

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF
TARRANT REGIONAL WATER DISTRICT
HELD ON THE 15th DAY OF NOVEMBER 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 Alan Thomas, Darrel Andrews, Laura Blaylock, Steve Christian, Linda Christie, Wesley Cleveland, David Geary, Jason Gehrig, Rachel Ickert, Nancy King, Chad Lorance, David Marshall, Sandy Newby, Wayne Owen, Gabe Savage, Kirk Thomas, and Ed Weaver.

Also in attendance were George Christie, General Counsel for Tarrant Regional Water District (District or TRWD); Lee Christie, and Ethel Steele of Pope, Hardwicke, Christie, Schell, Kelly, & Taplett, L.L.P.; Jerry Clark and Alan Johnson of FEMA Region 6; Don McDaniel of TMG Imaging; Charles "C.B." Team of Ellis and Tinsley; Andra Beatty of Andra Beatty Real Estate; Brian Kamisato, Clay Church, Brian Brasher, Loree Baldi, and David Little of U.S. Army Corps of Engineers; Alan and Molly Raynor of McCall, Parkhurst & Horton, L.L.P., Bob Brashear of CDM Smith; Bill Paxton of Trinity River Communications - Joint Venture; Christine Jacoby and Amanda Smayda of JQ Infrastructure; and Randy Payton of Dallas Water Utilities.

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 Leonard and seconded by Director Kelleher, the Directors voted unanimously to approve the minutes from the meeting held on October 18, 2016. It was accordingly ordered that these minutes be placed in the permanent files of the Tarrant Regional Water District.

3.

Brian Brasher of the U.S. Army Corps of Engineers gave a presentation regarding the periodic floodway inspection to the Board.

4.

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

Tarrant Regional Water District
Board of Directors Meeting
November 15, 2016

Capital Expenditures

Equipment	Recommended Vendor	Project		Description	Funding			Committee Review	
		Amount			Funding Source(s)	Budgeted Amount	Reason for Variance	Date	Committee
1 ITB 17-004 1/2 Ton 4WD Crew Cab SWB Pickup - Unit 2-364	Caldwell Country Chevrolet, Caldwell, Texas	\$30,952.00		New unit 2-364 will replace unit 2-284 2011 Chevrolet 1/2 Ton 4WD Crew Cab Pickup with approximately 120,000 miles. New unit will be assigned to IFL Department. Unit 2-284 will be evaluated for a pool replacement or sold at auction. The purchase will be made utilizing the State of Texas Co-Op program, in accordance with Local Government Code § 271.083.	Revenue	\$30,000.00		November 11, 2016	Construction and Operations Committee
2 ITB 17-004 1/2 Ton 4WD Crew Cab SWB Pickup - Unit 2-369	Caldwell Country Chevrolet, Caldwell, Texas	\$31,858.00		New unit 2-369 will replace unit 2-218 2004 Chevrolet 1/2 Ton LWB Pickup with approximately 80,000 miles. New unit will be assigned to Operations Floodway Department. Unit 2-218 will be sold at auction. The purchase will be made utilizing the State of Texas Co-Op program, in accordance with Local Government Code § 271.083.	General	\$32,000.00		November 11, 2016	Construction and Operations Committee
3 ITB 17-004 1/2 Ton 4WD Crew Cab SWB Pickup - Unit 2-371	Caldwell Country Chevrolet, Caldwell, Texas	\$31,407.00		New unit 2-371 will replace unit 2-307 2014 Ford 3/4 Ton Ext Cab W/Util bed with approximately 106,000 miles. New unit will be assigned to Facilities Department. Unit 2-307 will be evaluated and replace another unit in Facilities, the unit replaced will be for a sold at auction. The purchase will be made utilizing the State of Texas Co-Op program, in accordance with Local Government Code § 271.083.	General	\$32,000.00		November 11, 2016	Construction and Operations Committee
4 ITB 17-004 1/2 Ton 4WD Crew Cab SWB Pickup - Unit 2-372	Caldwell Country Chevrolet, Caldwell, Texas	\$31,407.00		New unit 2-372 will be an addition to the Fleet and assigned to Facilities Department. Unit 2-324 will be assigned to secondary use. The purchase will be made utilizing the State of Texas Co-Op program, in accordance with Local Government Code § 271.083.	General	\$32,000.00		November 11, 2016	Construction and Operations Committee
5 ITB 17-004 1/2 Ton 2WD Crew Cab SWB Pickup - Unit 2-365	Caldwell Country Chevrolet, Caldwell, Texas	\$28,704.00		New unit 2-365 will replace unit 2-319 2013 Dodge 1/2 Ton 2WD Crew Cab pickup with approximately 124,000 miles. New unit will be assigned to Pipeline Operations. Unit 2-319 will be evaluated for a pool replacement or sold at auction. The purchase will be made utilizing the State of Texas Co-Op program, in accordance with Local Government Code § 271.083.	Revenue	\$28,000.00		October 7, 2016	Construction and Operations Committee
6 ITB 17-005 1 Ton 4WD Ext Cab & Chassis W/Utility Bed - Unit 2-360	Five Star Chevrolet, Carrollton, Texas	\$46,856.00		New unit 2-360 will be an addition to the fleet and assigned to Pipeline Operations . The purchase will be made utilizing the State of Texas Co-Op program, in accordance with Local Government Code § 271.083.	Revenue	\$45,000.00		October 7, 2016	Construction and Operations Committee
7 ITB 17-005 1 Ton 4WD Ext Cab & Chassis W/Utility Bed - Unit 2-361	Five Star Chevrolet, Carrollton, Texas	\$46,856.00		New unit 2-361 will be an addition to the fleet and assigned to Pipeline Operations. The purchase will be made utilizing the State of Texas Co-Op program, in accordance with Local Government Code § 271.083.	Revenue	\$45,000.00		October 7, 2016	Construction and Operations Committee
8 ITB 17-005 1 Ton 2WD Crew Cab & Chassis DRW W/Utility Bed - Unit 5-107	Five Star Chevrolet, Carrollton, Texas	\$52,050.00		New unit 5-107 will replace unit 5-87 2005 Ford 1 Ton 2WD Crew Cab & Chassis with Utility Bed and approximately 75,500 miles. New unit will be assigned to Eagle Mountain Operations. Unit 5-87 will be sold at auction. The purchase will be made utilizing the State of Texas Co-Op program, in accordance with Local Government Code § 271.083.	Revenue	\$47,500.00		November 11, 2016	Construction and Operations Committee
9 ITB 17-005 3/4 Ton 4WD Crew Cab SWB Pickup - Unit 2-370	Five Star Chevrolet, Carrollton, Texas	\$38,198.10		New unit 2-370 will replace unit 2-298 2010 Chevrolet 1/2 Ton 4WD Crew Cab Pickup and approximately 91,000 miles. New unit will be assigned to the Law Enforcement Division. Unit 2-298 will be evaluated for a Enforcement pool replacement or sold at auction. The purchase will be made utilizing the State of Texas Co-Op program, in accordance with Local Government Code § 271.083.	General	\$43,500.00		November 11, 2016	Construction and Operations Committee
	General Fund Total	\$132,870.10				\$139,500.00			
	Revenue Fund Total	\$205,418.00				\$195,500.00			
	TOTALS	\$338,288.10				\$335,000.00			

Funding for these items are included in the Fiscal Year 2017 General/Revenue Fund budget. Director Stevens seconded the motion and the vote in favor was unanimous.

5.

With the recommendation of management, Director Leonard moved to authorize the District to enter into an Interlocal Cooperation Agreement with the Trinity River Authority (TRA) to jointly prepare a work plan to study strategies to use water discharged from TRA into the District's system. Director Kelleher seconded the motion and the vote in favor was unanimous.

6.

With the recommendation of management, Director Kelleher moved to approve a contract amendment with CDM Smith, Inc. in the amount of \$700,000 to complete Phase 3 of the contract, originally awarded in April 2013, to detail the benefits of stormwater quality practices in the watershed area downstream of Lake Benbrook (including Mary's Creek) and Lake Worth to Beach Street and provide a guidance document on how to implement these practices. The revised contract value, with this amendment, will be \$1,198,480. Funding for this contract is included in the Fiscal Year 2017 General Fund Budget. Director Leonard seconded the motion and the vote in favor was unanimous.

7.

With the recommendation of management, Director Lane moved to approve a change in calculation of retainage being held for Texas One Source Industrial Solutions, LLC. to 5% of the total contract price of Task 1 following the recent 50% completion milestone of its contract for the construction of Task 1 of the Airfield Falls Trailhead. All remaining contract payments are to be made in full, the Board having found that

satisfactory progress is being made. 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. Director Stevens seconded the motion and the vote in favor was unanimous.

8.

With the recommendation of management, Director Leonard moved to approve a contract with the Texas General Land Office, through Cavallo Energy Texas, at a price not to exceed \$0.041 per kWh for a retail electric service contract effective January 1, 2018. Funding for this contract is included in the General Fund and Revenue Fund. Director Kelleher seconded the motion and the vote in favor was unanimous.

9.

With the recommendation of management, Director Stevens moved to approve a contract with Felix, Inc. in the amount of \$2,406,884 for construction of the Booster Pump Station Cooling, Phase III(A). Funding for this contract is included in the Bond Fund. Director Lane seconded the motion and the vote in favor was unanimous.

10.

With the recommendation of management, Director Lane moved to approve a change in calculation of retainage being held for R.E. Monks Construction Company, LLC to 5% of the total contract price following completion of the 50% milestone of their contract for the Kennedale Balancing Reservoir Third Cell foundation construction. All remaining contract payments are to be made in full, the Board having found that satisfactory progress is being made. However, any changes to the contract price by change order or alternate base bid work will require adjustment to the retainage schedule. Funding for this

contract is included in the Bond Fund. Director Stevens seconded the motion and the vote in favor was unanimous.

11.

With the recommendation of management, Director Lane moved to approve a contract with Blackhall Engineering Limited in the amount of \$1,788,958 to provide one 108-inch gate valve for the Joint Cedar Creek Lake Pump Station (JCC1). Funding for this contract is included in the Bond Fund budget. Director Kelleher seconded the motion and the vote in favor was unanimous.

12.

With the recommendation of management, Director Lane moved to approve a change order with Crispin Valve, LLC. in the amount of \$161,518 for two 66-inch butterfly valves for the Kennedale Balancing Reservoir Pressure Reduction Station. Funding for this change order is included in the Bond Fund. Director Kelleher seconded the motion and the vote in favor was unanimous.

13.

Staff Updates

- System Status Update
- Twin Points Update

14.

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 10:42 a.m. to 10:55 a.m.

15.

The presiding officer next called an executive session at 10:55 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.

16.

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

- **IPL Parcel 708
(Fagan)**

A permanent easement interest in, over, and across a 7.113-acre tract of land situated in the M.B. McKeever Survey, Abstract Number 479, Henderson County, Texas, and being more particularly described as a portion of that certain 22.77-acre tract conveyed to R. Todd Fagan and Nancy L. Fagan, by instrument recorded in Document Number 2012-00000798, Henderson County Real Property Records, and a portion of that certain 208.686-acre tract conveyed to R. Todd Fagan and Nancy L. Fagan, by instrument recorded in Document Number 2009-00012474, Henderson County Real Property Records, together with a permanent easement interest in, over, and across a 7.138-acre tract of land situated in the M.B. McKeever Survey, Abstract Number 479, Henderson County, Texas, and being more particularly described as a portion of that certain 19.60-acre tract conveyed to R. Todd Fagan and Nancy L. Fagan, by instrument recorded in Document Number 2012-00000678, Henderson County Real Property Records, such tracts being further described in the survey plat for Parcel 708 attached hereto. An appraisal prepared by an independent, qualified real estate appraiser using standard accepted valuation techniques established the amount of \$220,000 as just compensation for the above-described property.

EXHIBIT "A"
Property Description

Being 7.113-acres (309,838 square feet) of land situated in the M.B. McKeever Survey, Abstract Number 479, Henderson County, Texas, and more particularly that certain 22.77 acre tract conveyed to R. Todd Fagan and Nancy L. Fagan, by instrument recorded in Document Number 2012-00000798, Henderson County Real Property Records, (H.C.R.P.R.), and that certain 208.686 acre tract conveyed to R. Todd Fagan and Nancy L. Fagan, by instrument recorded in Document Number 2009-00012474, H.C.R.P.R., and being further described as follows:

COMMENCING at a 5/8 inch iron rod found for the southeast corner of that certain tract conveyed to Brad Pace, by instrument recorded in Document Number 2009-00017083, H.C.R.P.R., said 5/8 inch iron rod being the northeast corner of that certain tract described as Tract Two conveyed to Elaine Asmussen, by instrument recorded in Volume 2590, Page 267, H.C.R.P.R., said 5/8 inch iron rod being in the west line of said Fagan 22.77 acre tract, said 5/8 inch iron rod being in the west line of said Abstract Number 479, said 5/8 inch iron rod also being in the east line of the J. G. Ratliff Survey, Abstract Number 666, Henderson County, Texas;

- (1) **THENCE** North 02 degrees 00 minutes 37 seconds West, along the common line of said Fagan 22.77 acre tract, said Pace tract, said Abstract Number 479, and said Abstract Number 666, a distance of 421.10 feet to a MAG nail set for the **POINT OF BEGINNING** (N:6,738,926.057, E:2,793,177.499 Grid);
- (2) **THENCE** North 02 degrees 00 minutes 37 seconds West, along the common line of said Fagan 22.77 acre tract, said Pace tract, said Abstract Number 479, and said Abstract Number 666, passing at a distance of 0.51' a Mag Nail found, in all a distance of 156.21 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner, from which a 1/2 inch iron rod found for the most southerly southwest corner of that certain tract conveyed to Billy Wagoner and Angela Wagoner, by instrument recorded in Volume 1873, Page 20, H.C.R.P.R. bears North 02 degrees 00 minutes 37 seconds West, a distance of 89.17 feet;
- (3) **THENCE** North 89 degrees 03 minutes 24 seconds East, a distance of 12.45 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner;
- (4) **THENCE** South 70 degrees 53 minutes 42 seconds East, a distance of 2050.22 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner in the east line of said Fagan 208.686 acre tract, said 5/8 inch iron rod with cap stamped "GORRONDONA" being in the west line of that certain tract conveyed to Neal Velvin and Nell Velvin, by instrument recorded in Volume 2498, Page 98, H.C.R.P.R.;
- (5) **THENCE** South 04 degrees 51 minutes 12 seconds East, along the common line of said Fagan 208.686 acre tract and said Velvin tract, a distance of 164.18 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner;
- (6) **THENCE** North 70 degrees 52 minutes 50 seconds West, a distance of 1436.04 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner;

- (7) **THENCE** North 70 degrees 55 minutes 26 seconds West, a distance of 636.27 feet to the **POINT OF BEGINNING** and containing 7.113 acres (309,838 square feet) of land, more or less.

EXHIBIT "A"
Property Description

Being 7.138-acres (310,948 square feet) of land situated in the M.B. McKeever Survey, Abstract Number 479, Henderson County, Texas, and more particularly that certain 19.60 acre tract conveyed to R. Todd Fagan and Nancy L. Fagan, by instrument recorded in Document Number 2012-00000678, Henderson County Real Property Records, (H.C.R.P.R.), and being further described as follows:

COMMENCING at a 1/2 inch iron rod found for the northwest corner of said Fagan 19.60 acre tract, said 1/2 inch iron rod being the southwest corner of that certain tract described as Tract Two conveyed to R. Todd Fagan and Nancy L. Fagan, by instrument recorded in Document Number 2011-00003592, H.C.R.P.R., said 1/2 inch iron rod being in the east line of that certain tract conveyed to Neal Velvin and Nell Velvin, by instrument recorded in Volume 2498, Page 98, H.C.R.P.R., from which a 1/2 inch iron rod found in the common line of said Fagan 19.60 acre tract and said Tract Two bears North 88 degrees 41 minutes 27 seconds East, a distance of 1884.82 feet;

THENCE South 02 degrees 10 minutes 34 seconds East, along the common line of said Fagan 19.60 acre tract and said Velvin tract, a distance of 36.29 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for the **POINT OF BEGINNING**, (N:6,737,514.608, E:2,797,354.358 Grid);

- (1) **THENCE** South 67 degrees 14 minutes 36 seconds East, a distance of 23.64 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner;
- (2) **THENCE** South 77 degrees 07 minutes 36 seconds East, a distance of 89.31 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner;
- (3) **THENCE** South 85 degrees 29 minutes 29 seconds East, a distance of 123.15 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner;
- (4) **THENCE** South 87 degrees 00 minutes 22 seconds East, a distance of 1676.01 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner;
- (5) **THENCE** North 83 degrees 37 minutes 17 seconds East, a distance of 44.75 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner;
- (6) **THENCE** North 83 degrees 37 minutes 16 seconds East, a distance of 30.63 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner;
- (7) **THENCE** North 72 degrees 42 minutes 48 seconds East, a distance of 51.11 feet to a MAG nail set for corner in the easterly line of said Fagan 19.60 acre tract, said MAG nail being in State Highway 19 (+/- 27' asphalt pavement)(no deed of record found);

- (8) **THENCE** South 23 degrees 57 minutes 38 seconds East, along the easterly line of said Fagan 19.60 acre tract and along said State Highway 19, a distance of 151.03 feet to a MAG nail set for corner;
- (9) **THENCE** South 72 degrees 42 minutes 48 seconds West, a distance of 130.90 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner;
- (10) **THENCE** North 87 degrees 00 minutes 22 seconds West, a distance of 1745.92 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner;
- (11) **THENCE** North 86 degrees 04 minutes 59 seconds West, a distance of 194.09 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner;
- (12) **THENCE** North 67 degrees 06 minutes 43 seconds West, a distance of 23.80 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner in the west line of said Fagan 19.60 acre tract, said 5/8 inch iron rod with cap stamped "GORRONDONA" being in the east line of said Velvin tract, from which a 5/8 inch iron rod found for the southeast corner of said Velvin tract bears South 02 degrees 10 minutes 34 seconds East, a distance of 120.62 feet;
- (13) **THENCE** North 02 degrees 10 minutes 34 seconds West, along the common line of said Fagan 19.60 acre tract and said Velvin tract, a distance of 166.03 feet to the **POINT OF BEGINNING** and containing 7.138 acres (310,948 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 (NAD83)(2007) with all distances adjusted to surface by project combined scale factor 0.9999804020.

NOTE: Plat to accompany this legal description.

I do certify on this 3rd day of May, 2016, to Attorney's Title Co. 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 October 16, 2014, issued date of October 21, 2014, GF #14-580-DD affecting the subject property and listed in Exhibit "A-1" attached hereto, other matters of record as listed in Schedule B of the Commitment for Title issued by Fidelity National Title Insurance Company, with an effective date of October 22, 2014, issued date of October 28, 2014, GF #14-578-DD affecting the subject property and listed in Exhibit "A-2" attached hereto, other matters of record as listed in Schedule B of the Commitment for Title issued by Fidelity National Title Insurance Company, with an effective date of October 14, 2014, issued date of October 21, 2014, GF #14-579-DD affecting the subject property and listed in Exhibit "A-3" 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.



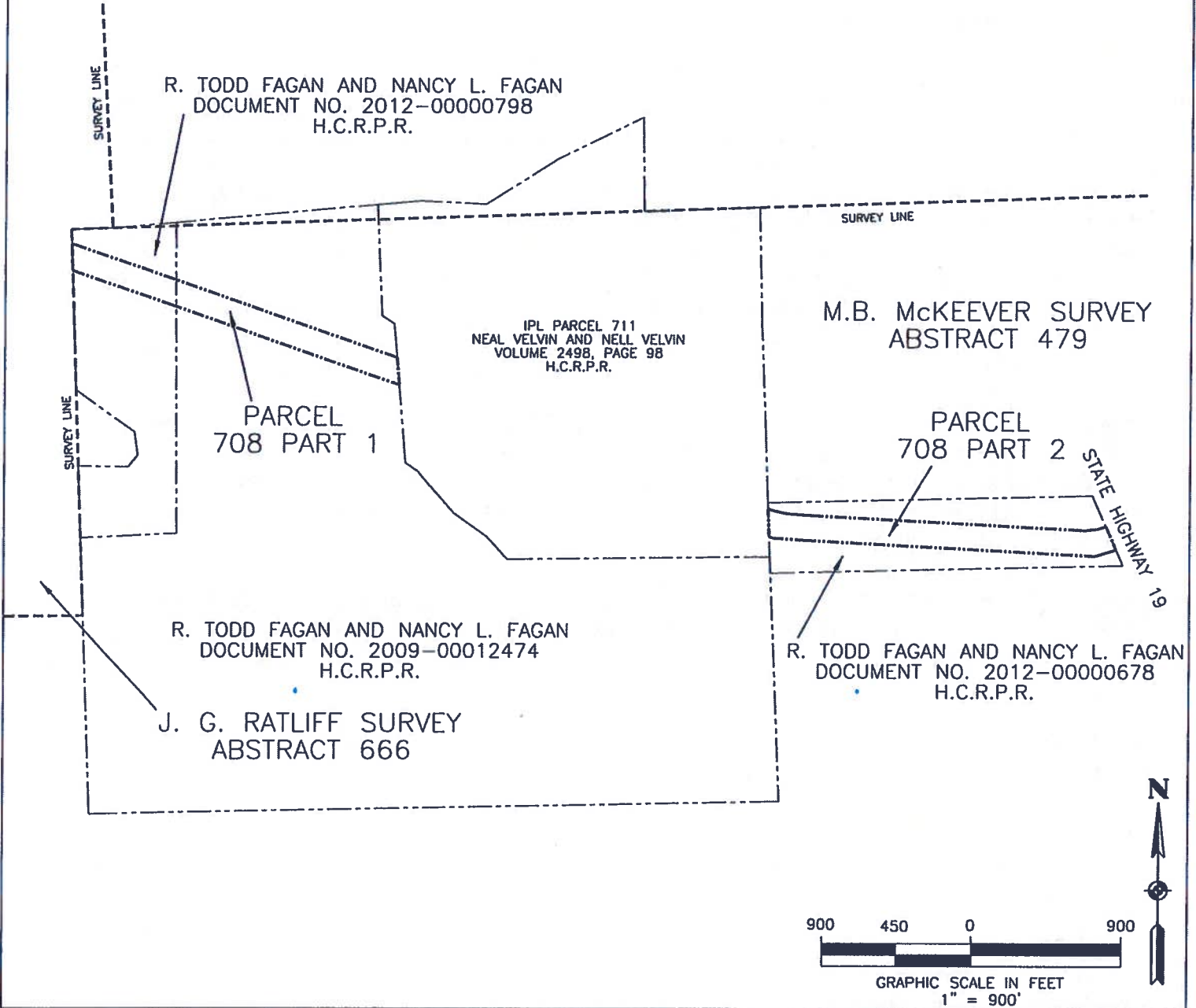
Chris T. Abbott
Registered Profession Land Surveyor
Texas Registration No. 6407

Dated: 5/3/16



EXHIBIT "A"
 PARCEL 708 INDEX

N. BOX SURVEY
 ABSTRACT 58



GORRONDONA & ASSOCIATES, INC.
 7524 JACK NEWELL BLVD. SOUTH
 FORT WORTH, TEXAS 76118
 PHONE (817)496-1424
 FAX (817)496-1768

PROJ NO:	P202090330
SCALE:	1" = 900'
DATE:	5-3-2016
DRAWN BY:	JB
CHECKED BY:	JC
REVISED DATE:	N/A

PRINTED ON:
 06/09/2016
 9:00:00 AM

STATE OF TEXAS
 REGISTERED PROFESSIONAL SURVEYOR
 CHRIS T. ABBOTT
 6407

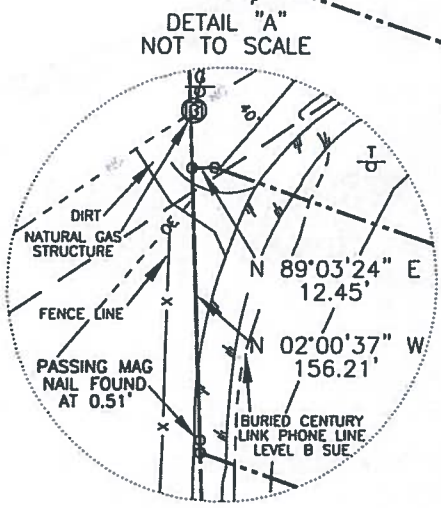
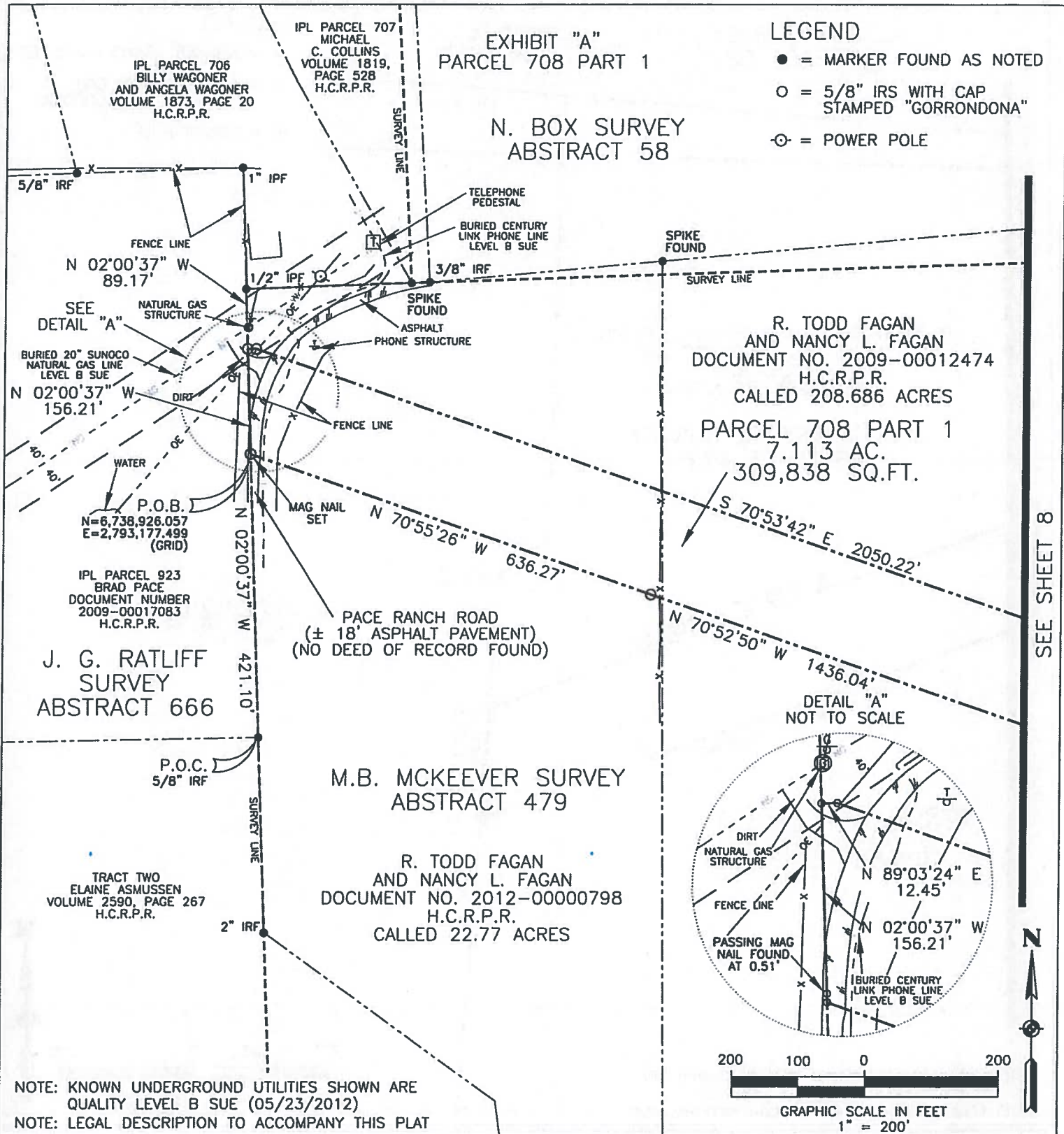
SHEET TITLE EXHIBIT "A" SEGMENT 19, PARCEL 708 INDEX R. TODD FAGAN AND NANCY L. FAGAN	
PROJECT	INTEGRATED PIPELINE PROJECT
BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83)(2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED SCALE FACTOR 0.9999804020	
PG. 6 OF 15	

EXHIBIT "A"
PARCEL 708 PART 1

N. BOX SURVEY
ABSTRACT 58

LEGEND

- = MARKER FOUND AS NOTED
- = 5/8" IRS WITH CAP STAMPED "GORRONDONA"
- ⊙ = POWER POLE



NOTE: KNOWN UNDERGROUND UTILITIES SHOWN ARE QUALITY LEVEL B SUE (05/23/2012)
NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT

SEE SHEET 8

GORRONDONA & ASSOCIATES, INC.

7524 JACK NEWELL BLVD. SOUTH
FORT WORTH, TEXAS 76118
PHONE (817)496-1424
FAX (817)496-1768

PROJ NO:	P202090330
SCALE:	1" = 200'
DATE:	05-03-2016
DRAWN BY:	JB
CHECKED BY:	JC
REVISED DATE:	

PRINTED ON:
06/09/2016
9:00:00 AM

STATE OF TEXAS
REGISTERED
CHRIS T. ABBOTT
640
PROFESSIONAL
SURVEYOR

SHEET TITLE
EXHIBIT "A"
SEGMENT 19-2, PARCEL 708 PART 1
R. TODD FAGAN AND NANCY L. FAGAN

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 15

N. BOX SURVEY
ABSTRACT 58

EXHIBIT "A"
PARCEL 708 PART 1

LEGEND

- = MARKER FOUND AS NOTED
- = 5/8" IRS WITH CAP STAMPED "GORRONDONA"
- ⊙ = POWER POLE

R. TODD FAGAN AND NANCY L. FAGAN
DOCUMENT NO. 2009-00012474
H.C.R.P.R.
CALLED 208.686 ACRES

M.B. MCKEEVER SURVEY
ABSTRACT 479

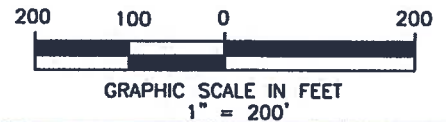
SEE SHEET 7

PARCEL 708 PART 1
7.113 AC.
309,838 SQ.FT.



IPL PARCEL 711
NEAL VELVIN AND NELL VELVIN
VOLUME 2498, PAGE 98
H.C.R.P.R.

NOTE: KNOWN UNDERGROUND UTILITIES SHOWN ARE
QUALITY LEVEL B SUE (05/23/2012)
NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT

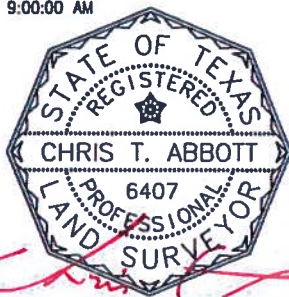


**GORRONDONA &
ASSOCIATES, INC.**

7524 JACK NEWELL BLVD. SOUTH
FORT WORTH, TEXAS 76118
PHONE (817)496-1424
FAX (817)496-1768

PROJ NO:	P202090330
SCALE:	1" = 200'
DATE:	05-03-2016
DRAWN BY:	JB
CHECKED BY:	JC
REVISED DATE:	

PRINTED ON:
06/09/2016
9:00:00 AM



SHEET TITLE

EXHIBIT "A"
SEGMENT 19-2, PARCEL 708 PART 1
R. TODD FAGAN AND NANCY L. FAGAN

PROJECT

INTEGRATED PIPELINE PROJECT

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

PG. 8 OF 15

EXHIBIT "A"
PARCEL 708 PART 2

M.B. MCKEEVER SURVEY
ABSTRACT 479

LEGEND

- = MARKER FOUND AS NOTED
- = 5/8" IRS WITH CAP STAMPED "GORRONDONA"
- ⊙ = POWER POLE

TRACT TWO
R. TODD FAGAN AND NANCY L. FAGAN
DOCUMENT NO. 2011-00003592
H.C.R.P.R.

PARCEL 708 PART 2
7.138 AC.
310,948 SQ.FT.

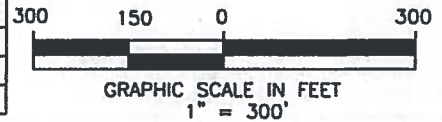
R. TODD FAGAN AND NANCY L. FAGAN
DOCUMENT NO. 2012-00000678
H.C.R.P.R.
CALLED 19.60 ACRES

TRACT THREE
R. TODD FAGAN AND NANCY L. FAGAN
DOCUMENT NO. 2011-00003592
H.C.R.P.R.

IPL PARCEL 708 PART 1
R. TODD FAGAN AND NANCY L. FAGAN
DOCUMENT NO. 2009-00012474
H.C.R.P.R.

LINE TABLE

NO	BEARING	DISTANCE
L1	S 02°10'34" E	36.29'
L2	S 67°14'36" E	23.64'
L3	S 77°07'36" E	89.31'
L4	S 85°29'29" E	123.15'
L5	N 83°37'17" E	44.75'
L6	N 83°37'16" E	30.63'
L7	N 72°42'48" E	51.11'
L8	S 23°57'38" E	151.03'
L9	S 72°42'48" W	130.90'
L10	N 86°04'59" W	194.09'
L11	N 67°06'43" W	23.80'
L12	N 02°10'34" W	166.03'
L13	S 02°10'34" E	120.62'



NOTE: NO QUALITY LEVEL B SUE PERFORMED

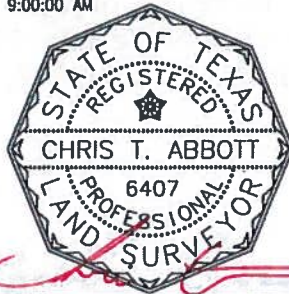
NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT

**GORRONDONA &
ASSOCIATES, INC.**

7524 JACK NEWELL BLVD. SOUTH
FORT WORTH, TEXAS 76118
PHONE (817)496-1424
FAX (817)496-1768

PROJ NO: P202090330
SCALE: 1" = 300'
DATE: 05-03-2016
DRAWN BY: JB
CHECKED BY: JC
REVISED DATE:

PRINTED ON:
06/09/2016
9:00:00 AM



SHEET TITLE

EXHIBIT "A"
SEGMENT 19-2, PARCEL 708 PART 2
R. TODD FAGAN AND NANCY L. FAGAN

PROJECT

INTEGRATED PIPELINE PROJECT

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

PG. 9 OF 15

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

17.

With the recommendation of management, Director Stevens 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 are included in the Bond Fund.

- **IPL Parcel 523
(Van Donk)**

A permanent easement interest across a 3.370-acre tract of land situated in the R. D. Newman Survey, Abstract Number 620, Navarro County, Texas, and being more particularly described as a portion of that certain 49.105-acre tract conveyed to John Van Donk by deed recorded in Volume 977, Page 786, Deed Records, Navarro County, Texas, and being further described in the survey plat for Parcel 523 attached hereto for the negotiated purchase price of \$30,237.21.

- **IPL Parcel 1085
(Van Donk)**

A permanent easement interest across a 0.358-acre tract of land situated in the R. D. Newman Survey, Abstract Number 620, Navarro County, Texas, and being more particularly described as a portion of that certain 30.936-acre tract conveyed to John Van Donk by deed recorded in Volume 987, Page 340, Deed

Records, Navarro County, Texas, and being further described in the survey plat for Parcel 1085 attached hereto for the negotiated purchase price of \$1,950.79.

- **IPL Parcel 680
(Pryor)**

A permanent easement interest across a 6.332-acre tract of land situated in the Santos Sylvester Survey, Abstract Number 694, Henderson County, Texas, and being more particularly described as a portion of that certain 95.766-acre tract conveyed to James M. Pryor and Margaret Pryor by deed recorded in Volume 2170, Page 317, Deed Records, Henderson County, Texas, and being further described in the survey plat for Parcel 680 attached hereto for the negotiated purchase price of \$28,000.

- **IPL Parcel 688
(McNew)**

A permanent easement interest across a 6.692-acre tract of land situated in the Samuel Moss Survey, Abstract Number 477, Henderson County, Texas, and being more particularly described as a portion of that certain 77.00-acre tract conveyed to Betty Haney McNew by deed recorded in Volume 1476, Page 394 Deed Records, Henderson County, Texas, and being a portion of Tracts 1, 2, 5, 6, 7, 8, 9, 10 and 11 of Shea Estates Subdivision, a subdivision of record according to the map or plat thereof recorded in Cabinet D, Slide 159 of the Map Records, Henderson County, Texas, and Tract 4 of said Shea Estates conveyed to Betty Haney McNew by deed recorded in Volume 1494, Page 24, Deed Records, Henderson County, Texas, and Tract 3 of said Shea Estates conveyed to Betty Haney McNew by deed recorded in Volume 1494, Page 29, Deed Records, Henderson County, Texas, such tract being further described in the survey plat for Parcel 688 attached hereto for the negotiated purchase price of \$50,000.

EXHIBIT "A"
Property Description

Being 3.370 acres (146,814 square feet) of land situated in the R. D. Newman Survey, Abstract Number 620, Navarro County, Texas and more particularly that certain 49.105 acre tract conveyed to John Van Donk by deed recorded in Volume 977, Page 786, Deed Records, Navarro County, Texas (D.R.N.C.T.), and being further described as follows:

COMMENCING at a "T" post found for the most Westerly corner of that certain tract of land conveyed to John W. Tucker II by contract for deed recorded in Instrument Number 00001484, Official Public Records, Navarro County, Texas (O.P.R.N.C.T.) and being an angle point in the Southerly line of said Van Donk tract;

THENCE N 47°06'08" E, along the Northerly line of said Tucker tract and the Southerly line of said Van Donk tract, a distance of 447.93 feet to a set 5/8 inch iron rod with TranSystems cap for the Southeasterly corner and **POINT OF BEGINNING** of the herein described tract (N: 6,762,560.531, E: 2,673,908.529 Grid);

- (1) **THENCE** N 75°48'51" W, departing the Northerly line of said Tucker tract and the Southerly line of said Van Donk tract and along the Southerly line of the herein described tract, a distance of 855.98 feet to a set 5/8 inch iron rod with TranSystems cap for the point of intersection with the Westerly line of said Van Donk tract and the Easterly line of that certain tract of land conveyed to William A. Huggins by deed recorded in Volume 949, Page 138, D.R.N.C.T. and being the Southwesterly corner of the herein described tract;
- (2) **THENCE** N 30°31'08" W, along the Westerly line of said Van Donk tract and the Easterly line of said Huggins tract and the Westerly line of the herein described tract, a distance of 211.05 feet to a set 5/8 inch iron rod with TranSystems cap for the Northwesterly corner of the herein described tract;
- (3) **THENCE** S 75°48'51" E, departing the Westerly line of said Van Donk tract and the Easterly line of said Huggins tract and along the Northerly line of the herein described tract, a distance of 1,101.54 feet to a set 5/8 inch iron rod with TranSystems cap for the point of intersection with the Southerly line of said Van Donk tract and the Northerly line of said Tucker tract, being the Northeasterly corner of the herein described tract;
- (4) **THENCE** S 47°06'08" W, along the Southerly line of said Van Donk tract and the Northerly line of said Tucker tract and the Easterly line of the herein described tract, a distance of 178.69 feet to the **POINT OF BEGINNING**, containing 3.370 acres (146,814 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 24th day of March, 2016, 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 _____, 2013, issued date of June 25, 2013, GF # CT13-3074-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



Dated: 03/24/2016

R. D. NEWMAN
SURVEY
ABSTRACT 620

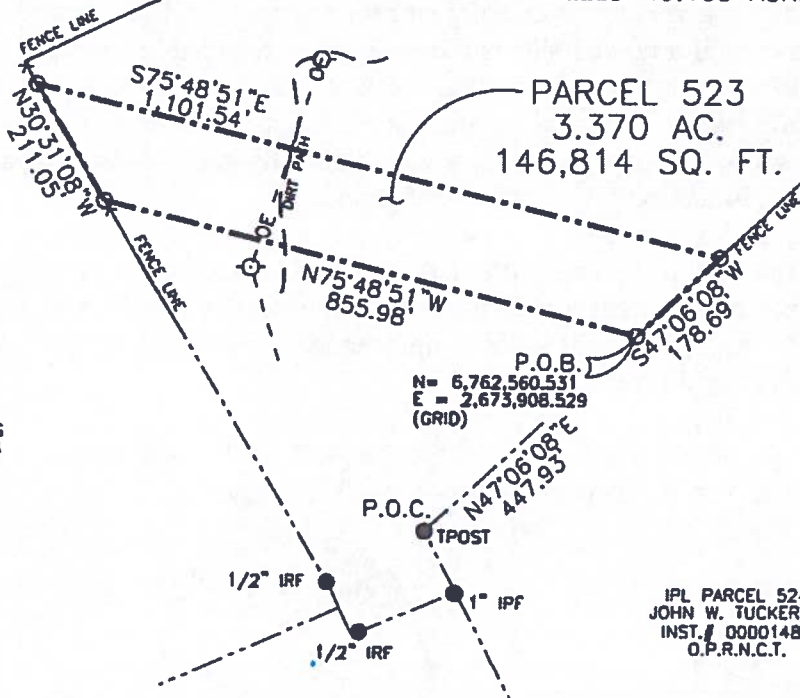
JOHN VAN DONK
VOL. 977, PG. 786
D.R.N.C.T.
CALLED 49.105 ACRES

PARCEL 523
3.370 AC.
146,814 SQ. FT.

IPL PARCEL 522
WILLIAM A. HUGGINS
VOL. 949, PG. 138
D.R.N.C.T.

P.O.B.
N = 6,762,560.531
E = 2,673,908.529
(GRID)

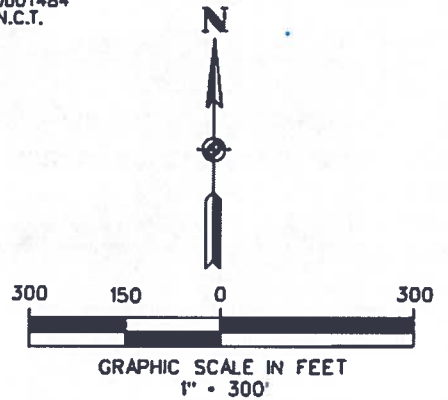
IPL PARCEL 524
JOHN W. TUCKER II,
INST. # 00001484
O.P.R.N.C.T.



NOTES:
NO LEVEL B SUE PERFORMED ON THIS PARCEL DUE TO TO RIGHT OF ENTRY
(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.


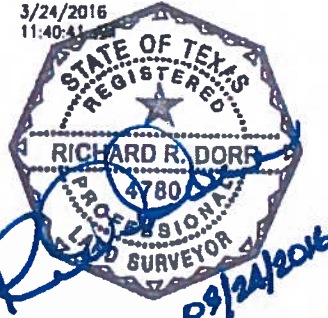
 <p>500 WEST SEVENTH STREET SUITE 1100 FORT WORTH, TX 76102 (817) 339-8950 (TEL) (817) 336-2247 (FAX) TBPLS NO. 100383</p>	<p>PRINTED ON: 3/24/2016 11:40:41 AM</p> 	<p>SHEET TITLE</p> <p>EXHIBIT "A" SEGMENT 17, PARCEL 523 JOHN VAN DONK</p>	
	<p>PROJ NO: P202090330 SCALE: 1" = 300' DATE: 03-03-2016 DRAWN BY: ANP CHECKED BY: RRO REVISED DATE:</p>	<p>PROJECT</p> <p>INTEGRATED PIPELINE PROJECT</p>	
			<p>PG. 3 OF 6</p>

EXHIBIT "A"
Property Description

Being 0.358 acre (15,584 square feet) of land situated in the R. D. Newman Survey, Abstract Number 620, Navarro County, Texas and more particularly that certain 30.936 acre tract conveyed to John Van Donk by deed recorded in Volume 987, Page 340, Deed Records, Navarro County, Texas (D.R.N.C.T.), and being further described as follows:

COMMENCING at a "T" post found for an angle point in the Northerly line of said Van Donk tract and the most Westerly Southwesterly corner of that certain tract of land conveyed to John W. Tucker II by deed recorded in Instrument Number 00001484, Official Public Records, Navarro County, Texas (O.P.R.N.C.T.) and being the Southeasterly corner of that certain tract of land conveyed to William A. Huggins, et ux by deed recorded in Volume 1270, Page 463, D.R.N.C.T.;

THENCE N 63°06'38" E, along the Northerly line of said Van Donk tract and the Southerly line of said Tucker tract, a distance of 1,370.53 feet to a set 5/8 inch iron rod with TranSystems cap for the most Westerly corner and **POINT OF BEGINNING** of the herein described tract (N: 6,762,257.087, E: 2,675,114.761 Grid);

- (1) **THENCE N 63°06'38" E**, continuing along the Northerly line of said Van Donk tract and the Southerly line of said Tucker tract, a distance of 198.59 feet to a "T" post found for the most Northerly corner of said Van Donk tract and an interior corner in the Southerly line of said Tucker tract;
- (2) **THENCE S 26°15'22" E**, along the Easterly line of said Van Donk tract and the Southerly line of said Tucker tract and the Easterly line of the herein described tract, a distance of 151.87 feet to a set 5/8 inch iron rod with TranSystems cap for the most Easterly corner of the herein described tract;
- (3) **THENCE N 81°07'20" W**, departing the Easterly line of said Van Donk tract and the Southerly line of said Tucker tract and along the Southerly line of the herein described tract, a distance of 124.56 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;
- (4) **THENCE N 77°22'20" W**, continuing along the Southerly line of the herein described tract, a distance of 124.23 feet to the **POINT OF BEGINNING**, containing 0.358 acre (15,584 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 24th day of March, 2016, to Corsicana Title & Abstract Company, LLC, Alamo Title Insurance 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 Alamo Title Insurance, with an effective date of January 14, 2015, issued date of January 23, 2015, GF # CT14-6071-A 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.



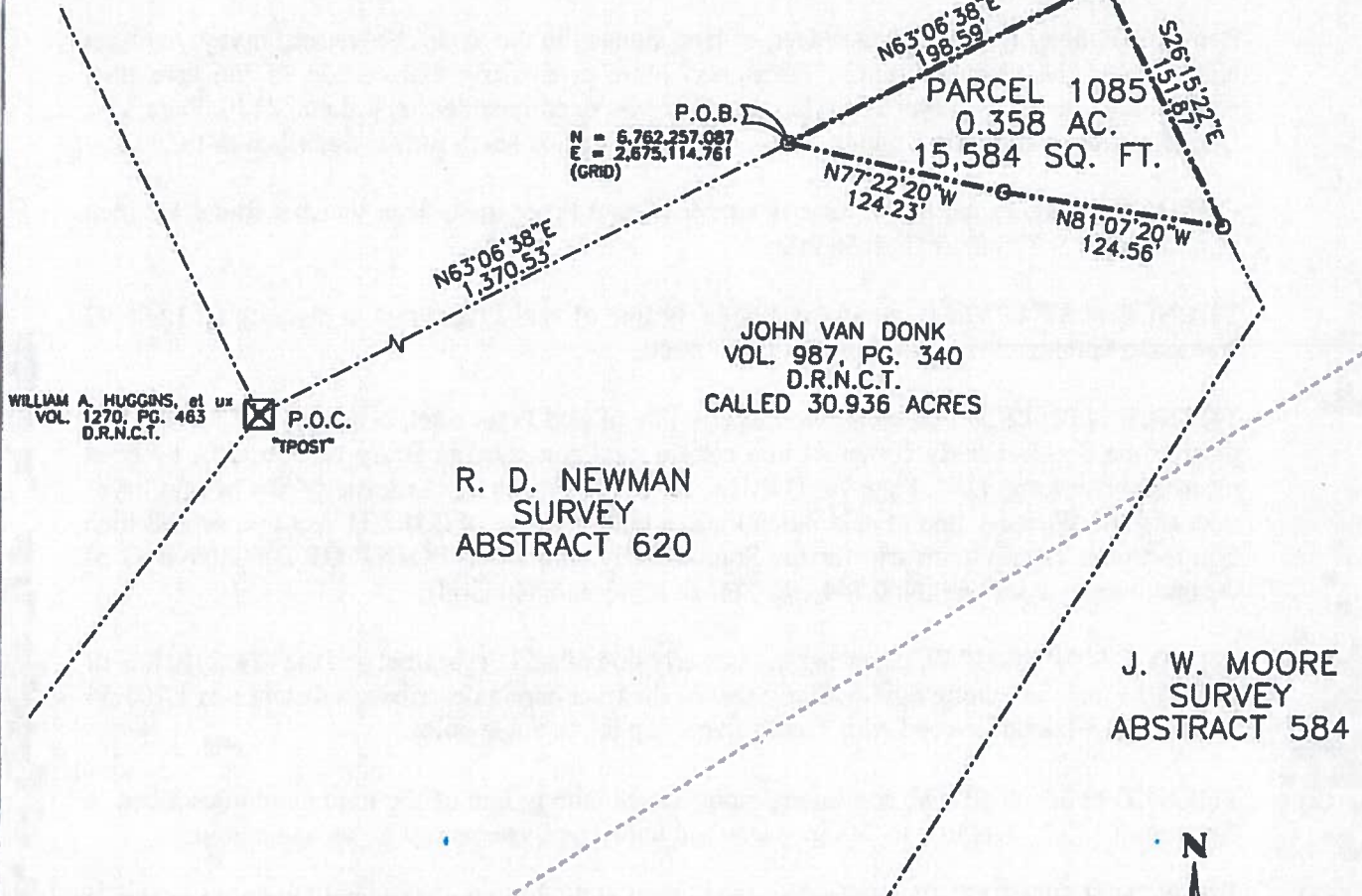
Richard R. Dorr
Registered Professional Land Surveyor
Texas Registration Number 4780



Dated: 03/24/2016

EXHIBIT "A"
PARCEL 1085

IPL PARCEL 524
JOHN W. TUCKER II
INST. #00001484
O.P.R.N.C.T.



WILLIAM A. HUGGINS, et ux
VOL. 1270, PG. 463
D.R.N.C.T. P.O.C.
"TPOST"

JOHN VAN DONK
VOL. 987, PG. 340
D.R.N.C.T.
CALLED 30.936 ACRES

R. D. NEWMAN
SURVEY
ABSTRACT 620

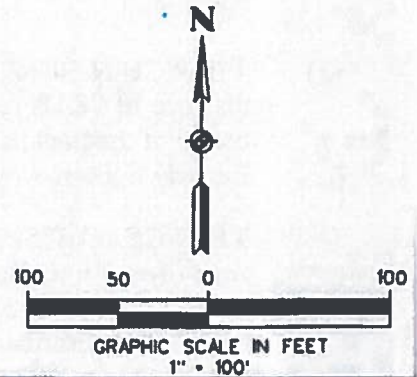
J. W. MOORE
SURVEY
ABSTRACT 584

NOTES:
NO LEVEL B SUE PERFORMED ON THIS PARCEL
DUE TO RIGHT OF ENTRY
(U.O.N.) INDICATES UNLESS OTHERWISE NOTED

LEGEND

- = MARKER FOUND AS NOTED
- = MARKER SET AS NOTED
- ⊙ = 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.	P28289338
SCALE:	1" = 100'
DATE:	03-23-2016
DRAWN BY:	AMP
CHECKED BY:	RRD
REVISED DATE:	

PRINTED ON:
3/24/2016
11:41:57 AM

SHEET TITLE
**EXHIBIT "A"
SEGMENT 17, PARCEL 1085
JOHN VAN DONK**

PROJECT
INTEGRATED PIPELINE PROJECT

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

EXHIBIT "A"
Property Description

Being 6.332 acres (275,839 square feet) of land situated in the Santos Sylvester Survey, Abstract Number 694, Henderson County, Texas, and more particularly that certain 95.766 acre tract conveyed to James M. Pryor and Margaret Pryor by deed recorded in Volume 2170, Page 317, Deed Records, Henderson County, Texas (D.R.H.C.T.), and being further described as follows:

COMMENCING at the Southwesterly corner of said Pryor tract, from which a found 1/2 inch iron rod bears S 47°00'19" E, 0.56 foot;

THENCE N 87°42'53" E, along the Southerly line of said Pryor tract, a distance of 1,605.92 feet to the Southeasterly corner of said Pryor tract;

THENCE N 01°12'20" W, along the Easterly line of said Pryor tract, at a distance of 24.54 feet passing the Southwesterly corner of that certain tract conveyed to Berry N. Allen, Jr. by deed recorded in Volume 1280, Page 79, D.R.H.C.T., continuing along the Easterly line of said Pryor tract and the Westerly line of said Allen tract, a total distance of 2,102.31 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: 6,744,696.076, E: 2,763,386.840 Grid);

- (1) **THENCE** S 89°14'33" W, departing the Easterly line of said Pryor tract and the Westerly line of said Allen tract and along the Southerly line of the tract herein described, a distance of 1,705.54 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;
- (2) **THENCE** N 69°09'12" W, continuing along the Southerly line of the tract herein described, a distance of 132.81 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;
- (3) **THENCE** N 50°49'17" W, continuing along the Southerly line of the tract herein described, a distance of 78.18 feet to a set 5/8 inch iron rod with TranSystems cap for the Southwesterly corner of the tract herein described, being in the Westerly line of said Pryor tract and the existing Easterly right-of-way line of F.M. 753, No Deed of Record Found (variable width right-of-way);
- (4) **THENCE** N 01°51'09" W, along the Westerly line of said Pryor tract and the existing Easterly right-of-way line of said FM 753 and the Westerly line of the tract herein described, a distance of 50.93 feet to a set 5/8 inch iron rod with TranSystems cap for the Northwesterly corner of the tract herein described and Northwesterly corner of said Pryor tract and the Southwesterly corner of that certain tract conveyed to Clint Daily Hart a.k.a. Clint Hart by deed recorded in Volume 1771, Page 764, D.R.H.C.T.;

- (5) **THENCE N 89°14'33" E**, departing the Westerly line of said Pryor tract and the existing Easterly right-of-way line of said FM 753 and along the Northerly line of the tract herein described and the Northerly line of said Pryor Tract and the Southerly line of said Clint Daily Hart tract, at a distance of 1,090.68 feet passing the Southeasterly corner of said Clint Daily Hart tract and the Southwesterly corner of that certain tract conveyed to J.C. Hart, III by deed recorded in Instrument Number 2014-00001152, Official Public Records, Henderson County, Texas (O.P.R.H.C.T.), continuing along the Northerly line of said Pryor tract and the Southerly line of said J.C. Hart tract and the Northerly line of the tract here in described, a total distance of 1,888.76 feet to the Northeasterly corner of the tract herein described and the Northeasterly corner of said Pryor tract and the Northwesterly corner of said Allen tract, from which a found 5/8 inch iron rod bears N 20°32'46" E, 6.15 feet and a found 5/8 inch iron rod bears N 07°05'43" W, 6.81 feet;
- (6) **THENCE S 01°12'20" E**, along the Easterly line of the tract herein described and the Easterly line of said Pryor tract and the Westerly line of said Allen tract, a distance of 150.01 feet to the **POINT OF BEGINNING**, containing 6.332 acres (275,839 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 17th day of April, 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 September 26, 2012, issued date of October 3, 2012, GF # 12-632-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.



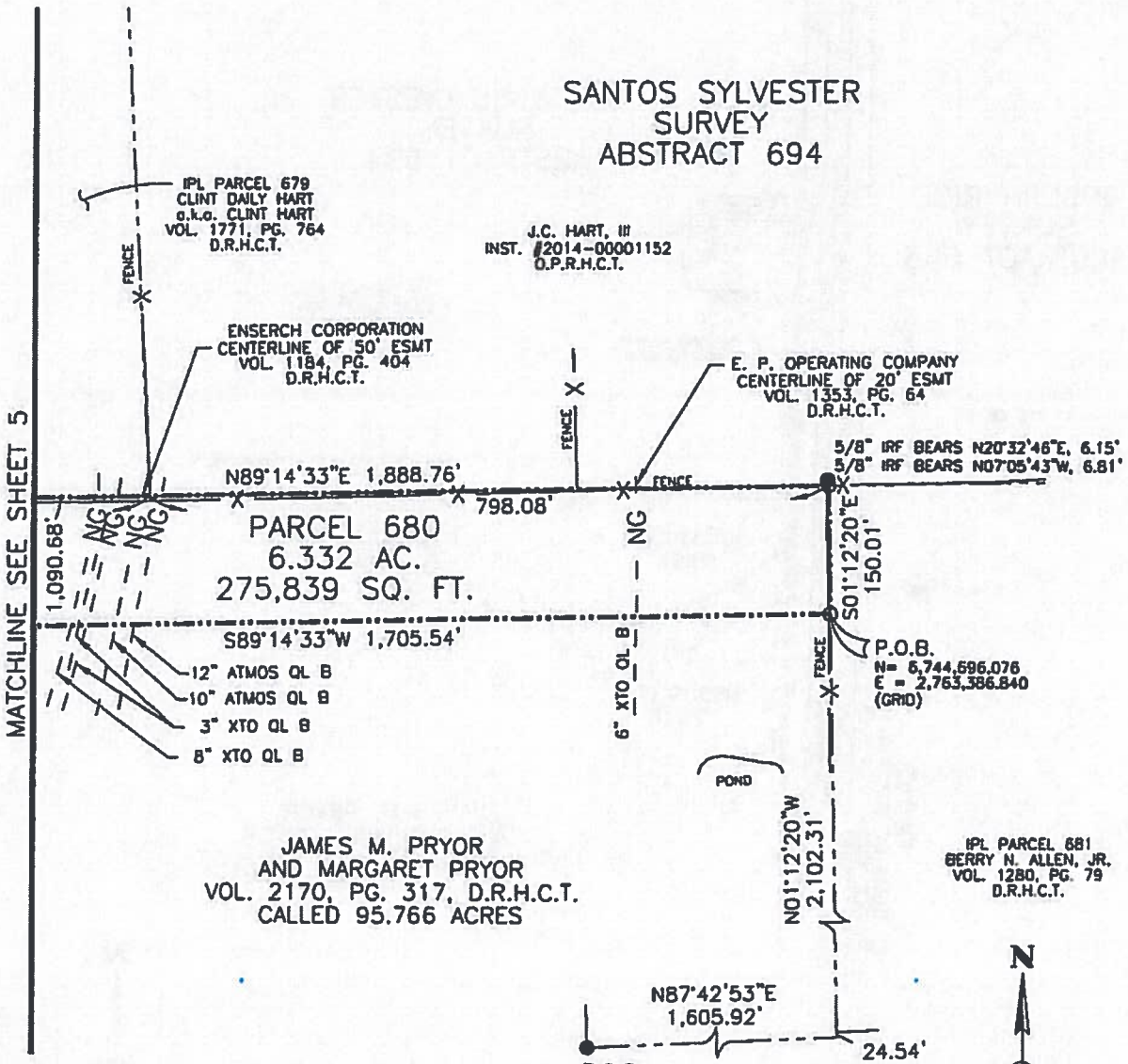
Richard R. Dorr
Registered Professional Land Surveyor
Texas Registration Number 4780
TBPLS Firm Reg. No. 100383-00



Dated: 04/17/14

EXHIBIT "A"
PARCEL 680

SANTOS SYLVESTER
SURVEY
ABSTRACT 694

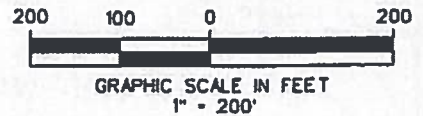


NOTES:
KNOWN UNDERGROUND UTILITIES SHOWN ARE QUALITY LEVEL B & D SUE - 10-12-2012
(U.O.N.) INDICATES UNLESS OTHERWISE NOTED

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>PRINTED ON: 4/17/2014 11:01:01 AM</p> 	<p>SHEET TITLE</p> <p>EXHIBIT "A" SEGMENT 19-2, PARCEL 680 JAMES M. PRYOR AND MARGARET PRYOR</p>	
	<p>PROJ. NO. P282990339 SCALE: 1" = 200' DATE: 18-08-2012 DRAWN BY: MVM CHECKED BY: RRD REVISED DATE: 04/18/2014</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 0.9999804020</p>
		<p>PG. 4 OF 7</p>	

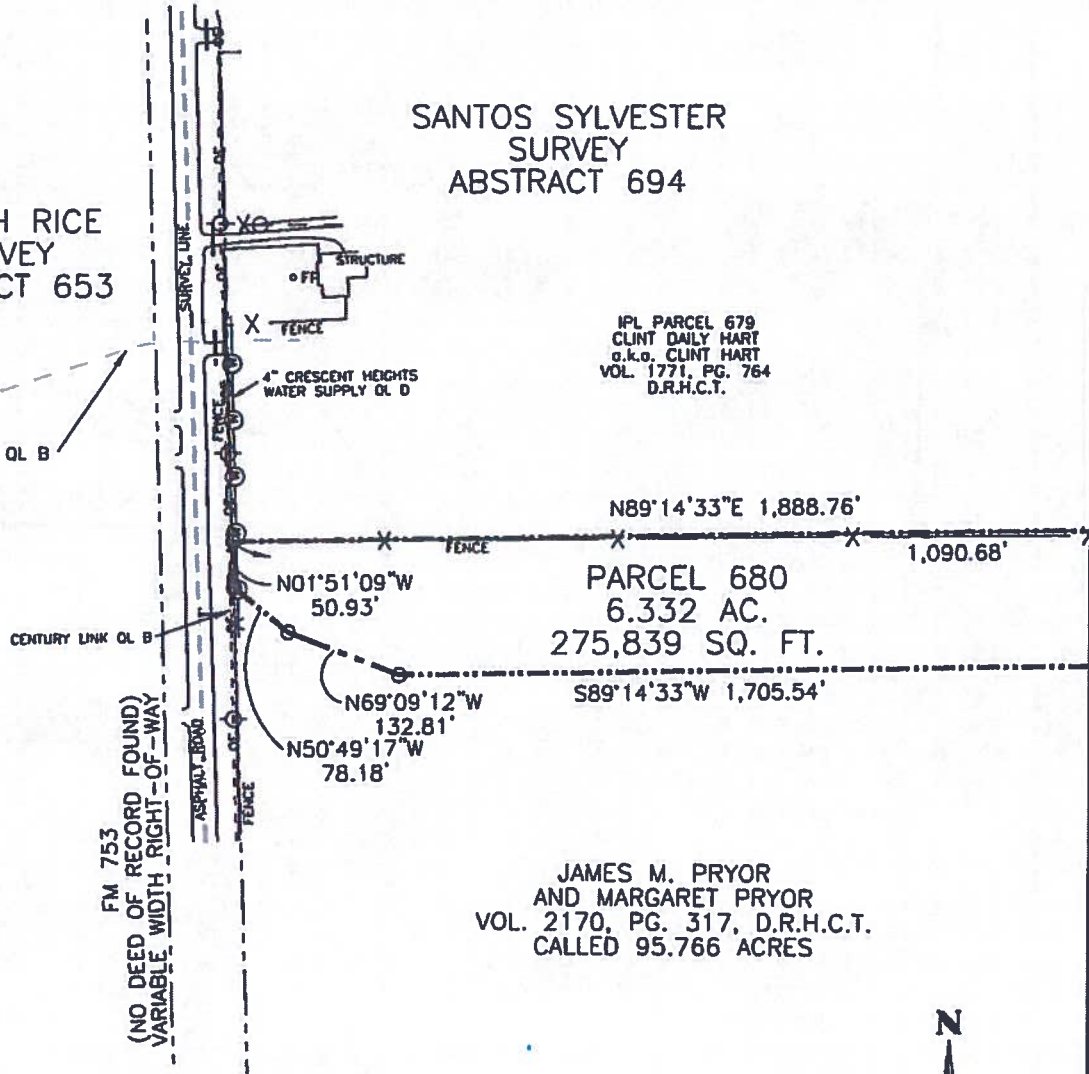
EXHIBIT "A"
PARCEL 680

SANTOS SYLVESTER
SURVEY
ABSTRACT 694

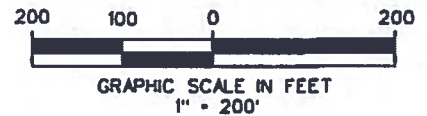
JOSEPH RICE
SURVEY
ABSTRACT 653

IPL PARCEL 679
CLINT DAILY HART
a.k.a. CLINT HART
VOL. 1771, PG. 764
D.R.H.C.T.

4" XTO QL B



JAMES M. PRYOR
AND MARGARET PRYOR
VOL. 2170, PG. 317, D.R.H.C.T.
CALLED 95.766 ACRES



NOTES:
KNOWN UNDERGROUND UTILITIES SHOWN ARE QUALITY LEVEL B & D SUE - 10-12-2012
(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.



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: P282898338
SCALE: 1" = 200'
DATE: 10-08-2012
DRAWN BY: MYH
CHECKED BY: RRD
REVISED DATE: 04/10/2014

PRINTED ON:
4/17/2014
11:06:24 AM



SHEET TITLE

EXHIBIT "A"
SEGMENT 19-2, PARCEL 680
JAMES M. PRYOR
AND MARGARET PRYOR

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 6.692 acres (291,490 square feet) of land situated in the Samuel Moss Survey, Abstract Number 477, Henderson County, Texas, and more particularly that certain 77.00 acre tract conveyed to Betty Haney McNew by deed recorded in Volume 1476, Page 394 Deed Records, Henderson County, Texas (D.R.H.C.T.) and being Tracts 1, 2, 5, 6, 7, 8, 9, 10 and 11 of Shea Estates Subdivision a subdivision of record according to the map or plat thereof recorded in Cabinet D, Slide 159 of the Map Records, Henderson County Texas (M.R.H.C.T.), and Tract 4 of said Shea Estates conveyed to Betty Haney McNew by deed recorded in Volume 1494, Page 24, D.R.H.C.T., and Tract 3 of said Shea Estates conveyed to Betty Haney McNew by deed recorded in Volume 1494, Page 29, D.R.H.C.T. and being further described as follows:

COMMENCING at a found 1/2 inch iron rod for the Southeasterly corner of said Tract 4 and the Northeasterly corner of said Tract 5, being in the Westerly line of that certain tract of land conveyed to Shanda La Won Meadows by deed recorded in Volume 2259, Page 885, D.R.H.C.T.;

THENCE S 01°10'16" W, along the Easterly line of said McNew Tract 5 and Tract 6 and along the Westerly line of said Meadows tract, a distance of 523.48 feet to a set 5/8 inch iron rod with TranSystems cap for the Northeasterly corner and **POINT OF BEGINNING** of the tract herein described (N: 6,743,312.515, E: 2,773,327.952 Grid);

- (1) **THENCE** S 01°10'16" W, continuing along the Easterly line of said McNew Tract 6 and the Westerly line of said Meadows tract and along the Easterly line of the tract herein described, a distance of 153.59 feet to a set 5/8 inch iron rod with TranSystems cap for the Southeaststerly corner of the tract herein described;
- (2) **THENCE** N 75°27'08" W, departing the Easterly line of said McNew Tract 6 and the Westerly line of said Meadows tract, and along the Southerly line of the tract herein described, a distance of 1,883.56 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;
- (3) **THENCE** N 84°25'12" W, continuing along the Southerly line of the tract herein described, a distance of 59.22 feet to a set 5/8 inch iron rod with TranSystems cap for the point intersection with the Westerly line of said McNew Tract 7 and Easterly line of that certain tract of land conveyed to Cheryl Darlyn Fields by deed recorded in Instrument Number 2011-00010966, Official Public Records, Henderson County, Texas (O.P.R.H.C.T.) and to David Larry Johnson by deed recorded in Instrument Number 2011-00008347, O.P.R.H.C.T., being the Southwesterly corner of the tract herein described;
- (4) **THENCE** N 00°54'33" W, along the Westerly line of said McNew Tract 7 and Easterly line of said Fields/Johnson tract, and along the Westerly line of the tract herein described, a distance of 150.03 feet to a set 5/8 inch iron rod with TranSystems cap for the Northwesterly corner of the tract herein described;

- (5) **THENCE** N 87°55'03" E, departing the Westerly line of said McNew Tract 7 and the Easterly line of said Fields/Johnson tract and along the Northerly line of the tract herein described, a distance of 51.15 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;
- (6) **THENCE** S 75°26'04" E, continuing along the Northerly line of the tract herein described, a distance of 1,897.50 feet to the **POINT OF BEGINNING**, containing 6.692 acres (291,490 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.

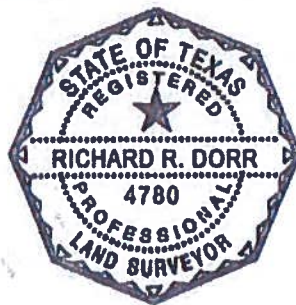
I do certify on this 13th day of December, 2012, to Attorney's Title Company of Henderson County, Stewart Title Guaranty Company and Tarrant Regional Water District, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition IV Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements and other matters of record as listed in Schedule B of the Commitment for Title issued by Stewart Title Guaranty Company, with an effective date of November 5, 2012, issued date of November 19, 2012, GF # 12-709-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: 12/13/12

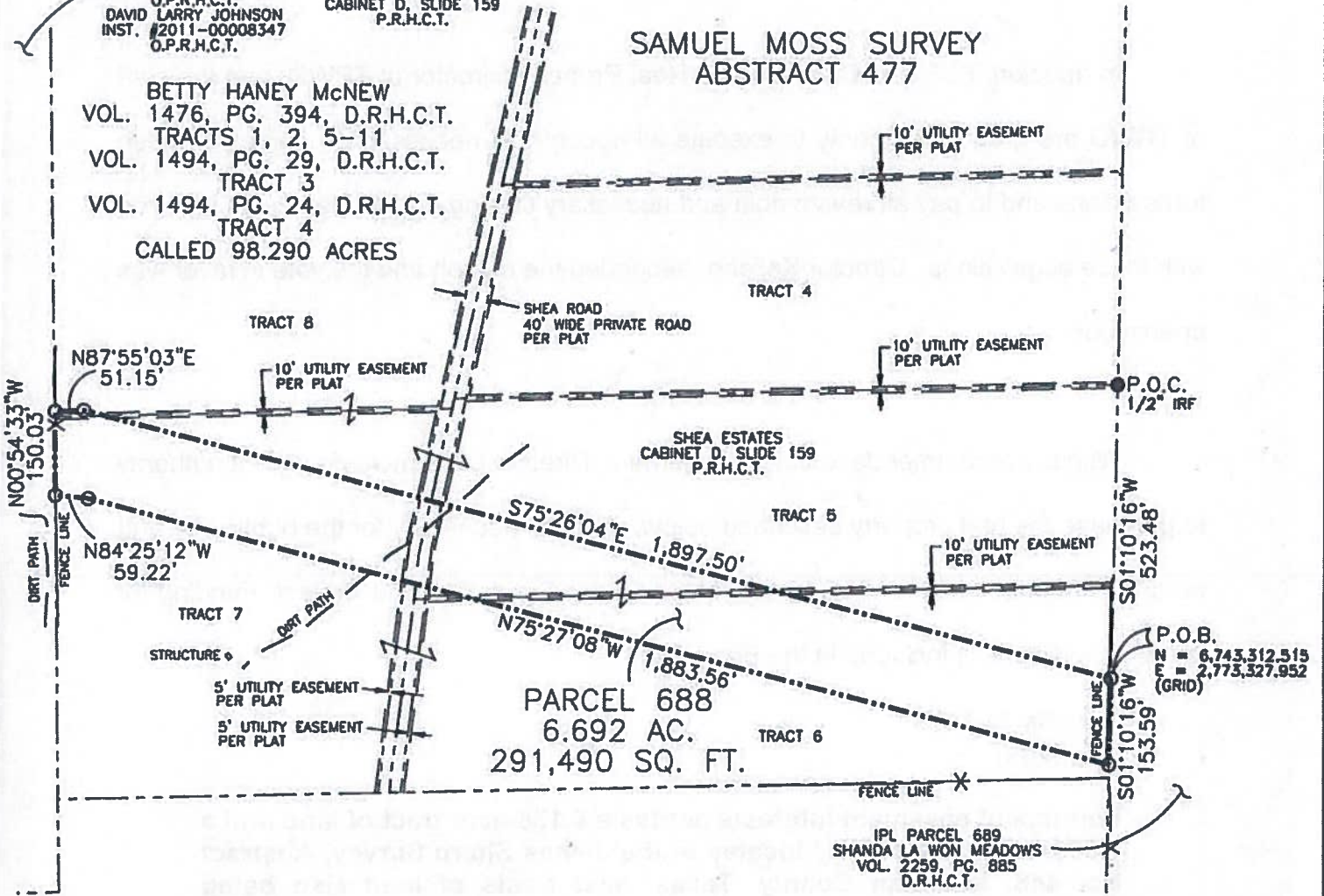
EXHIBIT "A"
PARCEL 688

SAMUEL MOSS SURVEY
ABSTRACT 477

IPL PARCEL 688
CHERYL DARLYN FIELDS
INST. #2011-00010966
O.P.R.H.C.T.
DAVID LARRY JOHNSON
INST. #2011-00008347
O.P.R.H.C.T.

SHEA ESTATES
CABINET D, SLIDE 159
P.R.H.C.T.

BETTY HANEY McNEW
VOL. 1476, PG. 394, D.R.H.C.T.
TRACTS 1, 2, 5-11
VOL. 1494, PG. 29, D.R.H.C.T.
TRACT 3
VOL. 1494, PG. 24, D.R.H.C.T.
TRACT 4
CALLED 98.290 ACRES



NOTES:
SUE UTILITY INFORMATION UNAVAILABLE ACCESS DENIED
(U.O.N.) INDICATES UNLESS OTHERWISE NOTED

LEGEND

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

NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

TranSystems

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

PROJ NO:	P202090330
SCALE:	1" = 300'
DATE:	12-03-2012
DRAWN BY:	MVH
CHECKED BY:	RRD
REVISED DATE:	

PRINTED ON:
12/13/2012
8:51:19 AM

SHEET TITLE	
EXHIBIT "A" SEGMENT 19-2, PARCEL 688 BETTY HANEY McNEW	
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 4	

In addition, R. Steve Christian, the 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.

18.

With the recommendation of management, Director Lane 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 Cedar Creek Wetland Project. Funding for these acquisitions is included in the Bond Fund.

- **Parcels 32 & 33
(Franklin)**

Permanent easement interests across a 6.178-acre tract of land and a 1.853-acre tract of land located in the James Sharp Survey, Abstract No. 448, Kaufman County, Texas, said tracts of land also being portions of a called 111.25-acre tract of land conveyed to Bobby D. Franklin, by deed as recorded in Instrument Number 20160007829, Official Property Records, Kaufman County, Texas, and being further described in the survey plat for Parcels 32 and 33 attached hereto for the negotiated purchase price of \$65,000.

- **Parcel 36
(Edwards)**

A permanent easement interest across a 4.223-acre tract of land located in the John Baker Survey, Abstract No. 17, Kaufman County, Texas, said 4.223-acre tract of land also being a portion of a called 24.381-acre tract of land conveyed to Mathew Edwards and Jennifer Edwards, by deed as recorded in Volume 4000, Page 112, Deed Records, Kaufman County, Texas, and being further described in the survey plat for Parcel 36 attached hereto for the negotiated purchase price of \$65,000.

EXHIBIT "A"
Property Description

BEING a 6.178 acre (269,125 square feet) tract of land located in the James Sharp Survey, Abstract No. 448, Kaufman County, Texas, said 6.178 acre tract of land also being a portion of a called 111.25 acre tract of land conveyed to **BOBBY D. FRANKLIN**, by deed as recorded in Instrument Number 20160007829, Official Property Records, Kaufman County, Texas (O.P.R.K.C.T.), said 6.178 acre tract and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with a cap stamped "SPOONER & ASSOCIATES" set (hereinafter referred to as an iron rod set) on the west property line of the said 111.25 acre tract, same being an east property line of a called 503.35 acre tract of land conveyed to Charles Jefferson Fogleman, III, by deed as recorded in Volume 656, Page 247, D.R.K.C.T., from which the southwest property corner of the said 111.25 acre tract of land bears South 01°48'47" East, a distance of 1,439.93 feet (said beginning point having a grid coordinate of N:6,827,480.645 E:2,659,716.725);

THENCE North 01°48'47" West, along the said property lines, a distance of 107.89 feet to an iron rod set;

THENCE North 66°08'12" East, over and across the said 111.25 acre tract, a distance of 443.60 feet to an iron rod set;

THENCE North 89°10'09" East, continuing over and across the said 111.25 acre tract, a distance of 1,511.19 feet to an iron rod set;

THENCE North 89°11'54" East, continuing over and across the said 111.25 acre tract, a distance of 499.60 feet to an iron rod set;

THENCE North 89°32'47" East, continuing over and across the said 111.25 acre tract, a distance of 236.83 feet to an iron rod set on the east property line of the said 111.25 acre tract, same being a west property line of a called 102.61 acre tract of land conveyed to James O. Rogers III, and Delena K Rogers, by deed as recorded in Volume 1258, Page 745, D.R.K.C.T., from which the northeast property corner of the said 111.25 acre tract, same being a northwest property corner of the said 102.61 acre tract bears North 00°59'41" West, a distance of 30.00 feet;

THENCE South 00°59'41" East, along the said property lines, a distance of 100.00 feet to an iron rod set from which a 1/2 inch iron rod found in the top of a rail road cross tie on the east property line of the said 111.25 acre tract, same being a southwest property corner of the said 102.61 acre tract bears South 00°59'41" East, a distance of 1,555.80 feet;

THENCE South 89°32'47" West, over and across the said 111.25 acre tract, a distance of 237.47 feet to an iron rod set;

THENCE South 89°11'54" West, over and across the said 111.25 acre tract, a distance of 499.25 feet to an iron rod set;

THENCE South 89°10'09" West, over and across the said 111.25 acre tract, a distance of 1,490.81 feet to an iron rod set;

THENCE South 66°08'12" West, over and across the said 111.25 acre tract, a distance of 463.73 feet to the **POINT OF BEGINNING**, and containing **6.178 acres (269,125 square feet)** of land, more or less.

NOTE: Basis of Bearings is the Texas State Plane Coordinate System, North Central Zone (4202) North American Datum (NAD83)(2007) with all distances scaled from N:6,280,412.879 E:2,638,417.218 by a project combined scale factor of 0.99993245856.

NOTE: Plat to accompany this legal description

I do certify on this 4th day of August, 2016, Tarrant Regional Water District and First American Title Insurance Company, 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 First American Title Insurance Company, having an effective date of July 13, 2016, issued July 28, 2016, GF # 1807490-KT50, affecting the subject property.

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.

 8-25-16

Surveyors Name: Eric S. Spooner
Registered Professional Land Surveyor, Texas No. 5922
Spooners and Associates, Inc.
Texas Board of Professional Land Surveying No. 10054900
Date of Survey: 5-2013



○ = 1/2 IRON ROD SET WITH CAP STAMPED
 "SPOONER & ASSOCIATES" SET UNLESS
 OTHERWISE SHOWN.

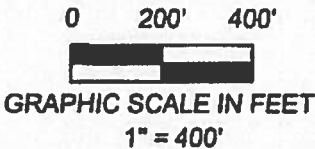
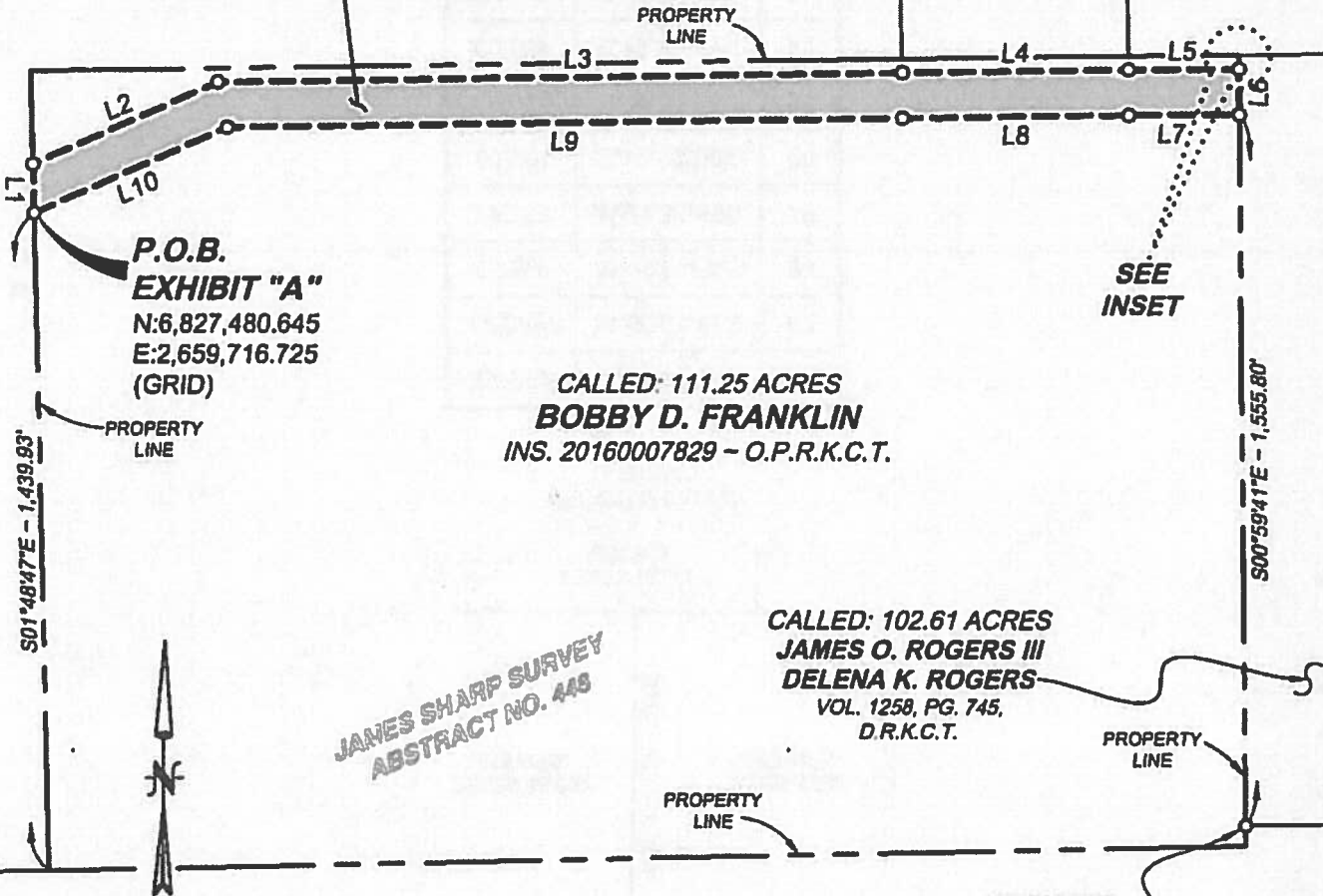
EXHIBIT "A" PARCELS 32 & 33

**PARCELS 32 & 33
 EXHIBIT "A"**
 6.178 ACRES
 (269,125 S.F.)

CALLED: 503.35 ACRES
**CHARLES JEFFERSON
 FOGLEMAN, III**
 VOL. 656, PG. 247,
 D.R.K.C.T.

CALLLED: 20.52 ACRES
**JERRY RAYE BARNES
 CAREN JANICE BARNES**
 VOL. 2039, PG. 442
 D.R.K.C.T.

CALLLED: 22 ACRES
**JERRY RAYE BARNES
 CAREN JANICE BARNES**
 VOL. 793, PG. 793,
 D.R.K.C.T.



NOTE: SEE PAGE 4 OF 9
 FOR LINE TABLE
 AND INSET.

NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.



SPOONER AND ASSOCIATES, INC.
 309 BYERS STREET, SUITE 100
 EULESS, TEXAS 76039
 TEL 817-281-2355
 FAX 817-685-8508

PROJ NO: 09-086-3
 SCALE: 1" = 400'
 SURVEYED: 05/13/2013
 DRAWN BY: C.R.R.
 CHECKED BY: E.S.S.
 REVISED DATE: 08/25/2016



Eric S. Spooner

SHEET TITLE

EXHIBIT "A"

**PARCELS 32 & 33
 BOBBY D. FRANKLIN**

PROJECT

**CEDAR CREEK
 FINISHED WATER PIPELINE**

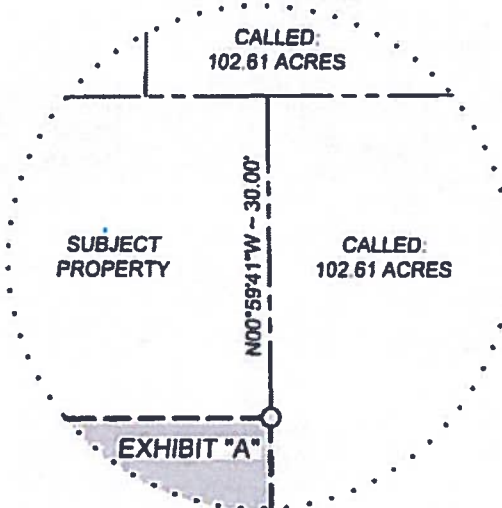
BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE
 SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM
 (NAD83)(2007) WITH ALL DISTANCES SCALED FROM N=5,620,412.879, E:
 2,636,417.218 BY A PROJECT COMBINED SCALE FACTOR OF 0.99993245858.

PG. 3 OF 9

EXHIBIT "A" PARCELS 32 & 33

LINE TABLE		
NO.	DIRECTION	DIST.
L1	N01°48'47"W	107.89'
L2	N66°08'12"E	443.60'
L3	N89°10'09"E	1511.19'
L4	N89°11'54"E	499.60'
L5	N89°32'47"E	236.83'
L6	S00°59'41"E	100.00'
L7	S89°32'47"W	237.47'
L8	S89°11'54"W	499.25'
L9	S89°10'09"W	1490.81'
L10	S66°08'12"W	463.73'

**INSET
(NOT TO SCALE)**



NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.



SPOONER AND ASSOCIATES, INC
309 BYERS STREET, SUITE 100
EULESS, TEXAS 76039
TEL 817-281-2355
FAX 817-885-8508

PROJ NO: 09-086-3
SCALE: 1" = 400'
SURVEYED: 05/13/2013
DRAWN BY: C.R.R.
CHECKED BY: E.S.S.
REVISED DATE: 08/25/2018



Eric S. Spooner

SHEET TITLE

EXHIBIT "A"
PARCELS 32 & 33
BOBBY D. FRANKLIN

PROJECT

CEDAR CREEK
FINISHED WATER PIPELINE

BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83)(2007) WITH ALL DISTANCES SCALED FROM N 6,620,412.879, E: 2,838,417.218 BY A PROJECT COMBINED SCALE FACTOR OF 0.99993245856.

EXHIBIT "B"
Property Description

BEING a 1.853 acre (80,737 square feet) tract of land located in the James Sharp Survey, Abstract No. 448, Kaufman County, Texas, said 1.853acre tract of land also being a portion of a called 111.25 acre tract of land conveyed to **BOBBY D. FRANKLIN**, by deed as recorded in Instrument Number 20160007829, Official, Public, Records, Kaufman County, Texas (O.P.R.K.C.T.), said 1.853 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with a cap stamped "SPOONER & ASSOCIATES" set (hereinafter referred to as an iron rod set) on the west property line of the said 111.25 acre tract, same being an east property line of a called 503.35 acre tract of land conveyed to Charles Jefferson Fogleman, III, by deed as recorded in Volume 656, Page 247, D.R.K.C.T., from which the southwest property corner of the said 111.25 acre tract of land bears South 01°48'47" East, a distance of 1,547.83 feet (said beginning point having a grid coordinate of N:6,827,588.475 E:2,659,713.312);

THENCE North 01°48'47" West, along the said property lines, a distance of 32.37 feet to an iron rod set:

THENCE North 66°08'12" East, over and across the said 111.25 acre tract, a distance of 437.56 feet to an iron rod set on the north property line of the said 111.25 acre tract, same being a south property line of the said 503.35 acre tract;

THENCE North 89°10'09" East, along the said property lines, a distance of 1,517.30 feet to an iron rod set at a southeast property corner of the said 503.35 acre tract, and being the southwest property corner of a called 20.52 acre tract of land conveyed to Jerry Raye Barnes and Caren Janice Barnes, by deed as recorded in Volume 2036, Page 442, D.R.K.C.T.;

THENCE North 89°11'54" East, along a north property line of the said 111.25 acre tract and along the south property line of the said 20.52 acre tract, a distance of 499.71 feet to an iron rod set at a southeast property corner of the said 20.52 acre tract, and being the southwest property corner of a called 22 acre tract of land conveyed to Jerry Raye Barnes and Caren Janice Barnes, by deed as recorded in Volume 753, Page 793, D.R.K.C.T.;

THENCE North 89°32'47" East, along a north property line of the said 111.25 acre tract and along the south property line of the said 22 acre tract, a distance of 236.64 feet to an iron rod set at the northeast property corner of the said 111.25 acre tract, same being a northwest property corner of a called 102.61 acre tract of land conveyed to James O. Rogers, III and Delena K. Rogers, by deed as recorded in Volume 1258, Page 745, D.R.K.C.T.;

THENCE South 00°59'41" East, along the east property line of the said 111.25-acre tract and along a west property line of the said 102.61 acre tract, a distance of 30.00 feet to an iron rod set;

THENCE South 89°32'47" West, over and across the said First Tract, a distance of 236.83 feet to an iron rod set;

THENCE South 89°11'54" West, a distance of 499.60 feet to an iron rod set;

THENCE South 89°10'09" West, a distance of 1,511.19 feet to an iron rod set;

THENCE South 66°08'12" West, a distance of 443.60 feet to the **POINT OF BEGINNING**, and containing 1.853 acres (80,737 square feet) of land, more or less.

NOTE: Basis of Bearings is the Texas State Plane Coordinate System, North Central Zone (4202) North American Datum (NAD83)(2007) with all distances scaled from N:6,280,412.879 E:2,638,417.218 by a project combined scale factor of 0.99993245856.

NOTE: Plat to accompany this legal description

I do certify on this 25th day of August, 2016, to First American 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 Frist American Title Insurance Company having a GF No. of 1807490-KT50, an effective date of July 13, 2016 and an issue date of July 28, 2016, affecting the subject property.

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.



8-25-16

Surveyors Name: Eric S. Spooner
Registered Professional Land Surveyor, Texas No. 5922
Spooners and Associates, Inc.
Texas Board of Professional Land Surveying No. 10054900
Date of Survey: 5-2013



○ = 1/2 IRON ROD SET WITH CAP STAMPED
 "SPOONER & ASSOCIATES" SET UNLESS
 OTHERWISE SHOWN

EXHIBIT "B" PARCELS 32 & 33

EXHIBIT "B"
**30' PERMANENT
 UTILITY EASEMENT**
 1.853 ACRES (80,737 S.F.)

CALLED: 503.35 ACRES
**CHARLES JEFFERSON
 FOGLEMAN, III**
 VOL. 656, PG. 247,
 D.R.K.C.T.

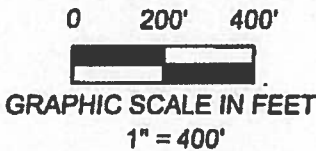
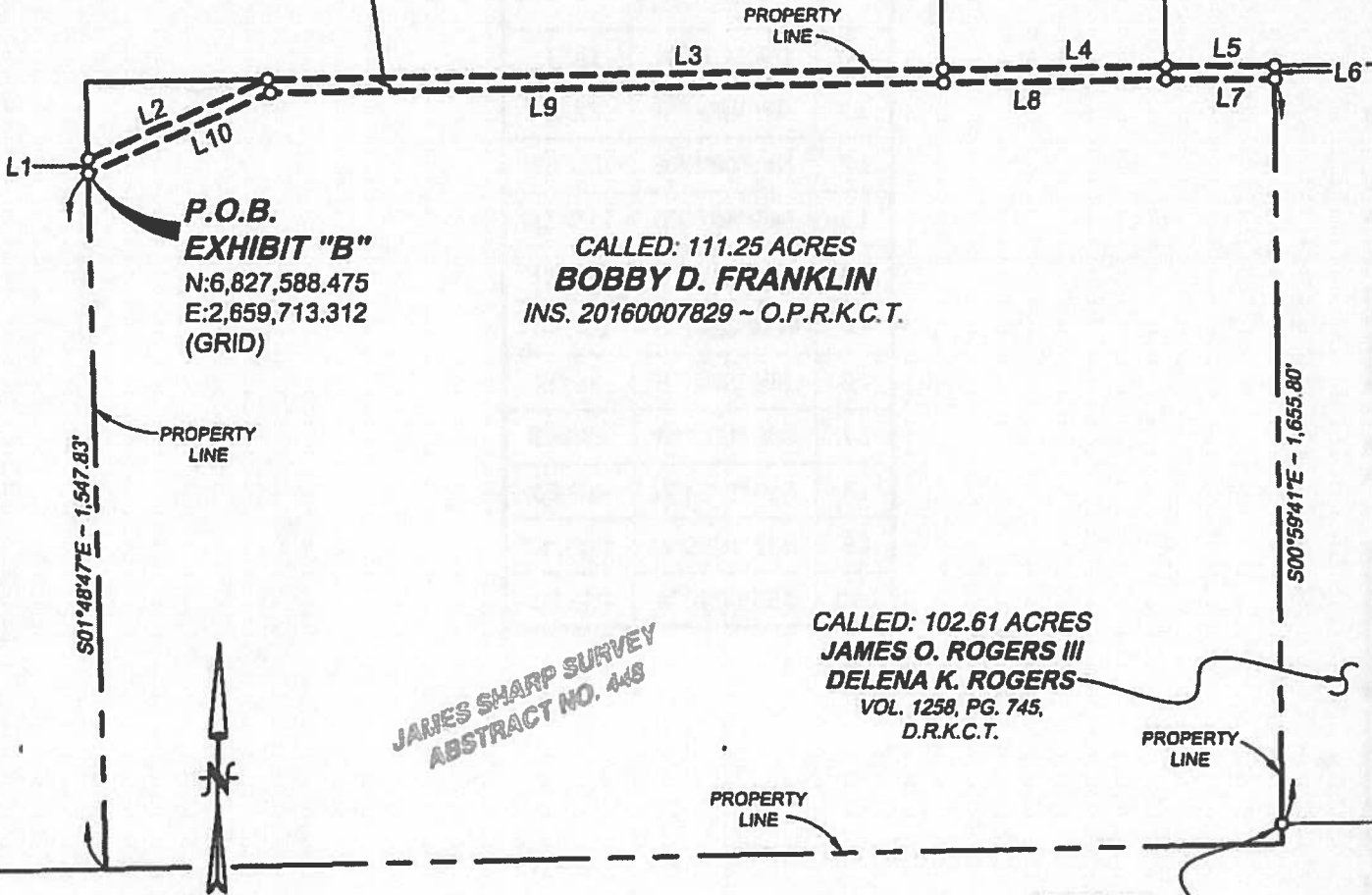
CALLED: 20.52 ACRES
**JERRY RAYE BARNES
 CAREN JANICE BARNES**
 VOL. 2036, PG. 442
 D.R.K.C.T.

CALLED: 22 ACRES
**JERRY RAYE BARNES
 CAREN JANICE BARNES**
 VOL. 753, PG. 793,
 D.R.K.C.T.

CALLER: 111.25 ACRES
BOBBY D. FRANKLIN
 INS. 20160007829 ~ O.P.R.K.C.T.

CALLER: 102.61 ACRES
**JAMES O. ROGERS III
 DELENA K. ROGERS**
 VOL. 1258, PG. 745,
 D.R.K.C.T.

*JAMES SHARP SURVEY
 ABSTRACT NO. 448*



NOTE: SEE PAGE 9 OF 9
 FOR LINE TABLE
 AND INSET.

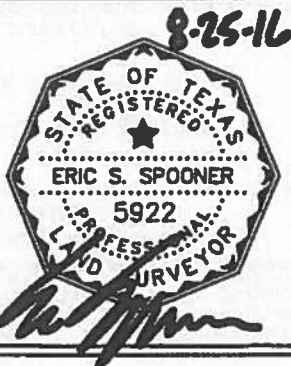
1/2" IRF IN TOP
 RAIL ROAD
 X-TIE

NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.



SPOONER AND ASSOCIATES, INC.
 309 BYERS STREET, SUITE 100
 EULESS, TEXAS 76039
 TEL 817-281-2355
 FAX 817-685-8508

PROJ NO: 09-088-3
 SCALE: 1" = 400'
 SURVEYED: 05/13/2013
 DRAWN BY: C.R.R.
 CHECKED BY: E.S.S.
 REVISED DATE: 08/25/2016



SHEET TITLE

EXHIBIT "B"
PARCELS 32 & 33
BOBBY D. FRANKLIN

PROJECT

**CEDAR CREEK
 FINISHED WATER PIPELINE**

BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE
 SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM
 (NAD83)(2007) WITH ALL DISTANCES SCALED FROM N 6,820,412.879 E:
 2,638,417.218 BY A PROJECT COMBINED SCALE FACTOR OF 0.99993245866.

PG. 8 OF 9

EXHIBIT "B"

PARCELS 32 & 33

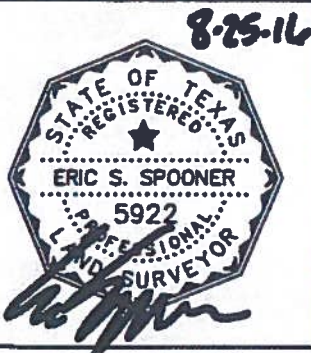
LINE TABLE		
NO.	DIRECTION	DIST.
L1	N01°48'47"W	32.37'
L2	N66°08'12"E	437.56'
L3	N89°10'09"E	1517.30'
L4	N89°11'54"E	499.71'
L5	N89°32'47"E	236.64'
L6	S00°59'41"E	30.00'
L7	S89°32'47"W	236.83'
L8	S89°11'54"W	499.60'
L9	S89°10'09"W	1511.19'
L10	S66°08'12"W	443.60'

NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.



SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
 SPOONER AND ASSOCIATES, INC.
 309 BYERS STREET, SUITE 100
 EULESS, TEXAS 76039
 TEL 817-281-2355
 FAX 817-685-8508

PROJ NO: 09-086-3
 SCALE: 1" = 400'
 SURVEYED: 05/13/2013
 DRAWN BY: C.R.R.
 CHECKED BY: E.S.S.
 REVISED DATE: 08/25/2016



SHEET TITLE **EXHIBIT "B"**

PARCELS 32 & 33
BOBBY D. FRANKLIN

PROJECT **CEDAR CREEK
 FINISHED WATER PIPELINE**

BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83)(2007) WITH ALL DISTANCES SCALED FROM N 8,820,412.879 E. 2,838,417.218 BY A PROJECT COMBINED SCALE FACTOR OF 0.99993245656

PG. 9 OF 9

EXHIBIT "A"
Property Description

BEING a 4.223 acre (183,950 square feet) tract of land located in the John Baker Survey, Abstract No. 17, Kaufman County, Texas, said 4.223 acre tract of land also being a portion of a called 24.381 acre tract of land conveyed to **MATHEW EDWARDS** and **JENNIFER EDWARDS**, by deed as recorded in Volume 4000, Page 112, Deed Records, Kaufman County, Texas (D.R.K.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 4 inch iron fence post found at the northwest property corner of the said 24.381 acre tract, same being the southwest property corner of a called 22.7 acre tract of land conveyed to Bonnie K. Owens, by deed as recorded in Volume 4064, Page 24, and Volume 698, Page 628, D.R.K.C.T., and being on the east right-of-way line of State Highway No. 274 (being a variable width right-of-way at this point), said beginning point having a grid coordinate of N:6,828,379.492 E:2,665,695.961;

THENCE North 87°52'20" East, along the north property line of the said 24.381 acre tract and along the south property line of the said 22.7 acre tract, a distance of 2,641.38 feet to a 1/2 inch iron rod with a cap stamped "SPOONER & ASSOCIATES" set (hereinafter referred to as an iron rod set) at the northeast property corner of the said 24.381 acre tract, same being the southeast property corner of the said 22.7 acre tract, said iron rod set also being on a west property line of a called 125.76 acre tract of land conveyed to Tarrant County Water Control and Improvement District No. 1, by deed as recorded in Volume 465, Page 316, D.R.K.C.T.;

THENCE South 18°51'36" West, along the east property line of the said 24.381 acre tract and along the west property line of the said 125.76 acre tract, a distance of 74.97 feet to an iron rod set;

THENCE South 87°52'20" West, over and across the said 24.381 acre tract, a distance of 2,614.33 feet to an iron rod set on the west property line of the said 24.381 acre tract, same being the said east right-of-way line of State Highway No. 274, from which a concrete Texas Department of Transportation Monument found bears South 02°17'12" East, a distance of 22.64 feet;

THENCE North 02°17'12" West, along the said property line and along the said right-of-way line, a distance of 70.00 feet to the **POINT OF BEGINNING**, and containing **4.223 acres (183,950 square feet)** of land, more or less.

NOTE: Basis of Bearings is the Texas State Plane Coordinate System, North Central Zone (4202) North American Datum (NAD83)(2007) with all distances scaled from N:6,280,412.879 E:2,638,417.218 by a project combined scale factor of 0.99993245856.

NOTE: Plat to accompany this legal description

I do certify on this 23rd day of February, 2016, to Kaufman County Title & Abstract Company, First American 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 First American Title Insurance Company, with an effective date of 09/15/2015, issued date of 09/28/2015, GF # 1807475-KT50, affecting the subject property.

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.

Eric S. Spooner, RPLS
Registered Professional Land Surveyor
Texas Registration Number 5922
TBPLS Firm No. 10054900

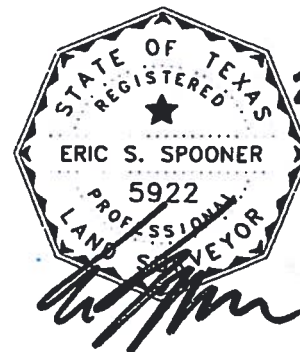


EXHIBIT "A" PARCEL 36

○ = 1/2 IRON ROD SET WITH CAP STAMPED
"SPOONER & ASSOCIATES" SET UNLESS
OTHERWISE SHOWN.

APPROX. LOCATION OF
SURVEY LINE

JOHN BAKER SURVEY
ABSTRACT NO. 17

NO. 274

**P.O.B.
EXHIBIT "A"**
N:6,828,379.492
E:2,665,695.961
(GRID)
4" IRON POST FOUND

CALLED: 22.7 ACRES
BONNIE K. OWENS
VOL. 4064, PG. 24,
VOL. 698, PG. 628,
D.R.K.C.T.

PROPERTY
LINE

N87°52'20"E ~ 2,641.38'

N02°17'12"W
70.00'

S87°52'20"W ~ 2,614.33'

SEE INSET "A"

CALLLED: 24.381 ACRES
MATH EW EDWARDS
JENNIFER EDWARDS
VOL. 4000, PG. 112,
D.R.K.C.T.

**PARCEL 36
EXHIBIT "A"**
4.223 ACRES
(183,950 S.F.)

SEE SHEET 4 OF 6

MATCH LINE

5/8" IRF

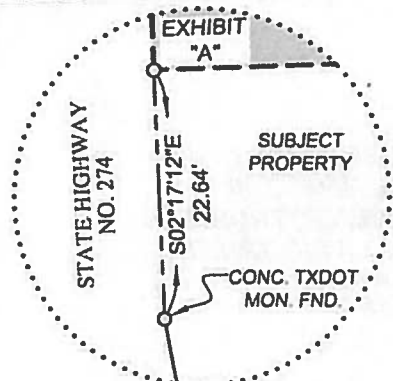
STATE HIGHWAY
(VARIABLE WIDTH R.O.W.)

CONC. TXDOT
MON. FND.

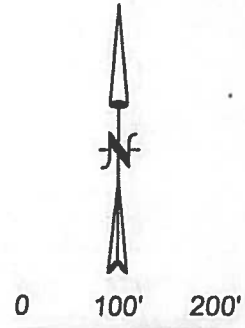
PROPERTY
LINE

CONC. TXDOT
MON. FND.

PROPERTY
LINE



INSET "A"
(NOT TO SCALE)



GRAPHIC SCALE IN FEET
1" = 200'

NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

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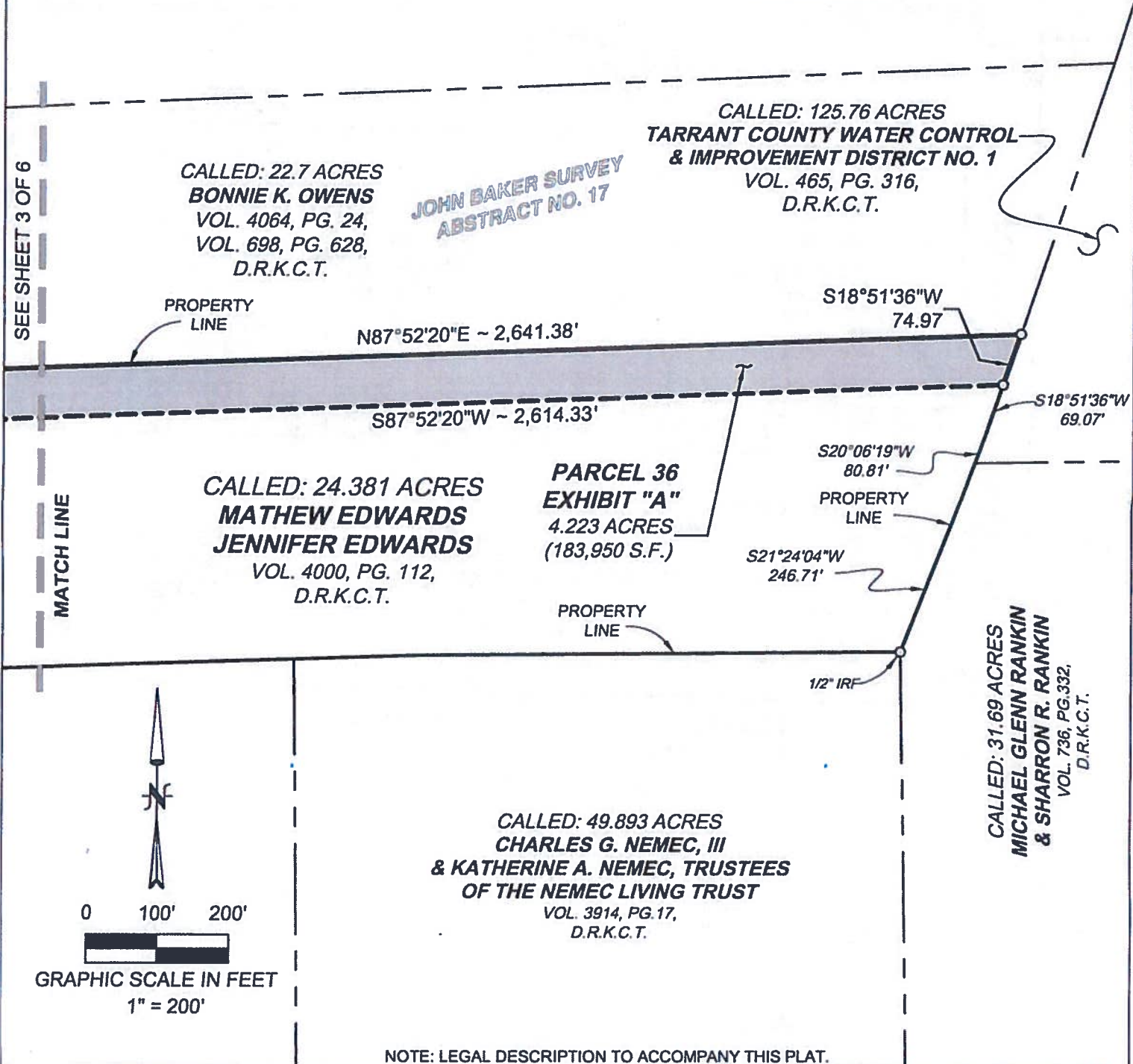
PROJ NO: 09-086-3
SCALE: 1" = 200'
DATE: 05/17/2013
DRAWN BY: C.R.R.
CHECKED BY: E.S.S.
REVISED DATE: 2-23-16

2-23-16

SHEET TITLE	EXHIBIT "A"	
	PARCEL 36	
	MATHEW EDWARDS & JENNIFER EDWARDS	
PROJECT	CEDAR CREEK FINISHED WATER PIPELINE	
BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83)(2007) WITH ALL DISTANCES SCALED FROM N:6,820,412.879, E: 2,638,417.218 BY A PROJECT COMBINED SCALE FACTOR OF 0.99993245856.		PG. 3 OF 6

EXHIBIT "A" PARCEL 36

○ = 1/2 IRON ROD SET WITH CAP STAMPED
"SPOONER & ASSOCIATES" SET UNLESS
OTHERWISE SHOWN.



0 100' 200'



GRAPHIC SCALE IN FEET
1" = 200'

NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

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2-23-16

ERIC S. SPOONER
5922
REGISTERED PROFESSIONAL LAND SURVEYOR

SHEET TITLE	EXHIBIT "A"	
	PARCEL 36	
	MATHEW EDWARDS & JENNIFER EDWARDS	
PROJECT	CEDAR CREEK FINISHED WATER PIPELINE	
BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83)(2007) WITH ALL DISTANCES SCALED FROM N 6,820,412.879, E: 2,638,417.218 BY A PROJECT COMBINED SCALE FACTOR OF 0.99993245856.		PG. 4 OF 6

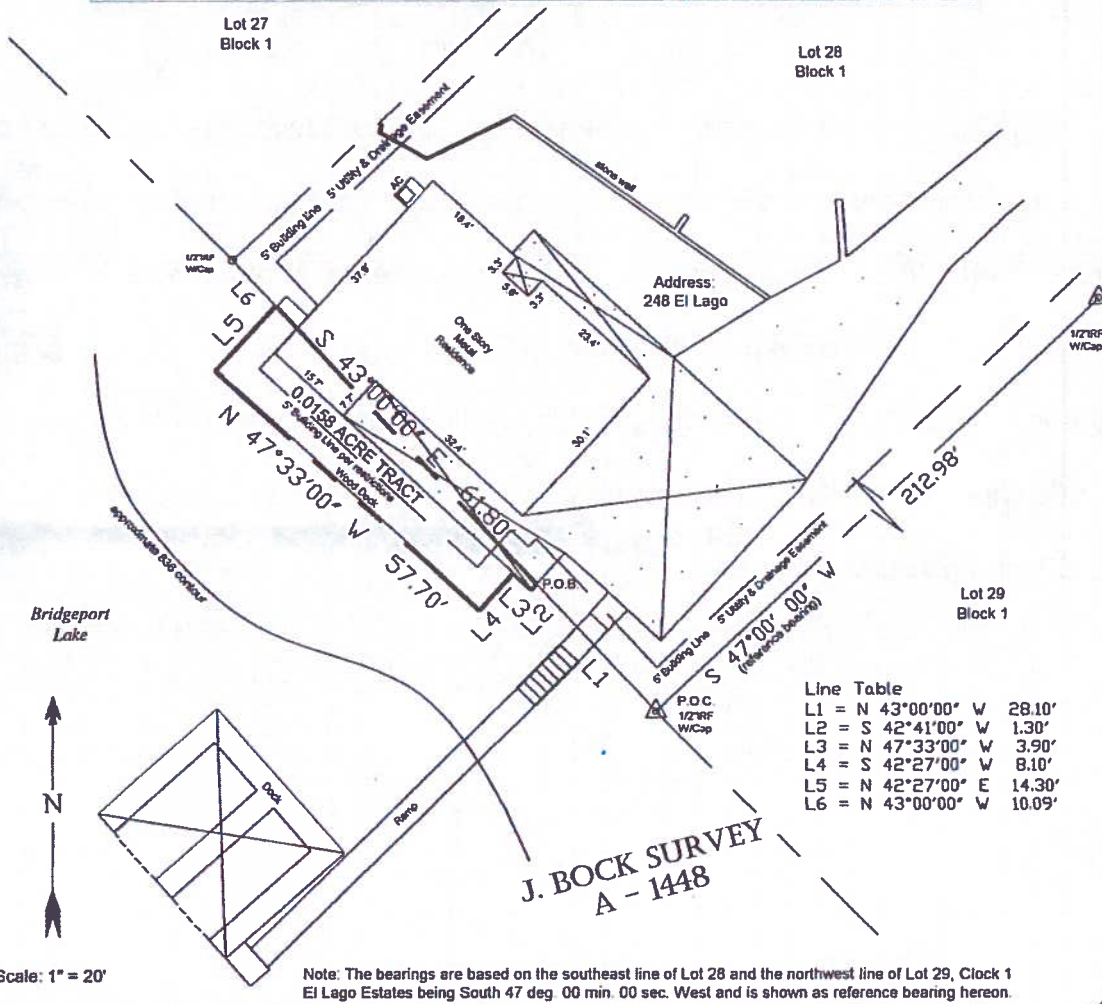
In addition, R. Steve Christian, Real Property Director of TRWD, and the staff of TRWD, are granted authority to execute all documents necessary to complete these transactions and to pay all reasonable and necessary closing and related costs incurred with these acquisitions. Director Kelleher seconded the motion and the vote in favor was unanimous.

19.

With the recommendation of management, Director Stevens moved to approve the sale of a 0.0158-acre tract of land, more or less, located in the J. Block Survey, Abstract Number 1448, Wise County, Texas and located beneath residential improvements encroaching on land owned by the District below the 850 M.S.L. elevation on Lake Bridgeport, Wise County, Texas to Larry Lippe. The District will reserve all mineral rights and a flowage easement, and payment by Mr. Lippe will be in the amount of \$3,620, plus a \$1500 administrative fee.

PROPERTY DESCRIPTION

BEING a 0.0158 acre tract situated in the J. Bock Survey, Abstract Number 1448, Wise County, Texas and being a part of the 0.05 acre tract as described as Tract Two in Volume 2228, Page 137, Official Public Records, Wise County, Texas and being more particularly described as follows:
 COMMENCING at a capped 1/2 inch iron rod found at the south corner of Lot 28 and the west corner of Lot 29, Block 1, El Lago Estates, a subdivision in Wise County, Texas, according to the plat recorded in Cabinet A, Slide 516, Plat Records, Wise County, Texas and the east corner of said 0.05 acre tract;
 THENCE North 43 degrees 00 minutes 00 seconds West, with south line of said Lot 28 and the north line of said 0.05 acre tract a distance of 28.10 feet to the POINT OF BEGINNING at the edge of a concrete porch;
 THENCE South 42 degrees 41 minutes 00 seconds West, along or near the edge of said concrete porch, a distance of 1.30 feet to the corner of said concrete porch;
 THENCE North 47 degrees 33 minutes 00 seconds West, along or near the edge of said concrete porch, a distance of 3.90 feet to a point of intersection of said concrete porch and a wood deck;
 THENCE South 42 degrees 27 minutes 00 seconds West, along or near the edge of said wood deck, a distance of 8.10 feet to the corner of said wood deck;
 THENCE North 43 degrees 00 minutes 00 seconds West, along or near the edge of said wood deck, a distance of 57.70 feet to the corner of said wood deck;
 THENCE North 42 degrees 27 minutes 00 seconds East, along or near the edge of said wood deck, a distance of 14.30 feet to the south line of aforesaid Lot 28 and the north line of aforesaid 0.05 acre tract from which a capped 1/2 inch iron rod found at the west corner of said Lot 28 and the south corner of Lot 27, Block 1 of said El Lago Estates bears North 43 degrees 00 minutes 00 seconds West at 10.09 feet;
 THENCE South 43 degrees 00 minutes 00 seconds East, with the south line of said Lot 28 and the north line of said 0.05 acre tract, a distance of 61.80 feet to the POINT OF BEGINNING and containing 0.0158 acres of land, more or less.



Line Table

L1	=	N 43°00'00" W	28.10'
L2	=	S 42°41'00" W	1.30'
L3	=	N 47°33'00" W	3.90'
L4	=	S 42°27'00" W	8.10'
L5	=	N 42°00'00" E	14.30'
L6	=	N 43°00'00" W	10.09'

I, the undersigned, hereby certify that the survey map hereon, and the accompanying description, depicts and describes the result of a careful and accurate survey, made on the ground, and to the best of my knowledge and belief, is a true and correct depiction and description of the property surveyed, and that there are no apparent encroachments or protrusions across boundary lines, shortages in area of boundary, except as shown hereon. The only easements the undersigned has knowledge, are those as shown, however this property is subject to any and all easements, reservations, and restrictions that may be of record. Any reference to the 100 year floodplain or flood hazardzone, is an estimate based on the data stated hereon, and should not be interpreted as a study or determination of the flooding propensities of the property.

Note: This survey was performed in connection with the transaction described in: Survey performed for Tarrant County Water Board.

Arrow-Surveying
 FIRM REGISTRATION NO. 10010800
 P.O. Box 902, Decatur, Texas 76234
 Ph. (940) 626-8034 e-mail: arrowsurvey@aol.com

Troy Allen Roop
 Registered Professional
 Land Surveyor No 5141

Date: 9-16-16
 Drawn by: TR
 Job No. 1808020-DKA

• Iron Rod Set △ Control Monument ○ GM Gas Meter
 ○ Iron Rod Found -X-X- Wood or Wire Fence △ EM Electric Meter
 AC Air Conditioner -u-u- Overhead Utilities ⚡ PP Power Pole
 All iron rods are 1/2" rebar unless otherwise noted.

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

20.

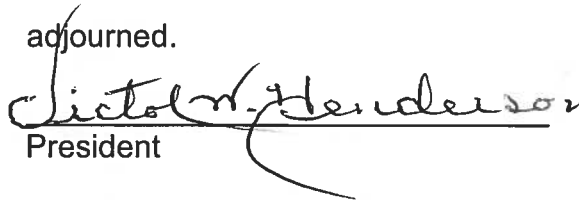
There were no future agenda items approved.

21.

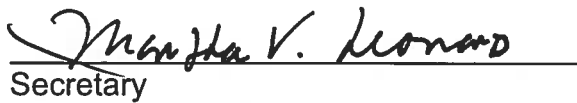
The next board meeting was scheduled for December 20, 2016.

22.

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



President



Secretary

