

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF
TARRANT REGIONAL WATER DISTRICT
HELD ON THE 15th DAY OF AUGUST 2017 AT 9:00 A.M.

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

Present

Jack Stevens
Marty Leonard
Jim Lane
James Hill

Absent

Leah King

Also present were Jim Oliver, Alan Thomas, Dan Buhman, Darrel Andrews, Darrell Beason, Steve Christian, Linda Christie, Randall Cocke, Dustan Compton, Woody Frossard, Tina Hendon, Rachel Ickert, Nancy King, Chad Lorance, Mick Maguire, David Marshall, Dean Minchillo, Sandy Newby, David Owen, Wayne Owen, Kirk Thomas and Ed Weaver.

Also in attendance were George Christie, General Counsel for Tarrant Regional Water District (District or TRWD); Lee Christie, Ethel Steele, Jeremy Harmon, Larry Fowler and Keith Ogle of Pope, Hardwicke, Christie, Schell, Kelly & Taplett, L.L.P.; Kayla Millette of EE&G; Ariel Stilwell; Bill Paxton of The Paxton Firm; Matt Garcia of AECOM; Kathy Fretwell and Nicole Conner of Kennedy Jenks; Patrick Dickinson of Water University; Mark and Amy Schweining; Sherry Reaves; Vic and Jeannine Henderson; Rusty Gibson of Freese and Nichols; and Denis Qualls of City of Dallas Water Utilities.

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

1.

All present were given the opportunity to join in reciting the Pledges of Allegiance to the U.S. and Texas flags.

2.

On a motion made by Director Leonard and seconded by Director Hill, the Directors voted unanimously to approve the minutes from the meeting held on July 18, 2017 and the Board Budget Workshop held on July 27, 2017. It was accordingly ordered that these minutes be placed in the permanent files of the Tarrant Regional Water District.

3.

With the recommendation of management, Director Leonard moved to approve a resolution honoring past Board President Victor W. Henderson. Director Hill seconded the motion and the vote in favor was unanimous.

4.

With the recommendation of management, Director Leonard moved to place a proposal to adopt a tax year 2017 tax rate of \$.0194/\$100 on the agenda for the September 19, 2017 Board of Directors Meeting and to establish the date for a public hearing to be held September 7, 2017 at 2:00 p.m. on the proposed tax year 2017 tax rate of \$.0194/\$100, which is no less than three and no more than fourteen days prior to the September 19, 2017 Board of Directors Meeting. Director Lane seconded the motion and the vote in favor was unanimous.

5.

With the recommendation of management, Director Lane moved to approve renewal of an interlocal agreement among Tarrant Regional Water District, Wise County

Water Control and Improvement District Number 1, Wise Soil and Water Conservation District, and Wise County Commissioners Court to continue support of the Eagle Mountain Lake Watershed Conservation Initiative. This agreement provides for continued funding to the initiative in the amount of \$37,500 annually for a five-year period for a total amount of \$187,500 beginning September 1, 2017. Funding for this agreement is included in the Fiscal Year 2017 Revenue Fund. Director Hill seconded the motion and the vote in favor was unanimous.

6.

With the recommendation of management, Director Lane moved to approve a change in calculation of retainage being held for Arch Contracting, LLC to 5% of the total contract price following the recent 50% completion milestone of their contract for the Richland-Chambers Wetlands supplemental spillway. 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 Leonard seconded the motion and the vote in favor was unanimous.

7.

With the recommendation of management, Director Hill moved to approve a purchase in an amount not to exceed \$2,000,000 for Cisco Systems hardware, software and services from Flair Data Systems necessary for a refresh of the communications hardware that provides the foundation for District business functions. Funding for this purchase is included in the Fiscal Year 2017 General and Revenue Fund. Director Leonard seconded the motion and the vote in favor was unanimous.

8.

Staff Updates

- **Texas Excellence in Landscaping - Hendon**
- **Water Conservation Overview - Christie**
- **System Status Update**

9.

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 10:00 a.m. to 10:12 a.m.

10.

The presiding officer next called an executive session at 10:12 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; *Tarrant Regional Water District v. Soap Creek Ranch, L.P., et al.*, Cause No. 14-C-3224 in the County Court at Law No. 1 of Ellis County, Texas; *Tarrant Regional Water District v. Charles Edward Snyder, as Independent*

Administrator of the Estate of William B. Snyder, Cause No. C13-22118-CV in the County Court at Law of Navarro County, Texas); and under Section 551.072 to Deliberate the Purchase, Exchange, Lease or Value of Real Property. Upon completion of the executive session at 10:29 a.m., the President reopened the meeting.

11.

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 783
(Barnes)**

A permanent easement interest across a 3.724-acre tract of land situated in the Alfred Benge Survey, Abstract Number 57, Henderson County, Texas, and being more particularly described as a portion of that certain 82.90-acre tract of land conveyed to Gloria and Billy Ben Barnes, as described by deed recorded in Volume 1293, Page 2, Deed Records of Henderson County, Texas, and being further described in the accompanying survey plat for Parcel 783 attached hereto for the negotiated purchase price of \$53,000.

- **IPL Parcel 784
(Barnes)**

A permanent easement interest across a 4.432-acre tract of land situated in the Alfred Benge Survey, Abstract Number 57, Henderson County, Texas, and being more particularly described as a portion of that certain 71.784-acre tract of land conveyed to Gloria Fae Barnes, as described by deed recorded in Volume 1735, Page 625, Real Property Records of Henderson County, Texas, and being further described in the accompanying survey plat for Parcel 784 attached hereto for the negotiated purchase price of \$57,000.

- **IPL Parcel 917
(Brooks)**

A permanent easement interest across a 4.029-acre tract of land situated in the George Young Survey, Abstract Number 884, Navarro County, Texas, and being more particularly described as a portion of that certain 30.42-acre tract of land conveyed to Paul and Irene Brooks by deed recorded in Volume 1461, Page 635, Deed Records, Navarro County, Texas, and being further described in the accompanying survey plat for Parcel 917 attached hereto for the appraised value of \$13,000.

EXHIBIT "A"
Property Description

Being 3.724 acres (162,238 square feet) of land situated in the Alfred Benge Survey, Abstract Number 57, Henderson County, Texas, and more particularly in that certain 82.90 acre tract of land conveyed to Gloria Barnes and husband, Billy Ben Barnes, as described by deed recorded in Volume 1293, Page 2, Deed Records of Henderson County, Texas, (D.R.H.C.T.), and being further described as follows:

COMMENCING at a 3/8 inch iron rod found at the Northeast corner of a called 32.88 acre tract conveyed to Ben Haynes and Vicky Haynes, as described by deed recorded in Volume 2812, Page 201, Real Property Records of Henderson County, Texas, (R.P.R.H.C.T.) the Southeast corner of a called 117.86 acre tract of land conveyed to Hunt Oil Company, as described by deed recorded in Volume 436, Page 477, Deed Records of Henderson County, Texas, (D.R.H.C.T.), on the West line of said 82.90 acre Barnes tract, the North line of said Alfred Benge Survey, and the South line the Jose Mora Survey, Abstract Number 497;

THENCE S 09°09'12" W, along the East line of said Haynes tract and the West line of said Barnes tract, a distance of 750.32 feet to a set 1/2 inch iron rod with plastic cap stamped K.L.K. #4687 at the Northwest corner of tract herein described and the **POINT OF BEGINNING** (N: 6,725,048.857, E: 2,872,908.532, Grid);

- (1) **THENCE** S 55°12'57" E, a distance of 171.67 feet along the North line of the tract herein described to a set 1/2 inch iron rod with plastic cap stamped K.L.K. #4687;
- (2) **THENCE** S 61°10'34" E, a distance of 119.42 feet continuing along the North line of said tract herein described to a set 1/2 inch iron rod with plastic cap stamped K.L.K. #4687;
- (3) **THENCE** S 67°08'12" E, a distance of 789.00 feet continuing along the North line of said tract herein described to a set 1/2 inch iron rod with plastic cap stamped K.L.K. #4687 in the East line of said 82.90 acre Barnes tract and the West line of a called 71.784 acre tract conveyed to Gloria Fae Barnes, as described by deed recorded in Volume 1735, Page 625, R.P.R.H.C.T. at the North corner of tract herein described from which a found 3/8 inch iron rod in the East line of said 82.90 acre Gloria and Billy Ben Barnes tract, at the Northwest corner of said 71.784 acre Gloria Fae Barnes tract, the Southwest corner of the John Rachal Survey, Abstract Number 662, and a Southeast corner of said Jose Mora Survey bears N 08°09'38" W, a distance of 1048.71 feet;
- (4) **THENCE** S 08°09'38" W, a distance of 155.08 feet along the East line of said 82.90 acre Gloria and Billy Ben Barnes tract and the West line of said 71.784 acre Gloria Fae Barnes tract to a set 1/2 inch iron rod with plastic cap stamped K.L.K. #4687 for the Southeast corner of said tract herein described from which a found 3/4 inch iron pipe in the East line of said 82.90 acre tract for the Southwest corner of said 71.784 acre tract bears S 08°09'38" W, a distance of 1720.99 feet;

- (5) **THENCE** N 67°08'12" W, a distance of 866.10 feet along the South line of said tract herein described to a set 1/2 inch iron rod with plastic cap stamped K.L.K. #4687;
- (6) **THENCE** N 61°10'34" W, a distance of 75.49 feet continuing along the South line of said herein described tract to a set 1/2 inch iron rod with plastic cap stamped K.L.K. #4687;
- (7) **THENCE** N 55°12'57" W, a distance of 137.45 feet continuing along the South line of said herein described tract to a set 1/2 inch iron rod with plastic cap stamped K.L.K. #4687 for the Southwest corner of same, in the West line of said 82.90 acre Gloria and Billy Ben Barnes tract and the East line of aforementioned 32.88 acre Haynes tract from which a found 1/2 inch iron rod in said West line for the Southeast corner of said 32.88 acre tract bears S 09°09'12" W, a distance of 149.76 feet;
- (8) **THENCE** N 09°09'12" E, a distance of 166.37 feet along the West line of said 82.90 acre tract and the East line of said 32.88 acre tract to the **POINT OF BEGINNING**, containing 3.724 acres (162,238 square feet) of land.

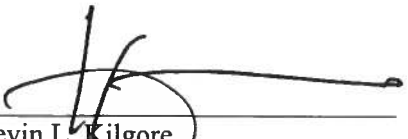
NOTE: Basis of bearing is the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum 1983 (NAD 83) (2007) with all distances adjusted to surface by project combined scale factor of 0.9999804020.

NOTE: Plat to accompany this legal description

I do certify on this 20th day of November, 2015 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 October 20, 2015, issued date of November 4, 2015, GF No. 15-380-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: 2/11/13

JOSE MORA SURVEY
ABSTRACT 497

HUNT OIL COMPANY
VOL. 438, PG. 477
D.R.H.C.T.
CALLED 117.86 AC.

EXHIBIT "A"
PARCEL 783

JOHN RACHAL SURVEY
ABSTRACT 662



ALFRED BENGE SURVEY
ABSTRACT 57

IPL PARCEL 782
BEN HAYNES AND VICKY HAYNES
VOL. 2812, PG. 201
R.P.R.H.C.T.
CALLED 32.88 AC.

PARCEL 783
3.724 AC.
162,238 SQ. FT.

P.O.B.
N: 6,725,048.857
E: 2,872,908.532
(GRID)

ALFRED BENGE SURVEY
ABSTRACT 57

IPL PARCEL 784
GLORIA FAE BARNES
VOL. 1735, PG. 625
R.P.R.H.C.T.
CALLED 71.784 AC.

GLORIA BARNES
AND HUSBAND,
BILLY BEN BARNES
VOL. 1293, PG. 2
D.R.H.C.T.
CALLED 82.90 AC.

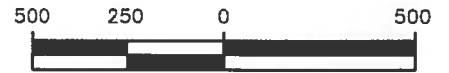
LINE	BEARING	DISTANCE
L1	S 55°12'57" E	171.67'
L2	S 61°10'34" E	119.42'
L3	S 08°09'38" W	155.08'
L4	N 61°10'34" W	75.49'
L5	N 55°12'57" W	137.45'
L6	N 09°09'12" E	166.37'
L7	S 09°09'12" W	149.76'

LEGEND

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

NOTE: KNOWN UNDERGROUND UTILITIES SHOWN ARE
QUALITY LEVEL B SUE - (1/22/2013)

NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.



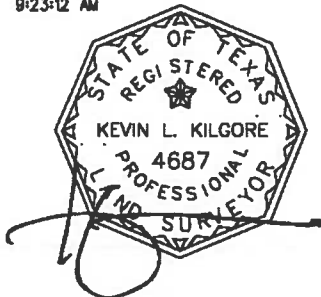
GRAPHIC SCALE IN FEET
1" = 500'

Kilgore & Company, Inc.
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6712 PALUXY DRIVE
TYLER, TX 75703
(903) 581-7800 (TEL)
(903) 581-3756 (FAX)

PROJ NO: 201010P783
SCALE: 1" = 500'
DATE: 11-23-2015
DRAWN BY: RTW
CHECKED BY: RN
REVISED DATE:

PRINTED ON:
11/23/2015
9:23:12 AM



SHEET TITLE

EXHIBIT "A"
SEGMENT 19-1, PARCEL 783
GLORIA BARNES AND
HUSBAND, BILLY BEN BARNES

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 6

EXHIBIT "A"
Property Description

Being 4.432 acres (193,049 square feet) of land situated in the Alfred Benge Survey, Abstract Number 57, Henderson County, Texas, and more particularly in that certain 71.784 acre tract of land conveyed to Gloria Fae Barnes, as described by deed recorded in Volume 1735, Page 625, 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 inch iron rod with plastic cap stamped K.L.K. #4687 in the East line of said 71.748 acre Barnes tract and the West line of a called 82.713 acre tract conveyed to June McCoy Gandy and Danny A. McCoy, as described by deed recorded in Volume 898, Page 423, Deed Records of Henderson County, Texas subsequently solely to June McCoy Gandy by Affidavit of Heir-Ship recorded under Clerk's File Number 2009-00016480, R.P.R.H.C.T. from which a found 1/2 inch iron rod for the Southeast corner of said 71.784 acre tract and the Southwest corner of said 82.713 acre tract bears S 08°01'45" W, a distance of 1399.24 feet, said iron rod set also being the Southeast corner of the tract herein described and the **POINT OF BEGINNING** (N: 6,723,933.196, E: 2,875,045.152, Grid);

- (1) **THENCE** N 67°08'12" W, a distance of 1287.17 feet along the South line of the tract herein described to a set 1/2 inch iron rod with plastic cap stamped K.L.K. #4687 in the West line of said 71.784 acre tract and the East line of a called 82.90 acre tract conveyed to Gloria Barnes and husband, Billy Ben Barnes, as described by deed recorded in Volume 1293, Page 2, Deed Records of Henderson County, Texas from which a found 3/4 inch iron pipe in the East line of said 82.90 acre tract for the Southwest corner of said 71.784 acre tract bears S 08°09'38" W, a distance of 1720.99 feet;
- (2) **THENCE** N 08°09'38" E, a distance of 155.08 feet along the West line of said 71.784 acre tract and said tract herein described and the East line of said 82.90 acre tract to a set 1/2 inch iron rod with plastic cap stamped K.L.K. #4687 from which a found 3/8 inch iron rod for the Northwest corner of said 71.784 acre tract bears N 08°09'38" E, a distance of 1048.71 feet;
- (3) **THENCE** S 67°08'12" E, a distance of 1286.81 feet along the North line of said tract herein described to a set 1/2 inch iron rod with plastic cap stamped K.L.K. #4687 in the East line of said 71.784 acre tract and the West line of said 82.713 acre June McCoy Gandy tract from which a found 1/2 inch iron rod in the West line of said 82.713 acre June McCoy Gandy tract and at the Northeast corner of said 71.784 acre Gloria Fae Barnes tract bears N 08°01'45" E, a distance of 771.95 feet;
- (4) **THENCE** S 08°01'45" W, a distance of 155.17 feet along the East line of said 71.784 acre Gandy tract and the West line of said 82.713 acre Gloria Fae Barnes tract to the **POINT OF BEGINNING**, containing 4.432 acres (193,049 square feet) of land.

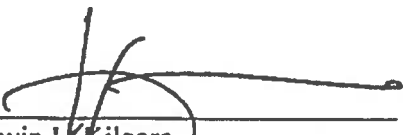
NOTE: Basis of bearing is the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum 1983 (NAD 83) (2007) with all distances adjusted to surface by project combined scale factor of 0.9999804020.

NOTE: Plat to accompany this legal description

I do certify on this 20th day of November, 2015 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 October 20, 2015, issued date of November 2, 2015, GF No. 15-375-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: 2/11/13

JOSE MORA SURVEY
ABSTRACT 497

EXHIBIT "A"
PARCEL 784

JOHN RACHAL SURVEY
ABSTRACT 662

ALFRED BENGE SURVEY
ABSTRACT 57

ALFRED BENGE SURVEY
ABSTRACT 57

LINE	BEARING	DISTANCE
L1	N 08°09'38" E	155.08'
L2	S 08°01'45" W	155.17'

IPL PARCEL 783
GLORIA BARNES AND
HUSBAND, BILLY BEN BARNES
VOL. 1293, PG. 2
D.R.H.C.T.
CALLED 82.90 AC.

IPL PARCEL 785
JUNE McCOY GANDY
AND DANNY A. McCOY
VOL. 898, PG. 423
D.R.H.C.T.
CALLED 82.713 AC.
SUBSEQUENTLY SOLELY TO
JUNE McCOY GANDY
BY AFFIDAVIT OF HEIR-SHIP
CLERK'S FILE NUMBER
2009-00016480
R.P.R.H.C.T.

MOBILE CRUDE OIL
(UNKNOWN DIAMETER)

GLORIA FAE BARNES
VOL. 1735, PG. 625
R.P.R.H.C.T.
CALLED 71.784 AC.

P.O.B.
N: 6,723,933.196
E: 2,875,045.152
(GRID)

LEGEND

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

NOTE: KNOWN UNDERGROUND UTILITIES SHOWN ARE
QUALITY LEVEL B SUE - (1/22/2013)

NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.



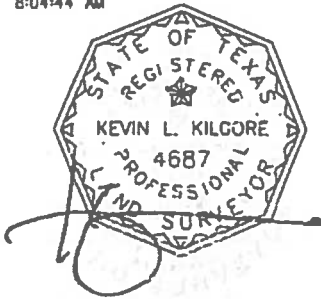
GRAPHIC SCALE IN FEET
1" = 500'

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

PROJ NO: 201010P784
SCALE: 1" = 500'
DATE: 11-23-2015
DRAWN BY: RTW
CHECKED BY: RN
REVISED DATE:

PRINTED ON:
11/23/2015
8:04:44 AM



SHEET TITLE

EXHIBIT "A"
SEGMENT 19-1, PARCEL 784
GLORIA FAE BARNES

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

EXHIBIT "A"
Property Description

Being 4.029 acres (175,492 square feet) of land situated in the George Young Survey, Abstract Number 884, Navarro County, Texas and more particularly that certain 30.42 acre tract of land, conveyed to Paul Brooks and wife, Irene Brooks by deed recorded in Volume 1461, Page 635, Deed Records, Navarro County, Texas (D.R.N.C.T.), and being further described as follows:

COMMENCING at the Northwestern corner of said Brooks tract and the Southwestern corner of that certain tract of land conveyed to Gary A. Waldow by deed recorded in Volume 1755, Page 178, D.R.N.C.T., from which a found 1/2 inch iron rod bears N 70°55'46" E, 0.98 foot;

THENCE N 59°07'43" E, along the Northerly line of said Brooks tract and the Southerly line of said Waldow tract, a distance of 910.49 feet to a 1/2 inch iron rod found for the Northeasterly corner of said Brooks tract and an interior corner in the Southerly line of said Waldow tract, being in the Easterly line of said George Young Survey and the Westerly line of the Thomas J. Jourdan Survey, Abstract Number 425 and being the most Northerly corner and **POINT OF BEGINNING** of the tract herein described (N: 6,757,199.212, E: 2,654,415.826 Grid);

- (1) **THENCE** S 31°47'12" E, along the Easterly line of said Brooks tract and said George Young Survey and the Westerly line of said Waldow tract and said Thomas J. Jourdan Survey and along the Easterly line of the tract herein described, a distance of 1,326.67 feet to a set 5/8 inch iron rod with TranSystems cap for the point of intersection with the existing Northerly right-of-way line of F.M. 636, Volume 459, Page 85, D.R.N.C.T. and Volume 545, Page 305, D.R.N.C.T. (90 foot wide right-of-way), being the Southeasterly corner of the tract herein described;
- (2) **THENCE** S 58°09'42" W, along the existing Northerly right-of-way line of said FM 636 and the Southerly line of the tract herein described, a distance of 150.00 feet to a set 5/8 inch iron rod with TranSystems cap for the Southwestern corner of the tract herein described;
- (3) **THENCE** N 31°47'12" W, departing the existing Northerly right-of-way line of said FM 636 and along the Westerly line of the tract herein described, a distance of 1,013.23 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;
- (4) **THENCE** N 06°13'21" W, continuing along the Westerly line of the tract herein described, a distance of 347.61 feet to the **POINT OF BEGINNING**, containing 4.029 acres (175,492 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 15th day of January, 2015, to Corrsicana Title & Abstract Company, LLC, Commonwealth Land 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 Commonwealth Land Title Insurance Company, with an effective date of November 18, 2014, issued date of December 11, 2014, GF # CT14-1061-C 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.

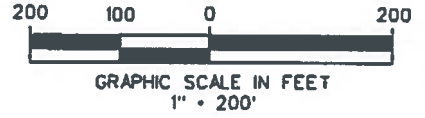


Richard R. Dorr
Registered Professional Land Surveyor
Texas Registration Number 4780
TBPLS Firm Reg. No. 100383-00



Dated: 01/15/15

EXHIBIT "A"
PARCEL 917



PARCEL 917
4.029 AC.
175,492 SQ. FT.

THOMAS J. JOURDAN
SURVEY
ABSTRACT 425

IPL PARCEL 918
GARY A. WALDOW
VOL. 1755, PG. 178
D.R.N.C.T.

GEORGE YOUNG
SURVEY
ABSTRACT 884

PAUL BROOKS AND WIFE,
IRENE BROOKS
VOL. 1461, PG. 635
D.R.N.C.T.
CALLED 30.42 ACRES

F.M. 636
(VOL. 459, PG. 85, D.R.N.C.T.)
(VOL. 545, PG. 305, D.R.N.C.T.)
90' RIGHT-OF-WAY

IPL PARCEL 916
JAMES E. PERRY AND WIFE,
GLENDA H. PERRY
VOL. 753, PG. 509
D.R.N.C.T.

NORMAN G. SMITH
VOL. 1012, PG. 552
D.R.N.C.T.

HENRY S. SIMONTON
SR. SURVEY
ABSTRACT 743

NOTES:
KNOWN UNDERGROUND UTILITY LOCATIONS SHOWN ARE
QUALITY LEVEL B AND LEVEL D SUE - 01-03-2013
(U.O.N.) INDICATES UNLESS OTHERWISE NOTED

LEGEND

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

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:	P20209338
SCALE:	1" = 200'
DATE:	12-16-2014
DRAWN BY:	SMD
CHECKED BY:	RRD
REVISED DATE:	

PRINTED ON:
1/15/2015
1:33:47 PM

SHEET TITLE	
EXHIBIT "A" SEGMENT 16, PARCEL 917 PAUL BROOKS AND WIFE, IRENE BROOKS	
PROJECT	
INTEGRATED PIPELINE PROJECT	
BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83)(2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED SCALE FACTOR 0.9999460030	
PG. 3 OF 8	

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

12.

With the recommendation of management and General Counsel, Director Lane moved to approve the proposed settlement of claims in the Cervin condemnation for the amount of \$2,200,000. Funding for this settlement is included in the Bond Fund. Director Hill seconded the motion and the vote in favor was unanimous.

13.

With the recommendation of management and General Counsel, Director Lane moved to approve the proposed settlement of claims in the Snyder condemnation for the amount of \$320,000. Funding for this settlement is included in the Bond Fund. Director Hill seconded the motion and the vote in favor was unanimous.

14.

With the recommendation of management, Director Leonard moved to grant authority to enter into an exchange of land with Kristin L Perryman, Sr. TRWD will pay the negotiated amount of \$35,000 as additional consideration for the exchange. Funding for this exchange is included in the Fiscal Year 2017 Revenue Fund Budget.

Perryman to convey to TRWD fee simple title to the surface estate only, together with all improvements located thereon, of an approximately 63.12-acre tract of land in the James Smith Survey, Abstract 741, Navarro County, Texas, being part of a called 271.5-acre tract of land described by deed recorded in Volume 638, Page 241, Deed Records, Navarro County, Texas, said tract being more particularly

described in the accompanying resolution and by metes and bounds in the survey plat attached hereto as Exhibit "A."

TRWD to convey to the Perryman fee simple title to the surface estate only, together with all improvements located thereon, of an approximately 31.29-acre tract of land situated in the P.W. Morton Survey Abstract 543, Navarro County, Texas, and being part of a called 171-acre tract of land described as Area "A" Tract 2 by deed recorded in Volume 981, Page 708, Deed Records of Navarro County, Texas, and an approximately 7.96-acre tract of land situated in the P.W. Morton Survey Abstract 543, Navarro County, Texas, and being part of a called 12-acre tract of land described as Area "A" Tract 2-A by deed recorded in Volume 981, Page 708, Deed Records of Navarro County, Texas, said tracts being more particularly described in the accompanying resolution and by metes and bounds in the survey plat attached hereto as Exhibit "B."

FIELD NOTES

EXHIBIT "A"

PERRYMAN TRACT
63.12 ACRES

JAMES SMITH SURVEY
ABSTRACT 741

NAVARRO COUNTY

All that certain lot, tract, or parcel of land situated in the James Smith Survey Abstract 741, Navarro County, Texas, and being part of a called 271-1/2 acre tract described by deed recorded in Volume 638, Page 241 of the Deed Records of Navarro County, Texas. Said tract or parcel of land being more fully described by metes and bounds as follows.

BEGINNING on a found 1-1/4" iron pipe for the southwest corner of the above mentioned 271-1/2 acre tract and this tract, said point being on the southeast line of the James Smith Survey A-741 and on the northwest line of the P.W. Morton Survey A-543;

THENCE with the line of directional control (based on record bearing in Volume 1323, Page 568) N29°37'00"W 2566.43 feet to the northwest corner of this tract located on the west bank of the Trinity River; Witness: S29°37'00"E 110.5 feet, a cedar post. Witness: S29°37'00"E 1409.64 feet, a set 1/2" iron rod.

THENCE with said west bank as follows: S59°20'57"E 193.73 feet, S65°50'01"E 300.16 feet, S80°05'58"E 160.29 feet, S86°26'47"E 246.76 feet, N88°53'16"E 155.83 feet, N79°47'18"E 227.97 feet, N87°42'36"E 266.66 feet, S87°16'04"E 90.62 feet, S45°53'06"E 304.62 feet, S40°42'10"E 343.33 feet, S39°50'03"E 425.81 feet, S33°39'13"E 172.27 feet, S36°19'40"E 132.95 feet and S41°03'08"E 236.15 feet to a set 1/2" iron rod for the southeast corner of this tract located on said common survey line;

THENCE with said common survey line S59°51'44"W 1570.49 feet to the place of beginning and containing 63.12 acres of land.

SURVEYOR'S CERTIFICATE

I, Mark Ferrell, Registered Professional Land Surveyor 4373, do hereby certify that I directed an on the ground survey of the property described above and prepared the above field notes and plat of even date describing the boundaries of same just as they were found and surveyed upon the ground. Witness my hand and seal at Athens, Texas, this the 13th day of April, 2017.

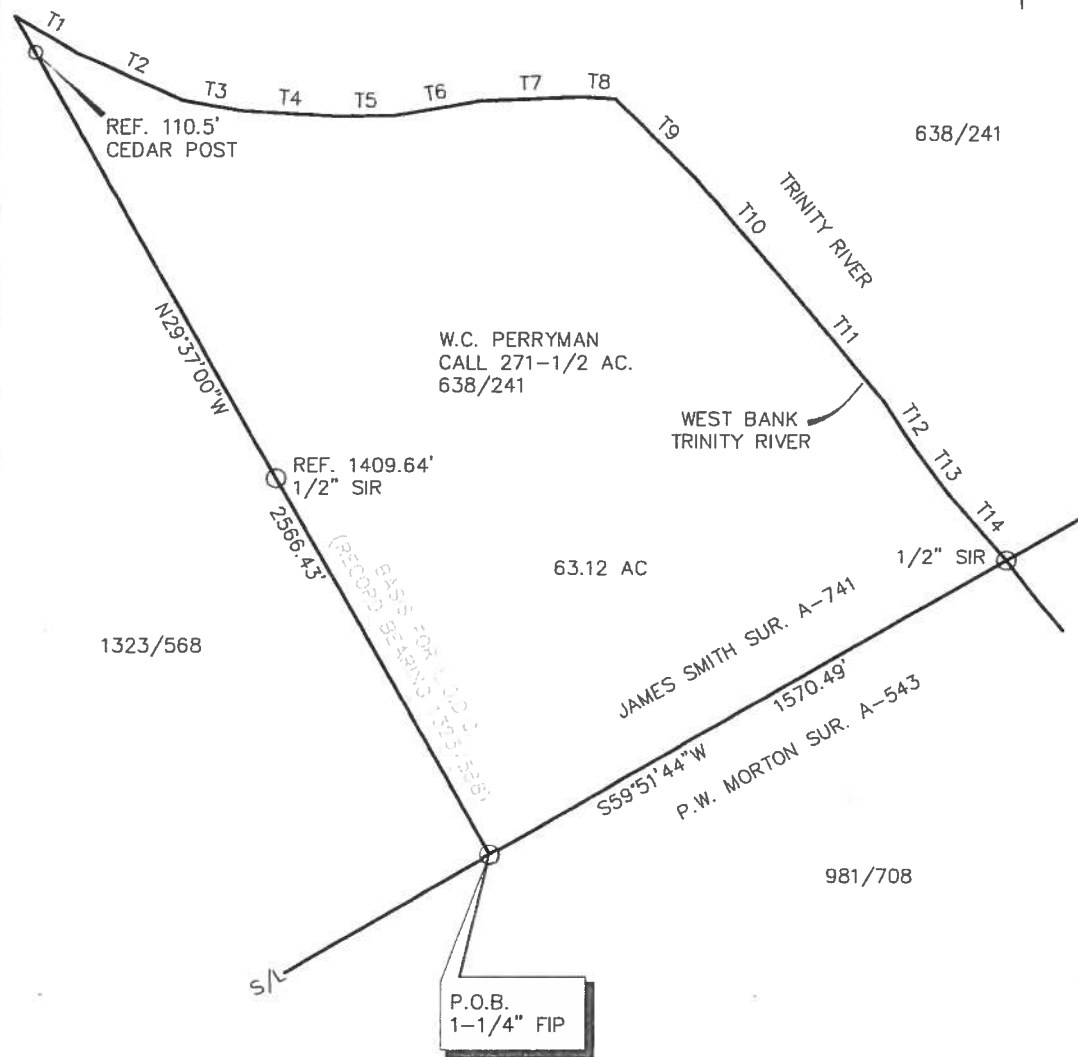


[Handwritten Signature]

Revised 07/13/17

Mark Ferrell
Registered Professional Land
Surveyor Number 4373
Firm No. 10019900

TANGENT	BEARING	LENGTH	TANGENT	BEARING	LENGTH
T1	S59°20'57"E	193.73'	T8	S87°16'04"E	90.62'
T2	S65°50'01"E	300.16'	T9	S45°53'06"E	304.62'
T3	S80°05'58"E	160.29'	T10	S40°42'10"E	343.33'
T4	S86°26'47"E	246.76'	T11	S39°50'03"E	425.81'
T5	N88°53'16"E	155.83'	T12	S33°39'13"E	172.27'
T6	N79°47'18"E	227.97'	T13	S36°19'40"E	132.95'
T7	N87°42'36"E	266.66'	T14	S41°03'08"E	236.15'



1323/568

638/241

W.C. PERRYMAN
CALL 271-1/2 AC.
638/241

WEST BANK
TRINITY RIVER

63.12 AC

1/2" SIR

JAMES SMITH SUR. A-741
1570.49'

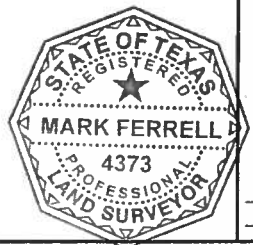
S59°51'44"W

P.W. MORTON SUR. A-543

981/708

P.O.B.
1-1/4" FIP

SCALE: 1" = 400'
COUNTY: NAVARRO
ACREAGE: 63.12 AC.
SURVEY: JAMES SMITH A-741
DESCRIPTION: SEE PLAT
SURVEYED FOR: PERRYMAN



LEGEND

- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- W/M = WATER METER
- W/V = WATER VALVE
- FIR = FOUND IRON ROD
- SIR = SET IRON ROD
- TEL. = TELEPHONE
- A/C = AIR CONDITIONER
- X-X- = FENCE
- E- = POWERLINE

I, Mark Ferrell, Registered Professional Land Surveyor 4373, do hereby certify that the above survey plat and notes of even date represent the results of an on the ground survey made under my direction and supervision.
This the 13 Day of APRIL, 2017.

HEARN SURVEYING ASSOCIATES

FIRM NUMBER: 10019900

108 W TYLER ST
ATHENS, TX 75751-2045
(903) 675-2858

800-432-7670

Mark Ferrell
Registered Professional Land Surveyor
Number 4373

REVISED 07/13/17

USE OR REPRODUCTION OF THIS SURVEY FOR ANY PURPOSE BY OTHER PARTIES IS PROHIBITED. SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

FIELD NOTES

EXHIBIT "B"

TARRANT COUNTY WATER DISTRICT
31.29 ACRES

P.W. MORTON SURVEY
ABSTRACT 543

NAVARRO COUNTY

All that certain lot, tract, or parcel of land situated in the P.W. Morton Survey Abstract 543, Navarro County, Texas, and being part of a called 171 acre tract described as Area "A" Tract 2 by deed recorded in Volume 981, Page 708 of the Deed Records of Navarro County, Texas. Said tract or parcel of land being more fully described by metes and bounds as follows.

BEGINNING on a set 1/2" iron rod for the northwest corner of this tract N59°51'44"E 2403.92 feet from the northwest corner of the above mentioned 171 acre tract, said point being on the southeast line of the James Smith Survey A-741 and on the northwest line of the P.W. Morton Survey A-543, said point also being N59°51'44"E 1832.92 feet from the southwest corner of the W.C. Perryman 271-1/2 acre tract recorded in Volume 638, Page 241;

THENCE with said common survey line N59°51'44"E 1562.09 feet to a set 1/2" iron rod for the northeast corner of this tract;

THENCE S30°08'16"E 1148.77 feet to a set 1/2" iron rod for the southeast corner of this tract located on the east bank of the Trinity River;

THENCE with said east bank as follows: S81°32'10"W 48.50 feet, S59°52'56"W 268.46 feet, S74°33'37"W 278.59 feet, S87°42'09"W 219.42 feet, S84°48'11"W 101.74 feet, N86°04'29"W 323.78 feet, N79°48'59"W 194.55 feet, N65°13'37"W 121.15 feet, N76°01'58"W 75.79 feet, N55°54'13"W 108.99 feet, N61°49'59"W 97.49 feet, N50°09'16"W 102.79 feet and N36°02'32"W 178.85 feet to the place of beginning and containing 31.29 acres of land.

SURVEYOR'S CERTIFICATE

I, Mark Ferrell, Registered Professional Land Surveyor 4373, do hereby certify that I directed an on the ground survey of the property described above and prepared the above field notes and plat of even date describing the boundaries of same just as they were found and surveyed upon the ground.

Witness my hand and seal at Athens, Texas, this the 13th day of April, 2017.



[Handwritten Signature]

Mark Ferrell
Registered Professional Land
Surveyor Number 4373
Firm No. 10019900

FIELD NOTES

TARRANT COUNTY WATER DISTRICT
7.96 ACRES

P.W. MORTON SURVEY
ABSTRACT 543

NAVARRO COUNTY

All that certain lot, tract, or parcel of land situated in the P.W. Morton Survey Abstract 543, Navarro County, Texas, and being part of a called 12 acre tract described as Area "A" Tract 2-A by deed recorded in Volume 981, Page 708 of the Deed Records of Navarro County, Texas. Said tract or parcel of land being more fully described by metes and bounds as follows.

BEGINNING on a set 1/2" iron rod for the northwest corner of the above mentioned 12 acre tract, said point being the southeast line of the James Smith Survey A-741 and the northwest line of the P.W. Morton Survey A-543, said point also being N59° 51' 44"E 3658.90 feet from the southwest corner of the W.C. Perryman 271-1/2 acre tract recorded in Volume 638, Page 241;

THENCE with said common survey line N59° 51' 44"E 263.89 feet to a set 1/2" iron rod for the northeast corner of this tract;

THENCE S30° 08' 16"E 1408.95 feet to a set 1/2" iron rod for the southeast corner of this tract located on the east bank of the Trinity River;

THENCE with said east bank as follows: N82° 47' 02"W 183.35 feet and S88° 00' 47"W 134.00 feet to a set 1/2" iron rod for the southwest corner of this tract;


THENCE N30° 08' 16"W 1234.49 feet to the place of beginning and containing 7.96 acres of land.

SURVEYOR'S CERTIFICATE

I, Mark Ferrell, Registered Professional Land Surveyor 4373, do hereby certify that I directed an on the ground survey of the property described above and prepared the above field notes and plat of even date describing the boundaries of same just as they were found and surveyed upon the ground.

Witness my hand and seal at Athens, Texas, this the 13th day of April, 2017.

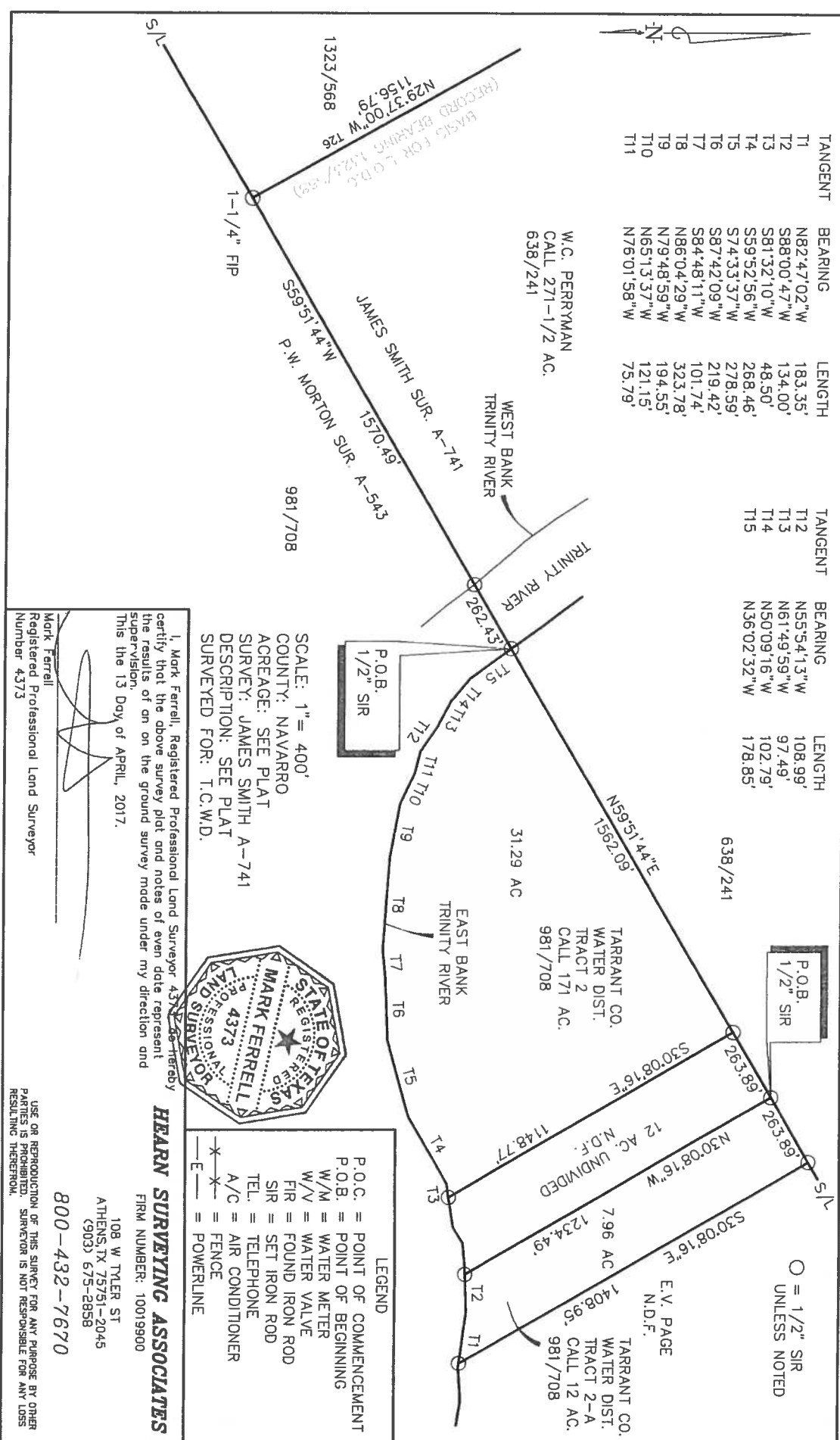



Mark Ferrell
Registered Professional Land
Surveyor Number 4373
Firm No. 10019900



TANGENT	BEARING	LENGTH
T1	N82°47'02"W	183.35'
T2	S88°00'47"W	134.00'
T3	S81°32'10"W	48.50'
T4	S59°52'56"W	268.46'
T5	S74°33'37"W	278.59'
T6	S87°42'09"W	219.42'
T7	S84°48'11"W	101.74'
T8	N86°04'29"W	323.78'
T9	N79°48'59"W	194.55'
T10	N65°13'37"W	121.15'
T11	N76°01'58"W	75.79'

TANGENT	BEARING	LENGTH
T12	N55°54'13"W	108.99'
T13	N61°49'59"W	97.49'
T14	N50°09'16"W	102.79'
T15	N36°02'32"W	178.85'



W.C. PERRYMAN
CALL 271-1/2 AC.
638/241

TARRANT CO.
WATER DIST.
TRACT 2
CALL 171 AC.
981/708

E.V. PAGE
N.D.F.
TARRANT CO.
WATER DIST.
TRACT 2-A
CALL 12 AC.
981/708

SCALE: 1" = 400'
COUNTY: NAVARRO
ACREAGE: SEE PLAT
SURVEY: JAMES SMITH A-741
DESCRIPTION: SEE PLAT
SURVEYED FOR: T.C.W.D.



I, Mark Ferrell, Registered Professional Land Surveyor 4373, do hereby certify that the above survey plat and notes of even date represent the results of an on the ground survey made under my direction and supervision.
This the 13 Day of APRIL, 2017.

Mark Ferrell
Registered Professional Land Surveyor
Number 4373

LEGEND

- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- W/M = WATER METER
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- FIR = FOUND IRON ROD
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- A/C = AIR CONDITIONER
- X- = FENCE
- E- = POWERLINE

HEARN SURVEYING ASSOCIATES
FIRM NUMBER: 10019900
108 W TYLER ST
ATHENS, TX 75751-2045
(903) 675-2858
800-432-7670

USE OR REPRODUCTION OF THIS SURVEY FOR ANY PURPOSE BY OTHER PARTIES IS PROHIBITED. SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

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 the transaction and to pay all reasonable and necessary closing and related costs incurred with this exchange. Director Lane seconded the motion and the vote in favor was unanimous.

15.

There were no future agenda items approved.

16.


The next board meeting was scheduled for September 19, 2017 at 9:00 A.M.

17.

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



President



Secretary Pro Tem