

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF
TARRANT REGIONAL WATER DISTRICT
HELD ON THE 19th DAY OF SEPTEMBER 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
Leah King
James Hill

Also present were Jim Oliver, Alan Thomas, Dan Buhman, Darrell Beason, Rick Carroll, Steve Christian, Linda Christie, Randall Cocke, Dustan Compton, David Geary, Jason Gehrig, JD Granger, JD Harris, Rachel Ickert, Nancy King, Chad Lorance, David Marshall, Sandy Newby, Tina Nikolic, Luke Ogle, Rick Odom, Wayne Owen, Billy Owens, Tami Russell, Kirk Thomas and Ed Weaver.

Also in attendance were Lee Christie; Ethel Steele, Jeremy Harmon, Kevin Lee and Michael Atchley of Pope, Hardwicke, Christie, Schell, Kelly & Taplett, L.L.P., General Counsel for Tarrant Regional Water District (District or TRWD); Denis Qualls of City of Dallas Water Utilities; Molly Carson of McCall, Parkhurst & Horton, L.L.P.; Raj Mehta of CH2M; Carla Strawn of Lane; Bill Paxton of The Paxton Firm; Amanda Smayda of JQ Infrastructure; and Bob Brashear of CDM Smith.

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.

Director of Operations Darrell Beason gave a presentation on the District's response to the Hurricane Harvey disaster in South Texas.

3.

On a motion made by Director Leonard and seconded by Director Lane, the Directors voted unanimously to approve the minutes from the meeting held on August 15, 2017 and the Public Tax Rate Hearing held on September 7, 2017. It was accordingly ordered that these minutes be placed in the permanent files of the Tarrant Regional Water District.

4.

With the recommendation of management, Director Lane moved to approve the appointment of Carlos Flores to replace Sal Espino and to re-appoint Roy C. Brooks and Bob Riley as directors of the Trinity River Vision Authority. Director King seconded the motion and the vote in favor was unanimous.

5.

With the recommendation of management, Director Leonard moved to approve the proposed FY 2018 General Fund Budget of \$42,475,396. This budget includes Flood Control Operations of \$19,680,083, Recreation of \$1,834,384 and Trinity River Vision TIF 9 Advance Funding of \$20,960,929. Director Hill seconded the motion and the vote in favor was unanimous.

6.

With the recommendation of management, Director Leonard moved to approve the proposed FY 2018 Revenue Fund Budget of \$152,735,084. Director Hill seconded the

motion and the vote in favor was unanimous.

7.

With the recommendation of management and the Board of Directors of Trinity River Vision Authority at its meeting on August 2, 2017, Director Lane moved to approve the proposed FY 2018 Trinity River Vision Authority budget of \$4,830,208. Director King seconded the motion and the vote in favor was unanimous.

8.

With the recommendation of management, Director Leonard moved to adopt an ad valorem tax rate of \$.0194/\$100 for tax year 2017. Director Lane seconded the motion and the vote in favor was unanimous.

9.

With the recommendation of management, Director Lane moved to approve a contract with Clark Electric, Inc. in an amount not to exceed \$1,156,760 to install required components for the Cedar Creek Dam piezometer data acquisition system. Funding for this item is included in the Bond Fund. Director Hill seconded the motion and the vote in favor was unanimous.

10.

With the recommendation of management, Director Hill moved to approve a contract with CH2M in an amount not to exceed \$3,434,922 for Phase 2 of the Integrated Pipeline Project Operational Information and Operations Manuals. Funding for this item is included in the Bond Fund. Director King seconded the motion and the vote in favor was unanimous.

11.

With the recommendation of management, Director Leonard moved to approve a contract with U.S. Geological Survey (USGS) in an amount of \$339,615 for a joint funding agreement for gage network support services. Funding for this item is included in the Fiscal Year 2018 General Fund Budget. Director Hill seconded the motion and the vote in favor was unanimous.

12.

With the recommendation of management, Director Lane moved to approve release of retainage and contract closeout in the amount of \$212,664.58 with Arch Contracting for Richland-Chambers Wetlands supplemental spillways. Director Hill seconded the motion and the vote in favor was unanimous.

13.

With the recommendation of management, Director King moved to approve a purchase in an amount of \$91,545 for three 36-inch gate valves from Ferguson Waterworks for the Beach Street low water dam. Funding for this purchase is included in the Fiscal Year 2018 General Fund Budget. Director Lane seconded the motion and the vote in favor was unanimous.

14.

With the recommendation of management, Director Lane moved to approve amendments to three water sales contract with the Trinity River Authority. The amendments are to the 1991 TRWD/TRA Ellis County contract, the 2002 TRWD/TRA Ennis contract and the 2003 TRWD/TRA Midlothian contract. Director Leonard seconded the motion and the vote in favor was unanimous.

15.

With the recommendation of management, Director King moved to approve a water sales contract with Heartland Mining for the purpose of developing a quarry. The District's Reservoir Operations, Real Property and Environmental Services are reviewing submitted documents and the contract will not be executed until the reviews are complete and plans are approved. Director Hill seconded the motion and the vote in favor was unanimous.

Director Lane was absent for this vote.

16.

With the recommendation of management, Director Leonard moved to approve a water sales contract renewal with the City of Malakoff. Director King seconded the motion and the vote in favor was unanimous.

Director Lane was absent for this vote.

17.

With the recommendation of management, Director Hill moved to approve a professional services contract with Freese & Nichols, Inc. in an amount not to exceed \$100,000 to support Army Corps of Engineers' Sulphur River Basin studies. Funding for this purchase is included in the Fiscal Year 2018 Revenue Fund Budget. Director Leonard seconded the motion and the vote in favor was unanimous.

18.

Staff Updates

- 2010 Bond Refunding Update – Sandy Newby
- Fort Worth's Fourth Recap – Shanna Cate
- System Status Update – Rachel Ickert

19.

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 10:36 a.m. to 10:45 a.m.

20.

The presiding officer next called an executive session at 10:45 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. Archie H. Lowe and Cynthia S. Lowe*, Cause No. D13-22487-CV in the 13th Judicial District Court of Navarro County, Texas; *Tarrant Regional Water District v. Stephanie A. Shekell, Terry D. Coote, and BOKF, N.A., d/b/a Bank of Texas*, Cause No. 2012-007642-1, in the County Court at Law No. 1 of Tarrant County, Texas; and under Section 551.072 to Deliberate the Purchase, Exchange, Lease or Value of Real Property. Upon completion of the

executive session at 11:38 a.m., the President reopened the meeting.

Director King left the meeting at 11:36 a.m.

21.

With the recommendation of management, Director Leonard moved to grant authority to acquire permanent easement interests, as set forth below, in, over, under, and across the following described properties for the public use and purpose of construction and operation of the Integrated Pipeline Project. Funding for these acquisitions is included in the Bond Fund.

- **IPL Parcel 676
(Tower)**

A permanent easement interest across an 8.308-acre tract of land situated in the Joseph Rice Survey, Abstract Number 653, and the J. C. Neill Survey, Abstract Number 577, Henderson County, Texas, and being more particularly described as portions of that certain 58.807-acre tract and that certain 32.417-acre tract conveyed to R.P. and C.D. Tower Living Trust by deeds recorded in Volume 2372, Page 583, and Volume 2372, Page 696, Deed Records, Henderson County, Texas, and being further described in the survey plat for Parcel 676 attached hereto for the negotiated purchase price of \$69,207.

- **IPL Parcel 937
(Tower)**

A permanent easement interest across a 4.897-acre tract of land situated in the J. C. Neill Survey, Abstract Number 577, Henderson County, Texas, and being more particularly described as a portion of that certain 35.0-acre tract of land conveyed to Randy Paul Tower or Cynthia Diane Tower, Trustees for the R.P. & C.D. Tower Living Trust, as recorded in Volume 2380, Page 755, Deed Records, Henderson County, Texas, and being further described in the survey plat for Parcel 937 attached hereto for the negotiated purchase price of \$40,793.

- **IPL Parcel 889
(Garnerway)**

A permanent easement interest across a 7.133-acre tract of land out of the Micajah Autrey Survey, Abstract Number 13, Navarro County, Texas, and being more particularly described as a portion of that certain 37.2-acre tract of land conveyed to Andra DeShane Garnerway by deed recorded in Volume 1486, Page 838, Deed Records, Navarro County, Texas, and that certain 105.21-acre tract of land conveyed to Andra DeShane Garnerway by deed recorded in Volume 1777, Page 477, Deed Records, Navarro County, Texas, and being further described in the survey plat for Parcel 889 attached hereto for the negotiated purchase price of \$40,000.

EXHIBIT "A"
Property Description

Being 8.308 acres (361,892 square feet) of land situated in the Joseph Rice Survey, Abstract Number 653, and the J. C. Neill Survey, Abstract Number 577 Henderson County, Texas, and more particularly that certain 58.807 acre tract conveyed to RP and CD Tower Living Trust by deed recorded in Volume 2372, Page 583, Deed Records, Henderson County, Texas (D.R.H.C.T.) and that certain 32.417 acre tract conveyed to RP and CD Tower Living Trust by deed recorded in Volume 2372, Page 696, D.R.H.C.T., and being further described as follows:

COMMENCING at the common Easterly corner of said RP and CD Tower Living Trust tract and that certain tract of land conveyed to Rex Holmes and wife, Donna Holmes by deeds recorded in Volume 741, Page 750, D.R.H.C.T., Volume 882, Page 765, D.R.H.C.T., Volume 2066, Page 836, D.R.H.C.T., Volume 2279, Page 331, D.R.H.C.T., Volume 2280, Page 354, D.R.H.C.T., Volume 2280, Page 357, D.R.H.C.T., and Volume 2280, Page 360, D.R.H.C.T., being in the existing Westerly right-of-way line of FM 753 No Deed of Record Found (variable width right-of-way), from which a found 5/8 inch iron rod bears S 43°32'11" W, a distance of 0.60 foot;

THENCE S 89°01'11" W, departing the existing Westerly right-of-way line of said FM 753 and along the Southerly line of said RP and CD Tower Living Trust tract and the Northerly line of said Holmes tract, a distance of 453.31 feet to a set 5/8 inch iron rod with TranSystems cap for the most Easterly corner and **POINT OF BEGINNING** of the tract herein described (N: 6,745,872.469, E: 2,760,927.059 Grid);

- (1) **THENCE** S 89°01'11" W, continuing along the Southerly line of said RP and CD Tower Living Trust tract and the Northerly line of said Holmes tract, and along the most Southerly line of the tract herein described, a distance of 321.15 feet to a set 5/8 inch iron rod with TranSystems cap for the Southeasterly corner of the tract herein described;
- (2) **THENCE** N 63°08'09" W, departing the Southerly line of said RP and CD Tower Living Trust tract and the Northerly line of said Holmes tract and along the Southerly line of the tract herein described, a distance of 1,526.43 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;
- (3) **THENCE** N 59°36'21" W, continuing along the Southerly line of the tract herein described, a distance of 371.49 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point, being in the Northerly line of said Joseph Rice Survey and the Southerly line of said J. C. Neill Survey;
- (4) **THENCE** S 88°39'24" W, continuing along the Southerly line of the tract herein described and along the Northerly line of said Joseph Rice Survey and the Southerly line of said J. C. Neill Survey, a distance of 335.03 feet to a set 5/8 inch iron rod with TranSystems cap for the Southwesterly corner of the tract herein described, and said 32.417 acre tract and the Southeasterly corner of that certain tract of land conveyed to Randy Paul Tower or Cynthia Diane Tower, Trustees for the R.P. & C.D. Tower Living Trust by deed recorded in Volume 2380, Page 755, D.R.H.C.T., being in the Northerly line of said 58.807 acre tract;

- (5) **THENCE** N 01°05'06" W, departing the Northerly line of said 58.807 acre tract and said Joseph Rice Survey and the Southerly line of said J. C. Neill Survey and along the Westerly line of the tract herein described and said RP and CD Living Trust tract and the Easterly line of said Randy Paul Tower or Cynthia Diane Tower, Trustees for the R.P. & C.D. Living Trust tract, a distance of 150.00 feet to a set 5/8 inch iron rod with TranSystems cap for the Northwesterly corner of the tract herein described;
- (6) **THENCE** N 88°39'24" E, departing the Westerly line of said RP and CD Tower Living Trust tract and the Easterly line of said Randy Paul Tower or Cynthia Diane Tower, Trustees for the R.P. & C.D. Living Trust tract and along the Northerly line of the tract herein described, a distance of 376.99 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;
- (7) **THENCE** S 59°36'21" E, continuing along Northerly line of the tract herein described, a distance of 409.51 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;
- (8) **THENCE** S 63°08'09" E, continuing along the Northerly line of the tract herein described, a distance of 1,805.78 feet to the **POINT OF BEGINNING**, containing 8.308 acres (361,892 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 16th day of February, 2017, 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 January 3, 2017, issued date of January 11, 2017, GF #14-462-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.



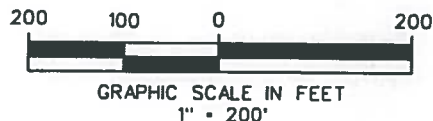
Richard R. Dorr
Registered Professional Land Surveyor
Texas Registration Number 4780
TBPLS Firm Reg. No. 100383-00



Dated: 02/16/2017

EXHIBIT "A"
PARCEL 676

J. C. NEILL SURVEY
ABSTRACT 577



MATCHLINE SEE SHEET 5

SURVEY LINE

4" EXXT GAS LINE
(QL B)

FENCE LINE

DIRT PATH

JOSEPH RICE SURVEY
ABSTRACT 653

TEXAS UTILITIES FUEL COMPANY
(30' WIDE EASEMENT)
VOL. 743, PG. 593
D.R.H.C.T.

RP AND CD TOWER LIVING TRUST
VOL. 2372, PG. 583, D.R.H.C.T.
CALLED 58.807 ACRES
VOL. 2372, PG. 696, D.R.H.C.T.
CALLED 32.417 ACRES

S63°08'09"E 1,805.78'
N63°08'09"W 1,526.43'
PARCEL 676
8.308 AC.
361,892 SQ. FT.

FENCE LINE

6" ATMOS/XTO ENERGY
(QL D)
3" XTO ENERGY
(QL D)
2" XTO ENERGY
(QL D)

FM 753
(NO KNOWN DEED OF RECORD FOUND)
VARIABLE WIDTH RIGHT-OF-WAY

P.O.B.
N = 6,745,872.469
E = 2,760,927.059
(GRID)

P.O.C.
5/8" IRF BEARS
S43°32'11"W, 0.60'

FENCE LINE

S89°01'11"W
321.15'

S89°01'11"W 453.31'



CIELO ENERGY CORPORATION
CENTER OF 50' WIDE
ROAD EASEMENT
VOL. 991, PG. 329
D.R.H.C.T.

IPL PARCEL 672
REX HOLMES AND WIFE,
DONNA HOLMES
VOL. 741, PG. 750, D.R.H.C.T.
VOL. 882, PG. 765, D.R.H.C.T.
VOL. 2066, PG. 836, D.R.H.C.T.
VOL. 2279, PG. 331, D.R.H.C.T.
VOL. 2280, PG. 354, D.R.H.C.T.
VOL. 2280, PG. 357, D.R.H.C.T.
VOL. 2280, PG. 360, D.R.H.C.T.

NOTES:
KNOWN UNDERGROUND UTILITIES SHOWN ARE
QUALITY LEVEL B SUE - 02-08-2013
REINVESTIGATION DUE TO REALIGNMENT
QUALITY LEVEL B SUE - 11-04-2016
(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: P202090330
SCALE: 1" = 200'
DATE: 09-09-2014
DRAWN BY: SMD
CHECKED BY: RRD
REVISED DATE: 02-09-2017

PRINTED ON:
2/16/2017
7:28:11



SHEET TITLE

EXHIBIT "A"
SEGMENT 19-2, PARCEL 676
RP AND CD TOWER LIVING TRUST

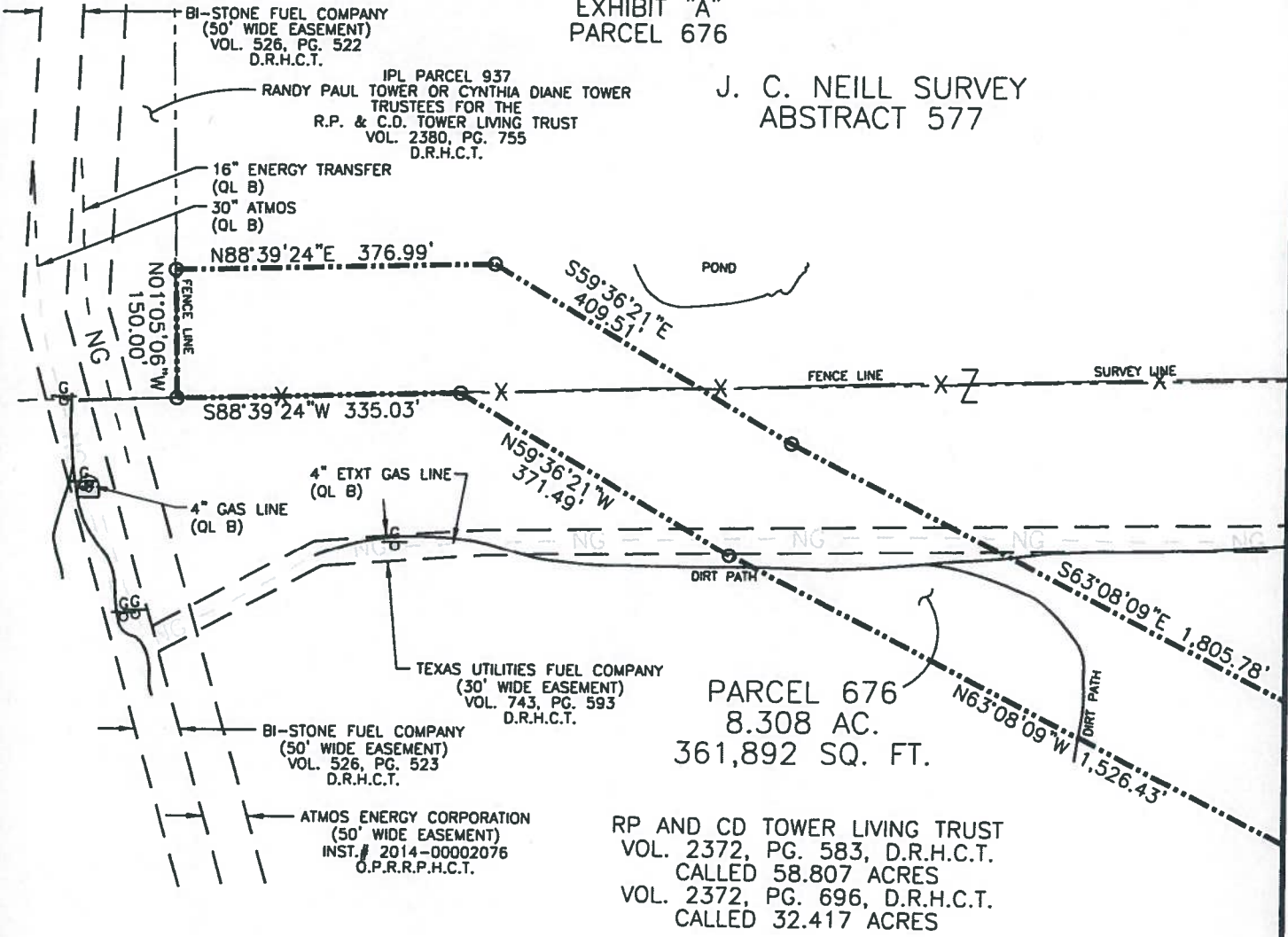
PROJECT

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

EXHIBIT "A"
PARCEL 676

J. C. NEILL SURVEY
ABSTRACT 577



MATCHLINE SEE SHEET 4

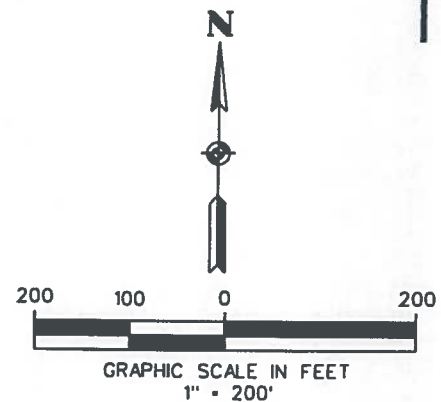
PARCEL 676
8.308 AC.
361,892 SQ. FT.
RP AND CD TOWER LIVING TRUST
VOL. 2372, PG. 583, D.R.H.C.T.
CALLED 58.807 ACRES
VOL. 2372, PG. 696, D.R.H.C.T.
CALLED 32.417 ACRES

JOSEPH RICE SURVEY
ABSTRACT 653

NOTES:
KNOWN UNDERGROUND UTILITIES SHOWN ARE
QUALITY LEVEL B SUE - 02-08-2013
REINVESTIGATION DUE TO REALIGNMENT
QUALITY LEVEL B SUE - 11-04-2016
(U.O.N.) INDICATES UNLESS OTHERWISE NOTED

LEGEND

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



NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

TranSystems

500 WEST SEVENTH STREET
SUITE 1100
FORT WORTH, TX 76102
(817) 339-8950 (TEL)
(817) 336-2247 (FAX)
TBPLS FIRM REG. NO. 100383-00

PROJ NO:	P202090330
SCALE:	1" = 200'
DATE:	09-09-2014
DRAWN BY:	SMD
CHECKED BY:	RRD
REVISED DATE:	02-09-2017

PRINTED ON:
2/16/2017
7:29:17 AM

SHEET TITLE	
EXHIBIT "A" SEGMENT 19-2, PARCEL 676 RP AND CD TOWER LIVING TRUST	
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 11	

EXHIBIT "A"
Property Description

Being 4.897 acres (213,324 square feet) of land situated in the J. C. Neill Survey, Abstract Number 577, Henderson County, Texas, and more particularly that certain 35.0 acre tract of land conveyed to Randy Paul Tower or Cynthia Diane Tower, Trustees for the R.P. & C.D. Tower Living Trust recorded in Volume 2380, Page 755, Deed Records, Henderson County, Texas (D.R.H.C.T.), and being further described as follows:

COMMENCING at a found 1/2 inch iron rod for the common Southerly corner of said Randy Paul Tower or Cynthia Diane Tower tract and that certain tract of land conveyed to Jesse A. Richardson and wife, Gwendolyn B. Richardson a/k/a Gwen B. Richardson by deed recorded in Volume 1284, Page 448, D.R.H.C.T., being in the Southerly line of said J. C. Neill Survey and the Northerly line of that certain tract of land conveyed to Rex Holmes and wife, Donna Holmes by deeds recorded in Volume 741, Page 750, D.R.H.C.T., Volume 882, Page 765, D.R.H.C.T., Volume 2066, Page 836, D.R.H.C.T., Volume 2279, Page 331, D.R.H.C.T., Volume 2280, Page 354, D.R.H.C.T., Volume 2280, Page 357, D.R.H.C.T., and Volume 2280, Page 360, D.R.H.C.T. and the Joseph Rice Survey, Abstract Number 653;

THENCE N 01°05'59" W, departing the Southerly line of said J. C. Neill Survey and the Northerly line of said Holmes tract and said Joseph Rice Survey and along the Westerly line of said Randy Paul Tower or Cynthia Diane Tower tract and the Easterly line of said Richardson tract, a distance of 115.85 feet to a set 5/8 inch iron rod with TranSystems cap for the Southwesterly corner and **POINT OF BEGINNING** of the tract herein described (N: 6,746,822.668, E: 2,757,194.505 Grid);

- (1) **THENCE** N 01°05'59" W, continuing along the Westerly line of said Randy Paul Tower or Cynthia Diane Tower tract and the Easterly line of said Richardson tract, and along the Westerly 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 Northwesterly corner of the tract herein described;
- (2) **THENCE** N 88°28'42" E, departing the Westerly line of said Randy Paul Tower or Cynthia Diane Tower tract and the Easterly line of said Richardson tract, and along the Northerly line of the tract herein described, a distance of 624.93 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;
- (3) **THENCE** S 68°32'39" E, continuing along the Northerly line of the tract herein described, a distance of 277.49 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;
- (4) **THENCE** S 79°54'45" E, continuing along the Northerly line of the tract herein described, a distance of 60.92 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;
- (5) **THENCE** N 88°46'00" E, continuing along the Northerly line of the tract herein described, a distance of 451.66 feet to a set 5/8 inch iron rod with TranSystems cap for the point of intersection with the Easterly line of said Randy Paul Tower or Cynthia Diane Tower tract and the Westerly line of that certain tract of land conveyed to R.P. and C.D. Tower Living Trust by deed recorded in Volume 2372, Page 583, D.R.H.C.T. and by deed recorded in Volume 2372, Page 696, D.R.H.C.T., being the Northeasterly corner of the tract herein described;

- (6) **THENCE** S 01°05'06" E, along the Easterly line of said Randy Paul Tower or Cynthia Diane Tower tract and the Westerly line of said R.P. and C.D. Tower Living Trust tract and along the Easterly line of the tract herein described, a distance of 150.00 feet to a set 5/8 inch iron rod with TranSystems cap for common Southerly corner of said Randy Paul Tower or Cynthia Diane Tower tract and said R.P. and C.D. Tower Living Trust tract and the Southeasterly corner of the tract herein described, being in the Southerly line of said J. C. Neill Survey and the Northerly line of said Joseph Rice Survey and that certain tract of land conveyed to RP and CD Tower Living Trust by deed recorded in Volume 2372, Page 583, D.R.H.C.T.;
- (7) **THENCE** S 88°46'00" W, along the Southerly line of said Randy Paul Tower or Cynthia Diane Tower tract and said J. C. Neill Survey and the Northerly line of said RP and CD Tower Living Trust tract and said Joseph Rice Survey and along the Southerly line of the tract herein described, at a distance of 305.60 feet passing the common Northerly corner of said RP and CD Living Trust tract and said Holmes tract, from which a found 1/2 inch iron rod bears S 45°07'05" W, 0.66 foot, continuing along the Southerly line of said Randy Paul Tower or Cynthia Diane Tower tract and said J. C. Neill Survey and the Northerly line of said Holmes tract and said Joseph Rice Survey, a total distance of 512.49 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;
- (8) **THENCE** N 68°32'39" W, departing the Southerly line of said Randy Paul Tower or Cynthia Diane Tower tract and said J. C. Neill Survey and the Northerly line of said Holmes tract and said Joseph Rice Survey and continuing along the Southerly line of the tract herein described, a distance of 247.68 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;
- (9) **THENCE** N 80°01'57" W, continuing along the Southerly line of the tract herein described, a distance of 118.42 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;
- (10) **THENCE** S 88°28'42" W, continuing along the Southerly line of the tract herein described, a distance of 535.12 feet to the **POINT OF BEGINNING**, containing 4.897 acres (213,324 square feet) of land, more or less.

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

NOTE: Plat to accompany this legal description.

I do certify on this 11th day of November, 2016, 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 July 28, 2014, issued date of August 4, 2014, GF #14-462-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: 11/11/2016

EXHIBIT "A"
PARCEL 937

J. C. NEILL SURVEY
ABSTRACT 577

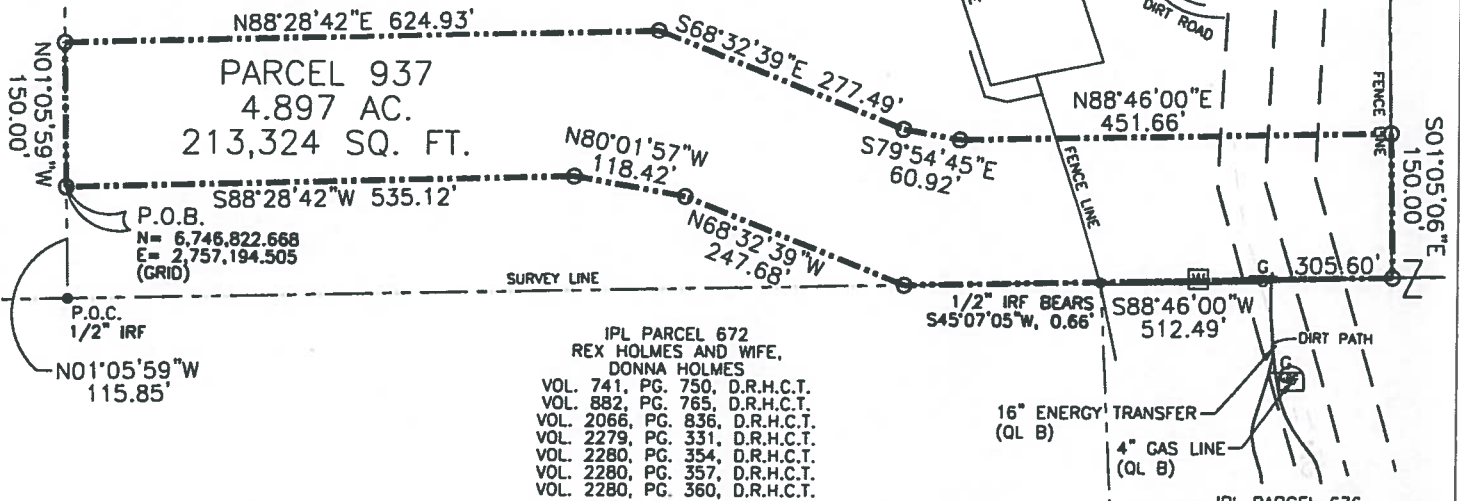
RANDY PAUL TOWER OR CYNTHIA DIANE TOWER
TRUSTEES FOR THE
R.P. & C.D. TOWER LIVING TRUST
VOL. 2380, PG. 755
D.R.H.C.T.
CALLED 35.0 ACRES

IPL PARCEL 671
JESSE A. RICHARDSON AND WIFE,
GWENDOLYN B. RICHARDSON
a/k/a GWEN B. RICHARDSON
VOL. 1284, PG. 448
D.R.H.C.T.

IPL PARCEL 676
RP AND CD TOWER LIVING TRUST
VOL. 2372, PG. 583, D.R.H.C.T.
VOL. 2372, PG. 696, D.R.H.C.T.

BI-STONE FUEL COMPANY
(50' WIDE EASEMENT)
VOL. 526, PG. 522
D.R.H.C.T.

ATMOS ENERGY CORPORATION
(50' WIDE EASEMENT)
INST. # 2014-00002075
O.P.R.R.P.H.C.T.

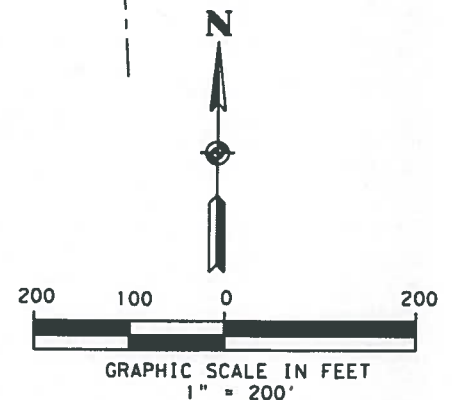


JOSEPH RICE SURVEY
ABSTRACT 653

NOTES:
KNOWN UNDERGROUND UTILITIES SHOWN ARE
QUALITY LEVEL B SUE - 02-08-2013
(U.O.N.) INDICATES UNLESS OTHERWISE NOTED

LEGEND

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



NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.


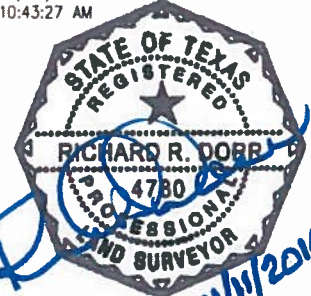
 <p>500 WEST SEVENTH STREET SUITE 1100 FORT WORTH, TX 76102 (817) 339-8950 (TEL) (817) 336-2247 (FAX) TBPLS FIRM REG. NO. 100383-00</p> <table border="1"> <tr><td>PROJ NO:</td><td>P202090330</td></tr> <tr><td>SCALE:</td><td>1" = 200'</td></tr> <tr><td>DATE:</td><td>09-09-2014</td></tr> <tr><td>DRAWN BY:</td><td>SMD</td></tr> <tr><td>CHECKED BY:</td><td>RRD</td></tr> <tr><td>REVISED DATE:</td><td>11-07-2016</td></tr> </table>	PROJ NO:	P202090330	SCALE:	1" = 200'	DATE:	09-09-2014	DRAWN BY:	SMD	CHECKED BY:	RRD	REVISED DATE:	11-07-2016	<p>PRINTED ON: 11/11/2016 10:43:27 AM</p>  <p>11/11/2016</p>	<p>SHEET TITLE EXHIBIT "A" SEGMENT 19-2, PARCEL 937 RANDY PAUL TOWER OR CYNTHIA DIANE TOWER TRUSTEES FOR THE RP AND CD TOWER LIVING TRUST</p> <p>PROJECT 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 9</p>
PROJ NO:	P202090330													
SCALE:	1" = 200'													
DATE:	09-09-2014													
DRAWN BY:	SMD													
CHECKED BY:	RRD													
REVISED DATE:	11-07-2016													

EXHIBIT "A"
Property Description

Being 7.133 acres (310,716 square feet) of land out of the Micajah Autrey Survey, Abstract Number 13, Navarro County, Texas, and more particularly that certain 37.2 acre tract of land conveyed to Andra DeShane Garnerway by deed recorded in Volume 1486, Page 838, Deed Records, Navarro County, Texas (D.R.N.C.T.) and that certain 105.21 acre tract of land conveyed to Andra DeShane Garnerway by deed recorded in Volume 1777, Page 477, D.R.N.C.T., and being further described as follows:

COMMENCING at a found 5/8 inch iron rod for an angle point in the Northerly line of said Garnerway tract and the Southerly line of that certain tract of land conveyed to The Hunter Lynn Cherry and Brooke Ashley Cherry Trust by deed recorded in Volume 1338, Page 151, D.R.N.C.T. and being in County Road SE 0190, No Deed of Record Found (variable width right-of-way);

THENCE S 86°46'59" W, along the Northerly line of said Garnerway tract and the Southerly line of said Cherry tract and along County Road SE 0190, a distance of 662.67 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: 6,731,324.636, E: 2,666,826.396 Grid);

- (1) **THENCE** S 24°01'19" E, departing the Northerly line of said Garnerway tract and the Southerly line of said Cherry tract and County Road SE 0190, and along the Easterly line of the tract herein described, a distance of 2,034.01 feet to the point of intersection with the Southerly line of said Garnerway tract and the Northerly line of that certain tract of land conveyed to Henry D. Hulan and Margaret E. Hulan, Trustees of the Hulan Family Living Trust, dated October 20, 1993 by deed recorded in Volume 1275, Page 704, D.R.N.C.T., conveyed to WEEDCO, LLC by deed recorded in Instrument Number 00000261 of the Official Public Records, Navarro County, Texas (O.P.R.N.C.T.) and bequeathed to Joyce Lockhart by Last Will and Testament of Myrtle Barnett Hulan, Cause Number 11969 recorded in Volume 176, Page 206, Probate Records, Navarro County, Texas (P.R.N.C.T.), also being the Southerly line of said Micajah Autrey Survey and the Northerly line of the William D. Moore Survey, Abstract Number 532 and being in County Road SE 0210, No Deed of Record Found (variable width right-of-way), being the Southeasterly corner of the tract herein described;
- (2) **THENCE** S 58°43'54" W, along the Southerly line of said Garnerway tract and said Micajah Autrey Survey and the Northerly line of said Hulan tract and said William D. Moore Survey and in County Road SE 0210, and along the Southerly line of the tract herein described, a distance of 151.21 feet to a set 5/8 inch iron rod with TranSystems cap for the Southwesterly corner of the tract herein described;
- (3) **THENCE** N 24°01'19" W, departing the Southerly line of said Garnerway tract and said Micajah Autrey Survey and the Northerly line of said Hulan tract and said William D. Moore Survey and County Road SE 0210, and along the Westerly line of the tract herein described, a distance of 2,058.29 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;

- (4) **THENCE** N 20°02'33" W, continuing along the Westerly line of the herein described tract, a distance of 50.57 feet to a set 5/8 inch iron rod with TranSystems cap for the point of intersection with the Northerly line of said Garnerway tract and the Southerly line of said Cherry tract and in said County Road SE 0190, and being the Northwesterly corner of the tract herein described;
- (5) **THENCE** N 86°46'59" E, along the Northerly line of said Garnerway tract, the Southerly line of said Cherry tract, and along County Road SE 0190 and the Northerly line of the tract herein described, a distance of 156.71 feet to the **POINT OF BEGINNING**, containing 7.133 acres (310,716 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 26th day of August, 2014, to Corsicana Title & Abstract Company, LLC, Chicago 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 Chicago Title Insurance Company, with an effective date of July 22, 2014, issued date of July 29, 2014, GF #CT13-5122-I 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



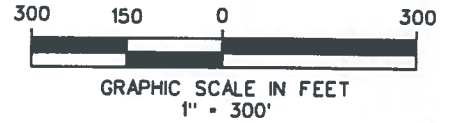
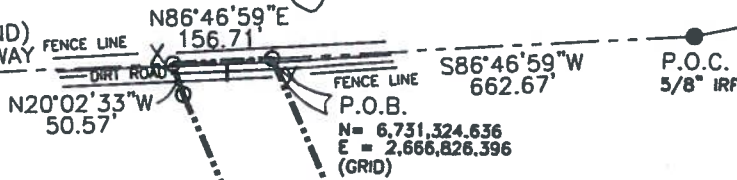
Dated: 08/26/14

IPL PARCEL 891
 THE HUNTER LYNN CHERRY AND
 BROOKE ASHLEY CHERRY TRUST
 VOL. 1338, PG. 151
 D.R.N.C.T.

EXHIBIT "A"
 PARCEL 889



COUNTY ROAD SE 0190
 (NO DEED OF RECORD FOUND)
 VARIABLE WIDTH RIGHT-OF-WAY



ANDRA DESHANE GARNERWAY
 VOL. 1486, PG. 838
 D.R.N.C.T.
 CALLED 37.2 ACRES
 VOL. 1777, PG. 477
 D.R.N.C.T.
 CALLED 105.21 ACRES

MICAJAH AUTREY
 SURVEY
 ABSTRACT 13

PARCEL 889
 7.133 AC.
 310,716 SQ. FT.

NOTES:
 NO KNOWN UNDERGROUND UTILITIES - 12/27/2012
 (U.O.N.) INDICATES UNLESS OTHERWISE NOTED

LEGEND

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

IPL PARCEL 887
 HENRY D. HULAN AND
 MARGARET E. HULAN,
 TRUSTEES OF THE HULAN
 FAMILY LIVING TRUST,
 DATED OCTOBER 20, 1993
 VOL. 1275, PG. 704
 D.R.N.C.T.
 WEEDCO, LLC
 INST. #00000261
 O.P.R.N.C.T.
 JOYCE LOCKHART
 VOL. 176, PG. 206
 P.R.N.C.T.

WILLIAM D. MOORE
 SURVEY
 ABSTRACT 532

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: P202090330
 SCALE: 1" = 300'
 DATE: 08-08-2014
 DRAWN BY: SMD
 CHECKED BY: RRD
 REVISED DATE:

PRINTED ON:
 8/26/2014
 1:10:22 PM



SHEET TITLE

EXHIBIT "A"
 SEGMENT 16, PARCEL 889
 ANDRA DESHANE GARNERWAY

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

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

22.

With the recommendation of management and General Counsel, Director Lane moved to approve the proposed settlement of claims in the Lowe condemnation for the amount of \$41,923. Funding for this settlement is included in the Bond Fund. Director Hill seconded the motion and the vote in favor was unanimous.

23.

With the recommendation of management and General Counsel, Director Lane moved to approve the proposed settlement of claims in the Shekell and Coote condemnation for the amount of \$450,000. Funding for this settlement is included in the General Fund. Director Hill seconded the motion and the vote in favor was unanimous.

24.

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 this acquisition is included in the Bond Fund.

**Parcel 2
(Heather)**

Permanent easement interests across a 0.1180-acre tract of land and a 0.3473-acre tract of land located in the Daniel O. Williams Survey, Abstract No. 837, Henderson County, Texas, and being more particularly described as a portion of the remainder

of that called 292-acre tract of land conveyed to Joe Welton Heather and Georgie Lee Heather, Trustees of the Heather Revocable Trust, by deed recorded in Volume 1975, Page 767, Deed Records of Henderson County, Texas, and being further described in the survey plats for Parcel 2 attached hereto for the negotiated purchase price of \$2,000.

**Parcel 9
(Roberts)**

A permanent easement interest across a 2.509-acre tract of land located in the Thomas Berry Survey, Abstract No. 25, Kaufman County, Texas, said 2.509-acre tract of land also being a portion of a called 250.00-acre tract of land conveyed to Darrell J. and Sherry A. Roberts by deed as recorded in Volume 2209, Page 115, Deed Records, Kaufman County, Texas, and being further described in the survey plat for Parcel 9 attached hereto for the appraised value of \$8,000.

EXHIBIT "A"
CEDAR CREEK FINISHED WATER PIPELINE

BEING a 0.1180 acre tract of land located in the Daniel O. Williams Survey, Abstract No. 837, Henderson County, Texas, said 0.1180 acre tract of land being a portion of the remainder of a called 292 acre tract of land conveyed to **JOE WELTON HEATHER & GEORGIE LEE HEATHER, TRUSTEES OF THE HEATHER REVOCABLE TRUST**, by deed thereof filed for record in Volume 1975, Page 767, Deed Records Henderson County, Texas (D.R.H.C.T.), said 0.1180 acre tract of land being a 30 feet wide Electrical Easement and Right-of-Way and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with a cap stamped "SPOONER & ASSOCIATES" set (hereinafter referred to as an iron rod set) on the most northerly northeast property line of a called 33.1817 acre tract of land conveyed to the Tarrant Regional Water District, by deed thereof filed for record in Henderson County Clerk's Instrument No. 2014-00015244, Official Public Records, Henderson County, Texas (O.P.R.H.C.T.), said beginning point being South 32°18'52" West, a distance of 25.18 feet from a 1/2 inch iron rod with a cap stamped "SPOONER" found (hereinafter referred to as a capped iron rod found) at the northeast property corner of the said 33.1817 acre tract, said beginning point also having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 6,818,064.21 and E: 2,621,114.01;

THENCE North 87°23'52" East, departing the said property line, over and across the said 292 acre tract, a distance of 118.10 feet to an iron rod set;

THENCE North 29°37'52" East, a distance of 18.31 feet to a capped iron rod found on the north property line of the said 292 acre tract, same being the south property line of those certain tracts of land conveyed to Rebecca R. Horner, Trustee of the Rebecca R. Horner Revocable Living Trust, by the deeds thereof filed for record in Volume 2127, Page 825, D.R.H.C.T. and Henderson County Clerk's Instrument No. 2015-00016983, O.P.R.H.C.T., said iron rod found being at the intersection of the said property lines with the west line of an existing variable width Electrical Easement and Right-of-Way, conveyed to the Tarrant Regional Water District, by deed thereof filed for record in Henderson County Clerk's Instrument No. 2017-00000748, O.P.R.H.C.T.;

THENCE South 89°59'51" East, along the said property lines, a distance of 30.00 feet to a capped iron rod found at the intersection of the said property lines with the east line of the said existing easement;

THENCE departing the said property lines, over and across the said 292 acre tract the following courses and distances:

South, a distance of 7.93 feet to an iron rod set;

South 29°37'52" West, a distance of 42.80 feet to an iron rod set;

South 87°23'52" West, a distance of 155.59 feet to an iron rod set on the aforesaid northeast property line of the 33.1817 acre tract;

THENCE North 32°18'52" East, along the said northeast property line, a distance of 36.59 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **0.1180 acres (5,141 square feet)** of land, more or less.

Note: The bearings recited hereinabove are based on NAD83 Texas North Central Zone (4202), derived from GPS RTK observations using the Central Texas VRS Network (maintained by Western Data Systems).

I do hereby certify that the above legal description was prepared from public records and from an actual and accurate survey upon the ground and that the same is true and correct.



Eric S. Spooner, RPLS
Texas Registration No. 5922
TBPLS Firm No. 10054900

7-18-17

Date



OWNER
REBECCA R. HORNER, TRUSTEE
OF THE REBECCA R. HORNER
REVOCABLE LIVING TRUST
 VOL. 2127, PG. 825, D.R.H.C.T.
 H.C.C.I. NO. 2015-00016983,
 O.P.R.H.C.T.

B. SHANKLE SURVEY
ABSTRACT NO. 720

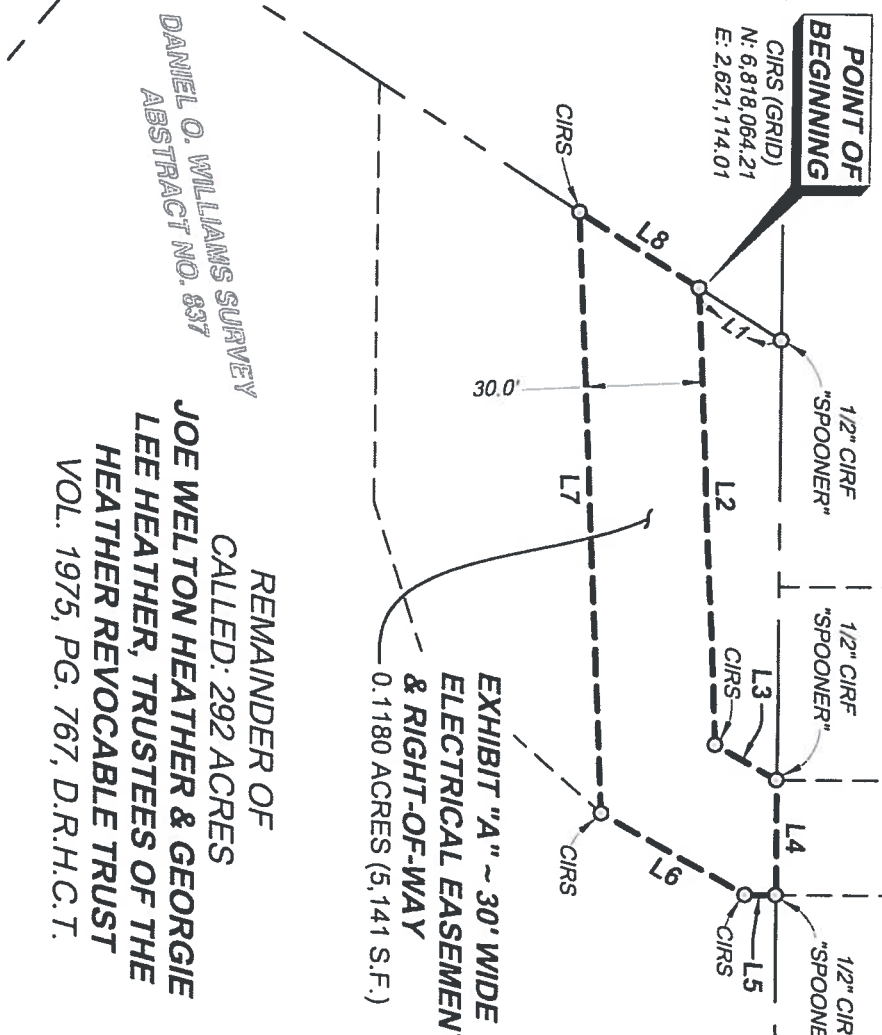
EX VARIABLE WIDTH
ACCESS ESMT. & R.O.W.
 H.C.C.I. NO. 2017-00000749,
 O.P.R.H.C.T.

EX VARIABLE WIDTH
ELECTRICAL ESMT. & R.O.W.
 H.C.C.I. NO. 2017-00000748,
 O.P.R.H.C.T.

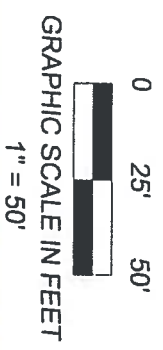
MAP OF EXHIBIT "A"
 SEE ATTACHED METES & BOUNDS
 DESCRIPTION ON PAGES 1 & 2 HEREIN

CALLED: 33.1817 ACRES
TARRANT REGIONAL
WATER DISTRICT
 H.C.C.I. NO. 2014-00015244,
 O.P.R.H.C.T.

CIRS = 5/8" IRON ROD SET W/ CAP
 STAMPED "SPOONER & ASSOCIATES"



LINE TABLE			
NO.	DIRECTION	DIST.	
L1	S32°18'52"W	25.18'	
L2	N87°23'52"E	118.10'	
L3	N29°37'52"E	18.31'	
L4	S89°59'51"E	30.00'	
L5	SOUTH	7.93'	
L6	S29°37'52"W	42.80'	
L7	S87°23'52"W	155.59'	
L8	N32°18'52"E	36.59'	



REMAINDER OF
 CALLED: 292 ACRES
JOE WELTON HEATHER & GEORGIE
LEE HEATHER, TRUSTEES OF THE
HEATHER REVOCABLE TRUST
 VOL. 1975, PG. 767, D.R.H.C.T.

EXHIBIT "A" ~ 30' WIDE
ELECTRICAL EASEMENT & RIGHT-OF-WAY

THE BEARINGS SHOWN HEREON ARE BASED ON NAD83 TEXAS NORTH CENTRAL ZONE (4202).
 DERIVED FROM GPS RTK OBSERVATIONS USING THE NORTH TEXAS
 VRS NETWORK (MAINTAINED BY WESTERN DATA SYSTEMS).

PROPERTY: JOE WELTON HEATHER & GEORGIE L. HEATHER, VOL. 1975, PG. 767, DRHCT
 LOCATION: HENDERSON COUNTY, TEXAS
 WHOLE PROPERTY ACREAGE: REM. OF 292 ACRES (DEED)
 S&A JOB NO.: 09-086-3
 DATE: 07/18/2017

SPOONER & ASSOCIATES
 REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 25 YEARS OF SERVICE
 309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
 (817) 685-8448 WWW.SPOONERSURVEYORS.COM
 TBPLS FIRM NO. 10054900

7-18-17

EXHIBIT "A"
CEDAR CREEK FINISHED WATER PIPELINE

BEING a 0.3473 acre tract of land located in the Daniel O. Williams Survey, Abstract No. 837, Henderson County, Texas, said 0.3473 acre tract of land being a portion of the remainder of a called 292 acre tract of land conveyed to **JOE WELTON HEATHER & GEORGIE LEE HEATHER, TRUSTEES OF THE HEATHER REVOCABLE TRUST**, by deed thereof filed for record in Volume 1975, Page 767, Deed Records Henderson County, Texas (D.R.H.C.T.), said 0.3473 acre tract of land being a variable width Access Easement and Right-of-Way and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with a cap stamped "SPOONER" found on the north property line of the said 292 acre tract, same being the south property line of that certain tract of land conveyed to Rebecca R. Horner, trustee of the Rebecca R. Horner Revocable Living Trust, by the deeds thereof filed for record in Volume 2127, Page 825, D.R.H.C.T. and Henderson County Clerk's Instrument No. 2015-00016983, Official Public Records, Henderson County, Texas (O.P.R.H.C.T.), said iron rod found also being at the most northerly northeast property corner of a called 33.1817 acre tract of land conveyed to Tarrant Regional Water District, by deed thereof filed for record in Henderson County Clerk's Instrument No. 2014-00015244, O.P.R.H.C.T., said beginning point also having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 6,818,085.49 and E: 2,621,127.47;

THENCE South 89°59'51" East, along the said north property line of the 292 acre tract and along the south property line of the said Horner tract, a distance of 143.57 feet to a 1/2 inch iron rod with a cap stamped "SPOONER" found at the intersection of the said property lines with the east line of an existing variable width Electrical Easement and Right-of-Way, conveyed to the Tarrant Regional Water District, by deed thereof filed for record in Henderson County Clerk's Instrument No. 2017-00000748, O.P.R.H.C.T.;

THENCE departing the said property lines, over and across the said 292 acre tract the following courses and distances:

South, a distance of 7.93 feet to a 5/8 inch iron rod with a cap stamped "SPOONER & ASSOCIATES" set (hereinafter referred to as an iron rod set);

South 29°37'52" West, a distance of 42.80 feet to an iron rod set;

South 41°23'52" West, a distance of 62.80 feet to an iron rod set;

South 71°56'46" West, a distance of 40.89 feet to an iron rod set;

North 89°54'46" West, a distance of 108.26 feet to an iron rod set on an east property line of the aforesaid 33.1817 acre tract, from which a 1/2 inch iron rod with a cap stamped "SPOONER" found at an interior ell corner in the said east property line of the 31.1817 acre tract bears South 32°18'52" West, a distance of 78.08 feet;

THENCE North 32°18'52" East, along the said east property line, a distance of 123.95 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **0.3473 acres (15,126 square feet)** of land, more or less.

Note: The bearings recited hereinabove are based on NAD83 Texas North Central Zone (4202), derived from GPS RTK observations using the Central Texas VRS Network (maintained by Western Data Systems).

I do hereby certify that the above legal description was prepared from public records and from an actual and accurate survey upon the ground and that the same is true and correct.



Eric S. Spooner, RPLS
Texas Registration No. 5922
TBPLS Firm No. 10054900

7-18-17

Date



OWNER
REBECCA R. HORNER, TRUSTEE
OF THE REBECCA R. HORNER
REVOCABLE LIVING TRUST
 VOL. 2127, PG. 825, D.R.H.C.T.
 H.C.C.I. NO. 2015-00016983,
 O.P.R.H.C.T.

B. SHANKLE SURVEY
ABSTRACT NO. 728

MAP OF EXHIBIT

SEE ATTACHED METES & BOUND
 DESCRIPTION ON PAGES 1 & 2 HER

APPROX. LOCATION
 OF SURVEY LINE

POINT OF BEGINNING
 N: 6,818,085.49
 E: 2,621,127.47
 (GRID)

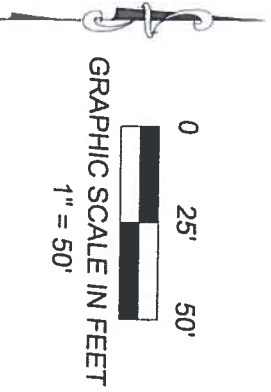
1/2" CIRCF
 "SPOONER"

EX. VARIABLE WIDTH
 ACCESS ESMT. & R.O.W.
 H.C.C.I. NO. 2017-00000749,
 O.P.R.H.C.T.

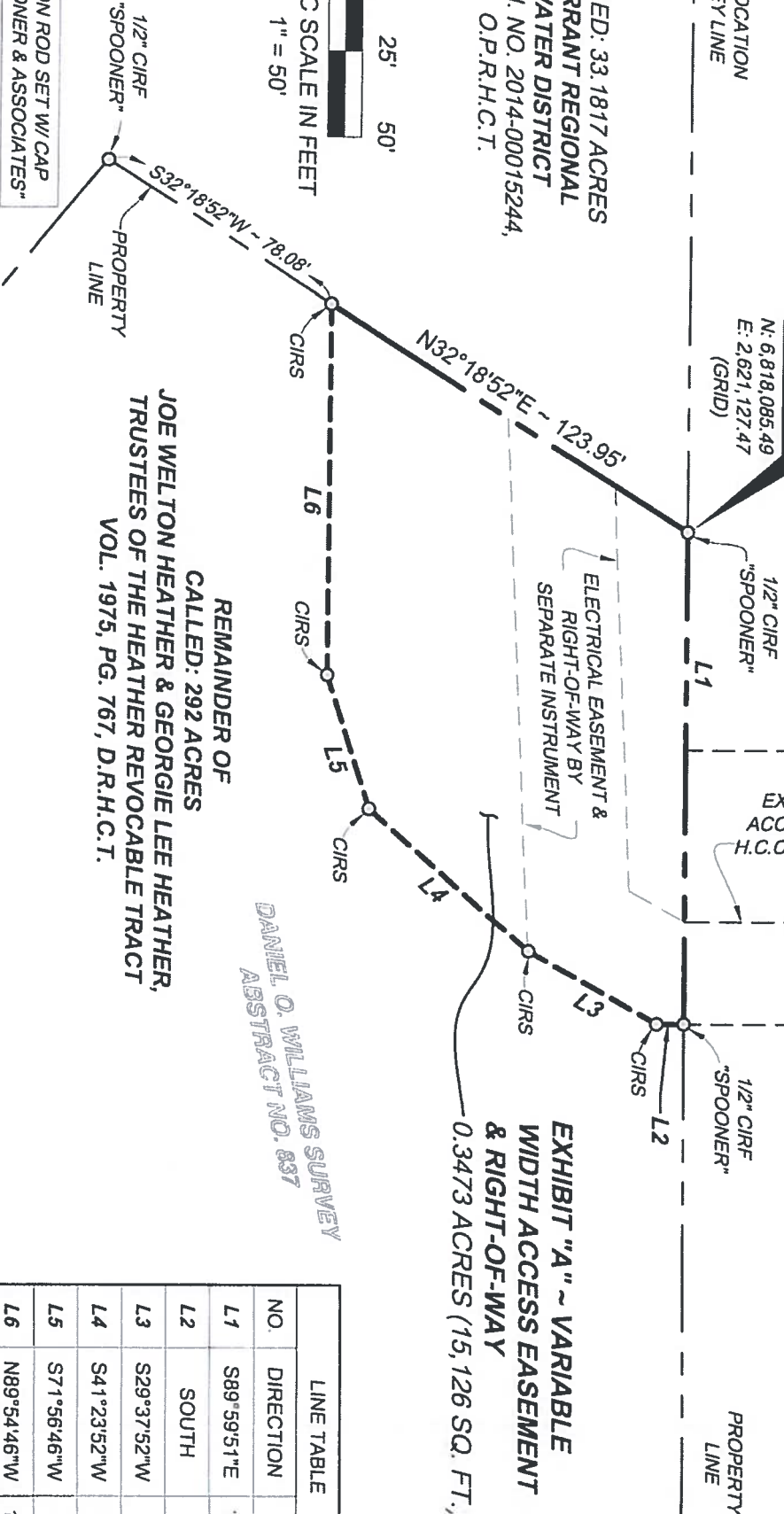
EX. VARIABLE WIDTH
 ELECTRICAL ESMT. & R.O.W.
 H.C.C.I. NO. 2017-00000748,
 O.P.R.H.C.T.

PROPERTY
 LINE

CALLED: 33.1817 ACRES
TARRANT REGIONAL
WATER DISTRICT
 H.C.C.I. NO. 2014-00015244,
 O.P.R.H.C.T.



CIRS = 5/8" IRON ROD SET W/ CAP
 STAMPED "SPOONER & ASSOCIATES"



REMAINDER OF
 CALLED: 292 ACRES
JOE WELTON HEATHER & GEORGIE LEE HEATHER,
TRUSTEES OF THE HEATHER REVOCABLE TRACT
 VOL. 1975, PG. 767, D.R.H.C.T.

DANIEL O. WILLIAMS SURVEY
ABSTRACT NO. 837

EXHIBIT "A" ~ VARIABLE
WIDTH ACCESS EASEMENT
& RIGHT-OF-WAY
 0.3473 ACRES (15,126 SQ. FT.)

NO.	DIRECTION	LINE TABLE
L1	S89°59'51"E	
L2	SOUTH	
L3	S29°37'52"W	
L4	S41°23'52"W	
L5	S71°56'46"W	
L6	N89°54'46"W	

EXHIBIT "A" ~ VARIABLE WIDTH
ACCESS EASEMENT & RIGHT-OF-WAY

THE BEARINGS SHOWN HEREON ARE BASED ON NAD83 TEXAS NORTH CENTRAL ZONE (4202),
 DERIVED FROM GPS RTK OBSERVATIONS USING THE NORTH TEXAS
 VRS NETWORK (MAINTAINED BY WESTERN DATA SYSTEMS).

PROPERTY: JOE WELTON HEATHER & GEORGIE L. HEATHER, VOL. 1975, PG. 767, DRHCT
 LOCATION: HENDERSON COUNTY, TEXAS
 WHOLE PROPERTY ACREAGE: REM. OF 292 ACRES (DEED)
 S&A JOB NO.: 09-086-3
 DATE: 07/18/2017

DRAWN BY: C.R.R.
 CHECKED BY: E.S.S.

ACAD FILE: 09-086-3 P1 EXH A.dwg

PARCEL 1
 PAGE 3 OF 3



SPOONER & ASSOCIATES
 REGISTERED PROFESSIONAL LAND SURVEYORS

OVER 25 YEARS OF SERVICE

309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
 (817) 685-9418 WWW.SPOONERSURVEYORS.COM
 TBPLS FIRM NO. 10054900



EXHIBIT "A"
Property Description

BEING a 2.509 acre (109,293 square feet) tract of land located in the Thomas Berry Survey, Abstract No. 25, Kaufman County, Texas, said 2.509 acre tract of land also being a portion of a called 250.00 acre tract of land conveyed to **DARRELL J. ROBERTS** and **SHERRY A. ROBERTS**, by deed as recorded in Volume 2209, Page 115, Deed Records, Kaufman County, Texas (D.R.K.C.T.), and being more particularly described by metes and bound 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 250.00 area tract, same being the east property line of a called 62.45 acre tract of land described as Tract 1, conveyed to Margie Tarpley, by deed as recorded in Volume 1106, Page 647, D.R.K.C.T., from which a 1/2 inch iron rod found at the most southerly southwest property corner of the said 250.00 acre tract of land bears South 00°15'21" West, a distance of 20.21 feet (said beginning point having a grid coordinate of N:6,820,255.510 E:2,629,385.397);

THENCE North 00°15'21" East, along the said property lines, a distance of 100.17 feet to an iron rod set;

THENCE over and across the said 250.00 acre tract the following courses and distances:

North 88°47'24" East, a distance of 1,036.78 feet to an iron rod set;

South 46°12'36" East, a distance of 142.44 feet to an iron rod set which a 5/8 inch iron rod found at the most southerly southeast property corner of the said 250.00 acre tract of land bears South 60°11'11" East, a distance of 76.84 feet;

South 88°49'09" West, a distance of 1,140.06 feet to the **POINT OF BEGINNING**, and containing **2.509 acres (109,293 square feet)** of land, more or less.

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

25.

With the recommendation of management, Director Lane moved to approve a Memorandum of Understanding with the City of Star Harbor, Texas for conveyance of an easement for the construction of a waste-water treatment facility adjacent to the Cedar Creek Lake dam. Director Leonard seconded the motion and the vote in favor was unanimous.

26.

There were no future agenda items approved.

27.


The next board meeting was scheduled for October 17, 2017 at 9:00 A.M.

28.

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



President



Secretary