranty Deed to L.O. Robertson (undivided interest) recorded by Volume 1281, Page 223, Warranty Deed to Geraldine Robertson (undivided 48 acres) recorded by Volume 1470, Page 702, Warranty Deeds to Owen Lee Robertson (undivided 40 acres) recorded by Volume 1470, Page 708, and (undivided interest) recorded by Volume 2788, Page 540, all of the Deed Records, Henderson County, Texas (D.R.H.C.T.) and Carva Beidler (undivided interest) by Last Will and Testament of Roxie A. Robertson recorded by Volume 82, Page 60, Judicial Records, Henderson County, Texas (J.R.H.C.T.), and being further described as follows:

COMMENCING at an angle corner in an easterly line of said 133.332 acre tract, being an ell corner in the southerly line of that called 22 acre tract of land described in Warranty Deeds to Melvin E. Crouch and wife, Barbara Crouch recorded by Volume 423, Page 45 and Volume 697, Page 590 D.R.H.C.T., from which a 2-inch iron pipe found bears S 43°57'28" W, a distance of 0.50 feet, said corner being located N 05°22' E generally along an existing fence, a distance of 1,352.69-feet from Walnut Creek;

THENCE, N 57°11'34" W with a northeasterly line of said 133.332 acre tract of land and generally along a fence, a distance of 299.49 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for the **POINT OF BEGINNING** (N: 6,749,163.126, E: 2,740,120.862, Grid);

- (1) **THENCE**, N 89°48'26" W, a distance of 1,315.06 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner;
- (2) **THENCE**, N 70°13'11" W, a distance of 226.10 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner on the west line of said 133.332 acre tract of land, being the east line for that called 54.569 acre tract of land described by Deed to Martin Perez and Rosaura Perez recorded by Volume 2073, Page 630, D.R.H.C.T.;
- (3) **THENCE**, N 08°05'29" E with the line common to said tracts, a distance of 177.03 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner;
- (4) **THENCE**, S 60°51'53" E, a distance of 138.46 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner;
- (5) **THENCE**, S 79°23'21" E, a distance of 187.03 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner;

- (6) **THENCE**, S 89°48'26" E, a distance of 963.72 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner on the easterly line of said 133.332 acre tract;
- (7) **THENCE**, S 57°11'34" E with said easterly line, a distance of 278.89 feet to the **POINT OF BEGINNING** and containing 4.948-acres (215,556 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.

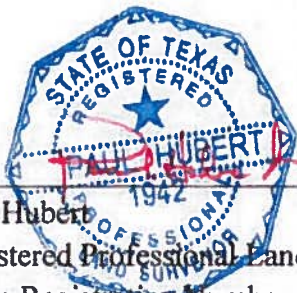
NOTE: Plat to accompany this legal description.

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

I do certify on this 14th day of January, 2014, to Attorney's Title Company of Henderson County, Fidelity National Title Insurance Company and Tarrant Regional Water District, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition IV Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements and other matters of record as listed in Schedule B of the Commitment for Title issued by Fidelity National Title Insurance Company, with an effective date of December 6, 2013, issued December 12, 2013, GF # 13-287-DD affecting the subject property and listed in Exhibit "A-1" attached hereto.

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

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

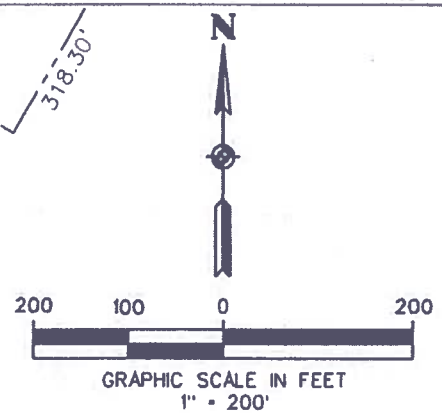
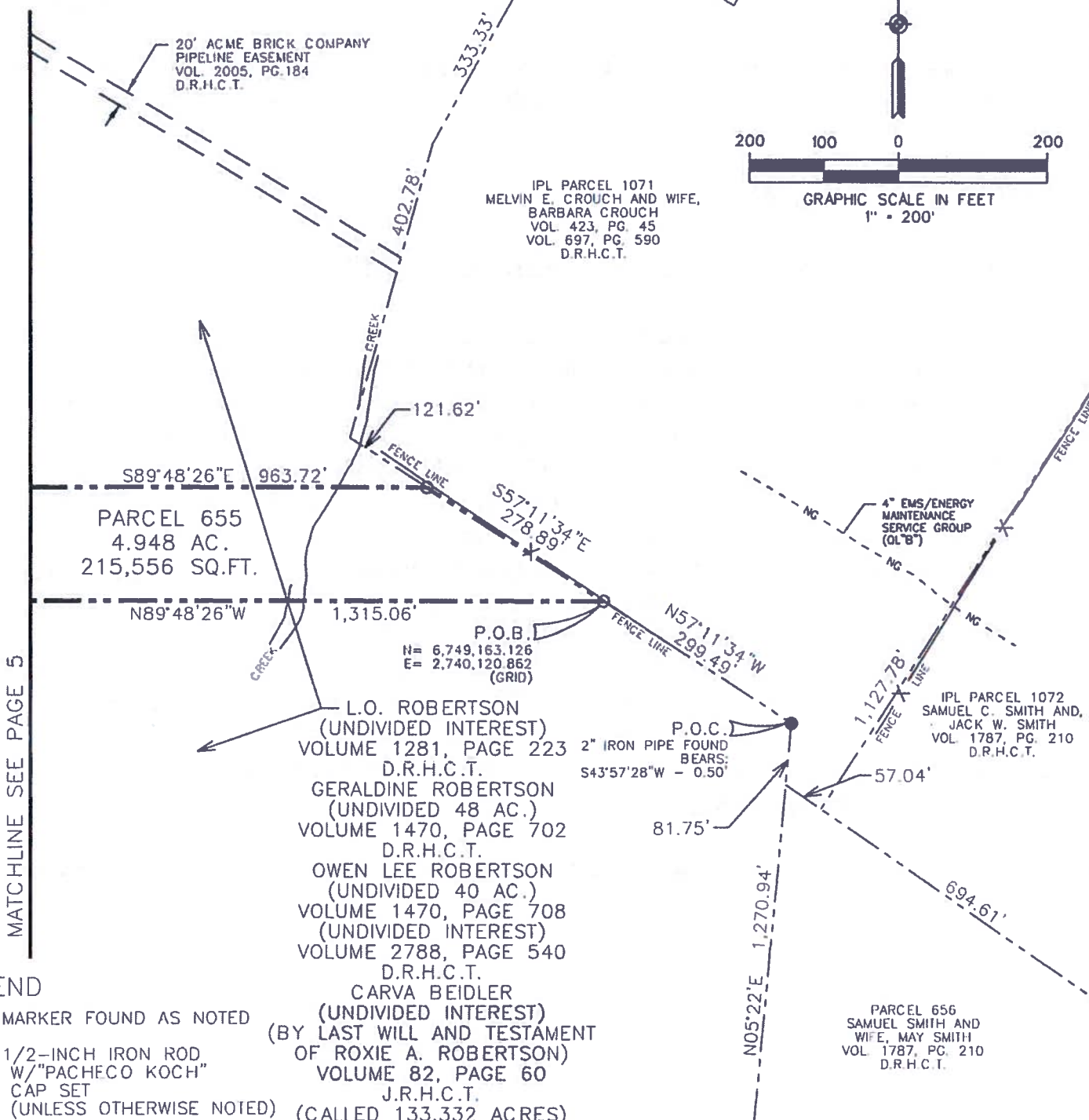


Paul Hubert
Registered Professional Land Surveyor
Texas Registration Number 1942
TX Reg. Engineering Firm F-469
TX Reg. Surveying Firm LS-100080-00

Dated: 1. 27. 14

JOHN ALBRIGHT SURVEY
ABSTRACT 16

EXHIBIT "A"
PARCEL 655



MATCHLINE SEE PAGE 5

PARCEL 655
4.948 AC.
215,556 SQ.FT.

IPL PARCEL 1071
MELVIN E. CROUCH AND WIFE,
BARBARA CROUCH
VOL. 423, PG. 45
VOL. 697, PG. 590
D.R.H.C.T.

4" EMS/ENERGY
MAINTENANCE
SERVICE GROUP
(OL"B")

IPL PARCEL 1072
SAMUEL C. SMITH AND,
JACK W. SMITH
VOL. 1787, PG. 210
D.R.H.C.T.

PARCEL 656
SAMUEL SMITH AND
WIFE, MAY SMITH
VOL. 1787, PG. 210
D.R.H.C.T.

L.O. ROBERTSON
(UNDIVIDED INTEREST)
VOLUME 1281, PAGE 223
D.R.H.C.T.
GERALDINE ROBERTSON
(UNDIVIDED 48 AC.)
VOLUME 1470, PAGE 702
D.R.H.C.T.
OWEN LEE ROBERTSON
(UNDIVIDED 40 AC.)
VOLUME 1470, PAGE 708
(UNDIVIDED INTEREST)
VOLUME 2788, PAGE 540
D.R.H.C.T.
CARVA BEIDLER
(UNDIVIDED INTEREST)
(BY LAST WILL AND TESTAMENT
OF ROXIE A. ROBERTSON)
VOLUME 82, PAGE 60
J.R.H.C.T.
(CALLED 133.332 ACRES)

P.O.B.
N= 6,749,163.126
E= 2,740,120.862
(GRID)

P.O.C.
2" IRON PIPE FOUND
BEARS:
S43°57'28"W - 0.50'

LEGEND

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

NOTE: NO KNOWN UNDERGROUND UTILITIES - 02/08/2013
NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

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

PROJ NO.	P202090110
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DATE	01/27, 2014
DRAWN BY:	CRK
CHECKED BY:	JPH
REVISED DATE:	

PRINTED ON:
01/27/2014
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SHEET TITLE	EXHIBIT "A" SEGMENT 19-2, PARCEL 655 L.O. ROBERTSON, GERALDINE ROBERTSON, OWEN LEE ROBERTSON AND CARVA BEIDLER
PROJECT	INTEGRATED PIPELINE PROJECT
BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83)(2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED SCALE FACTOR 0.9999804020	PG. 4 OF 7

BUILDING
FENCE LINE

JOHN ALBRIGHT SURVEY ABSTRACT 16

WATER
WELL

PARCEL 654
MARTIN PEREZ AND ROSAURA PEREZ
VOL. 2073, PG. 630
D.R.H.C.T.

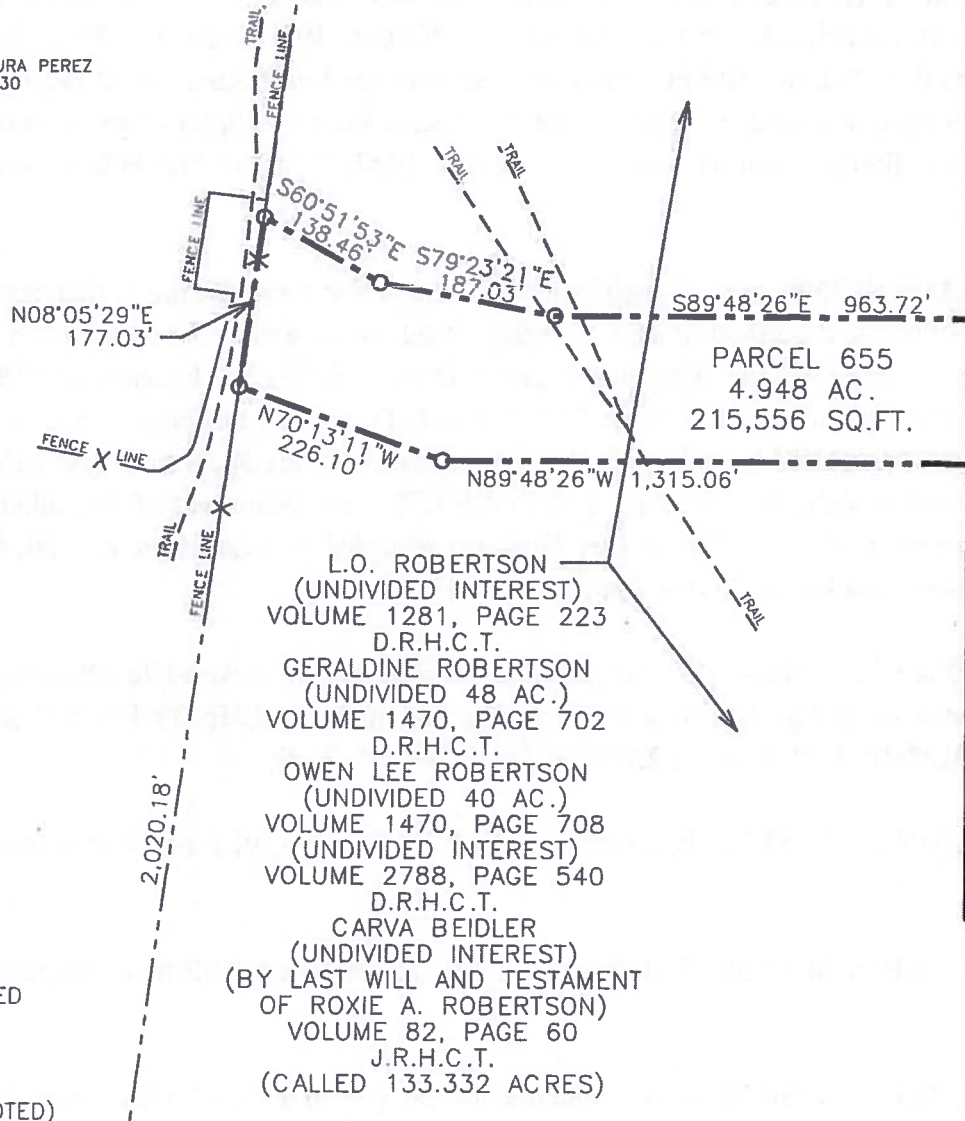
BUILDING
BUILDING

EXHIBIT "A"
PARCEL 655

20' ACME BRICK COMPANY
PIPELINE EASEMENT
VOL. 2005, PG.184
D.R.H.C.T.



GRAPHIC SCALE IN FEET
1" = 200'



L.O. ROBERTSON
(UNDIVIDED INTEREST)
VOLUME 1281, PAGE 223
D.R.H.C.T.
GERALDINE ROBERTSON
(UNDIVIDED 48 AC.)
VOLUME 1470, PAGE 702
D.R.H.C.T.
OWEN LEE ROBERTSON
(UNDIVIDED 40 AC.)
VOLUME 1470, PAGE 708
(UNDIVIDED INTEREST)
VOLUME 2788, PAGE 540
D.R.H.C.T.
CARVA BEIDLER
(UNDIVIDED INTEREST)
(BY LAST WILL AND TESTAMENT
OF ROXIE A. ROBERTSON)
VOLUME 82, PAGE 60
J.R.H.C.T.
(CALLED 133.332 ACRES)

MATCHLINE SEE PAGE 4

LEGEND

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

NOTE: NO KNOWN UNDERGROUND UTILITIES - 02/08/2013
NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

Pacheco Koch
DALLAS • FORT WORTH • HOUSTON
6350 N. CENTRAL EXPWY., SUITE 1000
DALLAS, TEXAS 75206
PH. 872.235.3031 FAX 872.235.9544
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-100080-00

PROJ NO:	P202090330
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DATE:	01/27/2014
DRAWN BY:	CRK
CHECKED BY:	JPH
REVISED DATE:	

PRINTED ON:
01/27/2014
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SHEET TITLE EXHIBIT "A" SEGMENT 19-2, PARCEL 655 L.O. ROBERTSON, GERALDINE ROBERTSON, OWEN LEE ROBERTSON AND CARVA BEIDLER	
PROJECT INTEGRATED PIPELINE PROJECT	
BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83)(2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED SCALE FACTOR 0.9999804020	PG. 5 OF 7

Exhibit "A"
Property Description

Being 7.688 acres (334,882 square feet) of land situated in the John Albright Survey, Abstract Number 16, Henderson County, Texas and being part of those two called 50 acre tracts (First Tract and Second Tract to Exhibit B) described in Warranty Deed with Vendor's Lien to Owen Lee Robertson and Shelly Robertson (undivided interest), recorded in Volume 1947, Page 218, Deed Records, Henderson County, Texas (D.R.H.C.T.), and in Exchange Deed between Larry Surls and Mickey Surls and the Heirs of Oscar A. Phillips, deceased, Nancy June Phillips Reese, Roxanne Phillips Specht, and Patsy Jane Phillips Speake (50% undivided interest), recorded in Volume 1947, Page 209, D.R.H.C.T., and being further described as follows:

COMMENCING, at a 1/2-inch iron rod found on the westerly line of that called 50 acre tract (First Tract to Exhibit B) described in said Warranty Deed, being the southeast corner of that called 9.94 acre tract (Tract 3) described in Correction Warranty Deed to Bobby R. Hustead and wife, Mary L. Weaks Hustead, recorded in Volume 1157, Page 559, D.R.H.C.T., and the northeast corner of that called 9.94 acre tract (Tract 5) described in Correction Warranty Deed to Bobby R. Hustead and wife, Mary L. Weaks Hustead, recorded in Volume 1157, Page 554, D.R.H.C.T., both being part of that called 26.82 acre tract described in Warranty Deed to Bobby Ray Hustead, recorded in Instrument No. 2014-00000981, Real Property Records, Henderson County Texas (R.P.R.H.C.T.);

THENCE, S 33°10'44" W, with the line common to said Hustead 26.820 acre tract and said First Tract, a distance of 239.52 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for the **POINT OF BEGINNING** (N: 6,748,622.108, E: 2,744,799.605 Grid);

- (1) **THENCE**, S 41°53'38" E, a distance of 271.97 feet to a set 1/2-inch iron rod with "PACHECO KOCH" cap;
- (2) **THENCE**, S 54°47'58" E, a distance of 148.82 feet to a set 1/2-inch iron rod with "PACHECO KOCH" cap;
- (3) **THENCE**, S 76°36'20" E, a distance of 142.51 feet to a set 1/2-inch iron rod with "PACHECO KOCH" cap;
- (4) **THENCE**, S 89°49'53" E, a distance of 1,129.10 feet to a set 1/2-inch iron rod with "PACHECO KOCH" cap;
- (5) **THENCE**, S 68°44'03" E, a distance of 153.03 feet to a set 1/2-inch iron rod with "PACHECO KOCH" cap;

- (6) **THENCE, S 47°50'24" E, at 300.00 feet pass a 1/2-inch iron rod with "PACHECO KOCH" cap set for reference, continuing for a total distance of 375.76 feet to the center of Walnut Creek;**
- (7) **THENCE, S 49°05'00" W with said creek centerline, a distance of 37.33 feet to a point;**
- (8) **THENCE, S 65°52'06" W with said creek centerline, a distance of 58.79 feet to a point;**
- (9) **THENCE, S 39°53'37" W with said creek centerline, a distance of 58.80 feet to a point;**
- (10) **THENCE, N 47°23'04" W, at 73.73 feet pass a 1/2-inch iron rod with "PACHECO KOCH" cap set for reference, continuing for a total distance of 273.73 feet to a set 1/2-inch iron rod with "PACHECO KOCH" cap;**
- (11) **THENCE, N 68°00'58" W, a distance of 177.05 feet to a set 1/2-inch iron rod with "PACHECO KOCH" cap;**
- (12) **THENCE, N 89°50'13" W, a distance of 1,165.90 feet to a set 1/2-inch iron rod with "PACHECO KOCH" cap;**
- (13) **THENCE, N 71°44'20" W, a distance of 109.69 feet to a set 1/2-inch iron rod with "PACHECO KOCH" cap;**
- (14) **THENCE, N 59°39'41" W, a distance of 113.96 feet to a set 1/2-inch iron rod with "PACHECO KOCH" cap;**
- (15) **THENCE, N 41°53'38" W, a distance of 334.63 feet to a set 1/2-inch iron rod with "PACHECO KOCH" cap on the westerly line for the aforesaid First Tract and the easterly line of said Husted Tract;**
- (16) **THENCE, N 33°10'44" E with the line common to said tracts, a distance of 155.24 feet to the POINT OF BEGINNING, containing 7.688 acres (334,882 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 in 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 24th day of April, 2014, to Fidelity National Title Insurance Company, Attorney's Title Co Of Henderson County and Tarrant Regional Water District, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition IV Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements and other matters of record as listed in Schedule B of the Commitment for Title issued in Fidelity National Title Insurance Company, with an effective date March 13, 2014, issued date of March 20 2014, GF # 14-162-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 in visible improvements on adjacent property, (ii) there are no visible encroachments on adjacent property, streets or alleys in any visible improvements on the subject property, and (iii) there are no visible conflicts or discrepancies.

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

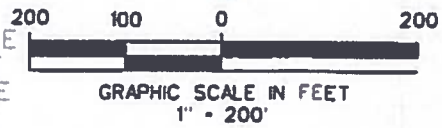


Paul Hubert
Registered Professional Land Surveyor
Texas Registration Number 1942
TX Reg. Engineering Firm F-469
TX Reg. Surveying Firm LS-100080-00

Dated: 4/24/14

JOHN ALBRIGHT SURVEY
ABSTRACT 16

EXHIBIT "A"
PARCEL 660



IPL PARCEL 1075
(TRACT 4)
VOL. 1157, PG. 549
D.R.H.C.T.)

IPL PARCEL 1075
(TRACT 3)
VOL. 1157, PG. 559
D.R.H.C.T.)

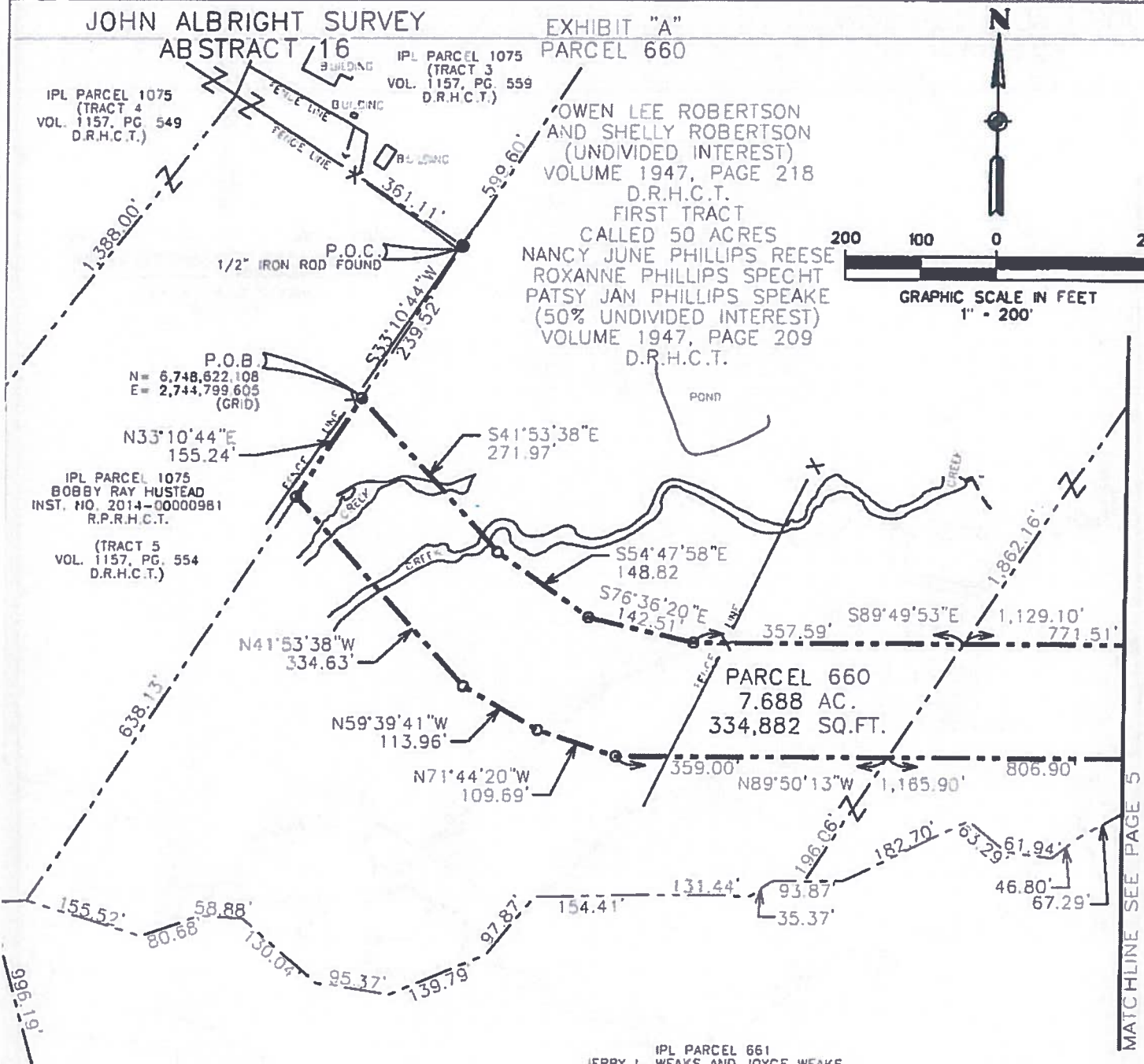
OWEN LEE ROBERTSON
AND SHELLEY ROBERTSON
(UNDIVIDED INTEREST)
VOLUME 1947, PAGE 218
D.R.H.C.T.
FIRST TRACT

CALLED 50 ACRES
NANCY JUNE PHILLIPS REESE
ROXANNE PHILLIPS SPECHT
PATSY JAN PHILLIPS SPEAKE
(50% UNDIVIDED INTEREST)
VOLUME 1947, PAGE 209
D.R.H.C.T.

IPL PARCEL 1075
BOBBY RAY HUSTEAD
INST. NO. 2014-00000981
R.P.R.H.C.T.

(TRACT 5)
VOL. 1157, PG. 554
D.R.H.C.T.)

IPL PARCEL 661
JERRY L. WEAKS AND JOYCE WEAKS
VOL. 1950, PG 157
D.R.H.C.T.



LEGEND

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

NOTE: NO KNOWN UNDERGROUND UTILITIES - 02/07/2013
NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

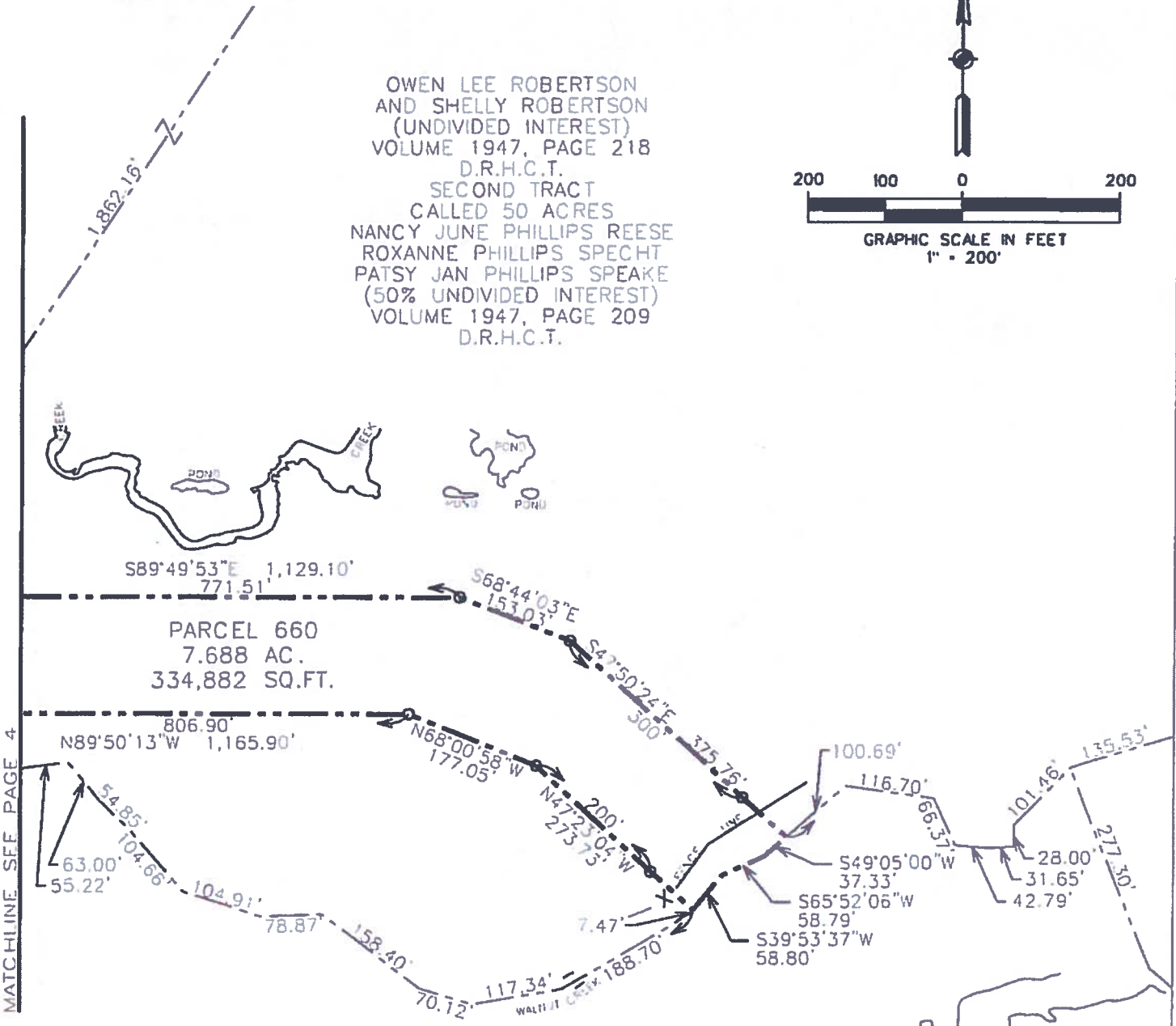
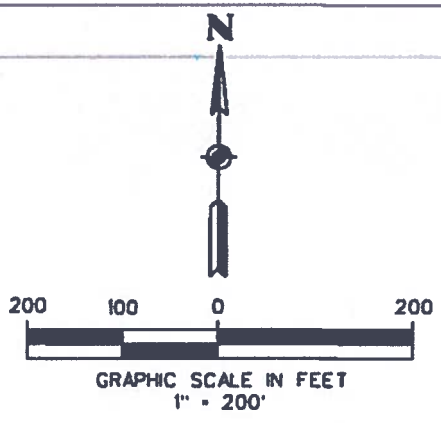
Pacheco Koch
DALLAS • FORT WORTH • HOUSTON
8350 N. CENTRAL EXPWY., SUITE 1000
DALLAS, TEXAS 75206
PH. 972.235.3031 FAX 972.235.8544
TX REG. ENGINEERING FIRM F-489
TX REG. SURVEYING FIRM LS-100080-00

PRGJ. NO.	2202090330
SCALE	1" = 200'
DATE	4/24/2014
DRAWN BY	CRK
CHECKED BY	JPH
REVISED DATE	

PRINTED ON:
4/24/2014
8:11:00 AM

SHEET TITLE	EXHIBIT "A" SEGMENT 19-2, PARCEL 660 OWEN LEE ROBERTSON, SHELLEY ROBERTSON, NANCY J. PHILLIPS REESE, ROXANNE PHILLIPS SPECHT, AND PATSY JAN PHILLIPS SPEAKE
PROJECT	INTEGRATED PIPELINE PROJECT
BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83)(2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED SCALE FACTOR 0.9999804020	PG. 4 OF 7

OWEN LEE ROBERTSON
AND SHELLY ROBERTSON
(UNDIVIDED INTEREST)
VOLUME 1947, PAGE 218
D.R.H.C.T.
SECOND TRACT
CALLED 50 ACRES
NANCY JUNE PHILLIPS REESE
ROXANNE PHILLIPS SPECHT
PATSY JAN PHILLIPS SPEAKE
(50% UNDIVIDED INTEREST)
VOLUME 1947, PAGE 209
D.R.H.C.T.



MATCHLINE SEE PAGE 4

LEGEND

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

IPL PARCEL 661
JERRY L. WEAKS AND JOYCE WEAKS
VOL. 1950, PG. 157
D.R.H.C.T.

NOTE: NO KNOWN UNDERGROUND UTILITIES - 02/07/2013
NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

Pacheco Koch
DALLAS • FORT WORTH • HOUSTON
8350 N. CENTRAL EXPWY, SUITE 1000
DALLAS, TEXAS 75206
PH. 972.235.3031 FAX 972.235.8544
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-100080-00

PROJ. NO.	P2020963.0
SCALE:	1" = 200'
DATE:	4/24/2014
DRAWN BY:	CRK
CHECKED BY:	JPH
REVISED DATE:	

PRINTED ON:
4/24/2014
8 14 42 AM

SHEET TITLE	
EXHIBIT "A" SEGMENT 19-2, PARCEL 660 OWEN LEE ROBERTSON, SHELLY ROBERTSON, NANCY J. PHILLIPS REESE, ROXANNE PHILLIPS SPECHT, AND PATSY JAN PHILLIPS SPEAKE	
PROJECT	
INTEGRATED PIPELINE PROJECT	
BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83)(2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED SCALE FACTOR 0.9999804020	
PG. 5 OF 7	

EXHIBIT "A"
Property Description

Being 14.719 acres (641,179 square feet) of land situated in the Wm. J. L. Scott Survey, Abstract Number 13, and the I. W. Burton Survey, Abstract Number 3, Henderson County, Texas, and more particularly that certain 497.955 acre tract conveyed to Bradley Hoeffner and Helen Hoeffner, as described by deed recorded in Volume 2213, Page 245 Real Property Records of Henderson County, Texas, (R.P.R.H.C.T.), and being further described as follows:

BEGINNING at a set 1/2" iron rod with red plastic cap stamped K.L.K. #4687 in the East line of the Ralph Hunter Survey, Abstract No. 11 and a called 48.931 acre tract conveyed to Fred B. Carter, as described by deed recorded in Volume 2403, Page 280, R.P.R.H.C.T. and being in the West line of said Wm. J. L. Scott Survey and said Bradley and Helen Hoeffner 497.955 acre tract from which a found 3/8" iron rod for Southeast corner of said 48.931 acre tract bears S 01°40'48" E, a distance of 140.72 feet, said set 1/2" iron rod also being the Southwest corner of the tract herein described and the **POINT OF BEGINNING** (N: 6,732,209.360, E: 2,854,369.055, Grid);

- (1) **THENCE** N 01°40'48" W, along said East line, said West line, and the West line of the tract herein described, a distance of 150.01 feet to a set 1/2" iron rod with red plastic cap stamped K.L.K. #4687 for the Northwest corner of said tract herein described;
- (2) **THENCE** N 87°46'04" E, along the North line of the tract herein described, a distance of 3975.52 feet to a set 1/2" iron rod with red plastic cap stamped K.L.K. #4687 for corner in same;
- (3) **THENCE** S 45°19'25" E, continuing along the North line of said tract herein described, a distance of 433.89 feet to a set 1/2" iron rod with red plastic cap stamped K.L.K. #4687 in the South line of said Hoeffner 497.955 acre tract and the North line of a called 103.28 acre tract conveyed to Carolyn Allene Smith Wilson, Trustee of the Carolyn Allene Smith Wilson Exemption Trust, as described by deed recorded under Clerk's File No. 2010-00008586, R.P.R.H.C.T for the northeast corner of the tract herein described from which a found 1/2" iron rod in the South line of said Hoeffner 497.955 acre tract for the Northeast corner of said Wilson 103.28 acre tract bears N 87°54'59" E, a distance of 646.54 feet;
- (4) **THENCE** S 87°54'59" W, along the South line of said Hoeffner 497.955 acre tract and the North line of said Wilson 103.28 acre tract, a distance of 205.90 feet to a set 1/2" iron rod with red plastic cap stamped K.L.K. #4687 for the Southwest corner of the tract herein described;
- (5) **THENCE** N 45°19'25" W, along the South line of said tract herein described, a distance of 227.76 feet to a set 12" iron rod with red plastic cap stamped K.L.K. #4687 for corner;
- (6) **THENCE** S 87°46'04" W, along the South line of the tract herein described, at a distance of 1431.75 feet, pass a fence corner post in the South line of said Hoeffner 497.955 acre tract for the Northeast corner of a called 261.237 acre tract, (First Tract) conveyed to Joel Francis Wilson, Trustee of the Wilson Management Trust, as described by deed recorded in Volume 1369, Page 602, R.P.R.H.C.T. and continue along same course for a total distance of 3911.88 feet to the **POINT OF BEGINNING**, containing 14.719 acres (63,387 square feet) of land.

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 19th day of February, 2016, to Fidelity National Title Insurance 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 III Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements and other matters of record as listed in Schedule B of the Commitment for Title issued by Fidelity National Title Insurance Company, with an effective date of January 5, 2016, issued date of January 21, 2016, GF # 15-338-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 III Survey.

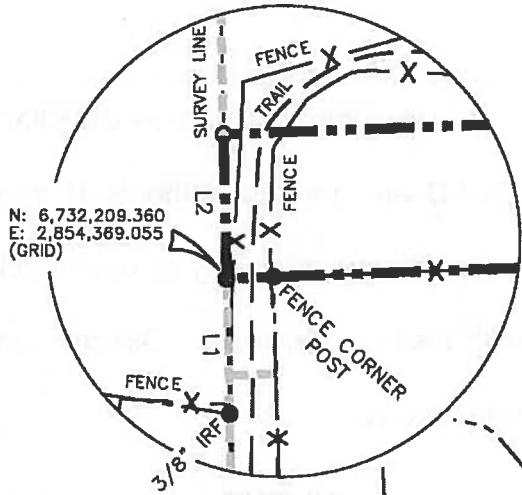


Kevin L. Kilgore
Registered Professional Land Surveyor
Texas Registration Number 4687

Dated: 2/22/16

EXHIBIT "A"
PARCEL 767

LINE	BEARING	DISTANCE
L1	S 01°40'48" E	140.72'
L2	N 01°40'48" W	150.01'
L3	S 45°19'25" E	433.89'
L4	N 87°54'59" E	646.54'
L5	S 87°54'59" W	205.90'
L6	S 87°54'59" W	1591.50'
L7	N 45°19'25" W	227.76'
L8	N 00°46'01" W	162.25'



WM. J.L. SCOTT SURVEY
ABSTRACT 13

DETAIL "A"
NOT TO SCALE

50-FT. WIDE EASEMENT
ONEOK STERLING III PIPELINE, LLC
CLERK'S FILE NO. 2013-00004304
R.P.R.H.C.T.

PARCEL 767
14.719 AC.
641,179 SQ. FT.

BRADLEY HOFFNER
AND HELEN HOFFNER
VOLUME 2213, PAGE 245
R.P.R.H.C.T.
CALLED 497.955 AC.

JOEL FRANCIS WILSON, TRUSTEE
WILSON MANAGEMENT TRUST
VOLUME 1369, PAGE 802
R.P.R.H.C.T.
(FIRST TRACT) CALLED 261.237
AC.

IPL PARCEL 788
CAROLYN ALLENE SMITH WILSON,
TRUSTEE OF THE
CAROLYN ALLENE SMITH WILSON
EXEMPTION TRUST
CLERK'S FILE NO. 2010-00008586
DESCRIPTION IN VOLUME 2504, PAGE 878
R.P.R.H.C.T.
CALLED 103.28 AC.

I.W. BURTON SURVEY
ABSTRACT 3

LEGEND

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

NOTE: NO QUALITY LEVEL B SUE PERFORMED
ON THIS PARCEL DUE TO RIGHT OF ENTRY



GRAPHIC SCALE IN FEET
1" = 1000'

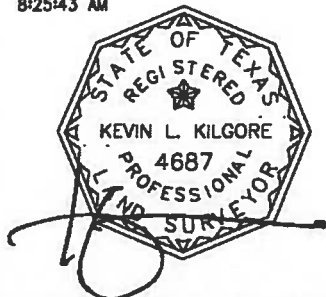
NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

Kilgore & Company, Inc.
www.kilgore.com

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

PROJ NO: 201010P768
SCALE: 1" = 1000'
DATE: 02-22-2016
DRAWN BY: RTW
CHECKED BY: RN
REVISED DATE:

PRINTED ON:
2/22/2016
8:25:43 AM



SHEET TITLE

EXHIBIT "A"
SEGMENT 19-1, PARCEL 767
BRADLEY HOFFNER AND HELEN HOFFNER

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 5

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

24.


There were no future agenda items approved.

25.

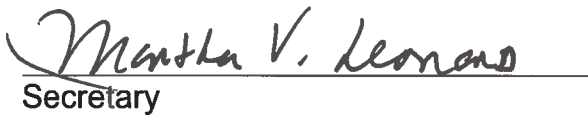
The next board meeting was scheduled for October 18, 2016.

26.

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



President



Secretary