

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF
TARRANT REGIONAL WATER DISTRICT
HELD ON THE 17th DAY OF OCTOBER 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 (arrived at 9:03 a.m.)
Leah King
James Hill

Also present were Alan Thomas, Dan Buhman, Darrell Beason, Shanna Cate, Steve Christian, Linda Christie, Wesley Cleveland, Randall Cocke, Dustan Compton, David Geary, Jason Gehrig, JD Granger, Rachel Ickert, Nancy King, Chad Lorance, Mick Maguire, David Marshall, Tracy Melton, Dean Minchillo, Sandy Newby, David Owen, Wayne Owen, Kari-Anne Starks, Kirk Thomas and Ed Weaver.

Also in attendance were George Christie, Lee Christie, Ethel Steele, and Jeremy Harmon of Pope, Hardwicke, Christie, Schell, Kelly & Taplett, L.L.P., General Counsel for Tarrant Regional Water District (District or TRWD); Ben Stephenson of Dallas Water Utilities; Bill Paxton of The Paxton Firm; and Charley Mock and Ron Lemons of Freese and Nichols.

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 Hill and seconded by Director Leonard, the Directors voted unanimously to approve the minutes from the meeting held on September 19, 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 the capital expenditures as noted below:

Tarrant Regional Water District
Board of Directors Meeting
October 17, 2017
Capital Expenditures

Equipment	Recommended Vendor	Project		Funding			Committee Review	
		Amount	Description	Funding Source(s)	Budgeted Amount	Fund Budget Line	Date	Committee
1 ITB-18-002 Heavy Duty Track Loader - Unit 8-77	Holt Company of Texas	\$309,882.85	New unit 8-77 will replace unit 8-54 2004 Caterpillar 963 Track Loader with approximately 7500 Hours. New unit will be assigned to Operations. Unit 8-54 will be evaluated for a replacement or sold at auction. The purchase will be made utilizing the BuyBoard Contract, a local Government Purchasing Cooperative, in accordance with Government Code 791.025.	General	\$345,000	10335	October 13, 2017	Construction and Operations Committee
2 ITB-18-002 Heavy Duty Hydraulic Excavator - Unit 8-76	Holt Company of Texas	\$224,258.61	New unit 8-76 will replace unit 8-59 2002 Linkbelt 130LX Hydraulic Excavator with approximately 2800 hours. Unit 8-59 is fifteen years old and in poor condition. New unit will be assigned to Operations. Unit 8-59 will be sold at auction. The purchase will be made utilizing the BuyBoard Contract, a local Government Purchasing Cooperative, in accordance with Government Code 791.025.	Revenue	\$240,000	9689	October 13, 2017	Construction and Operations Committee
General Fund Total		\$309,882.85			\$345,000			
Revenue Fund Total		\$224,258.61			\$240,000			
TOTALS		\$534,141.46			\$585,000			

Funding for this item is included in the Fiscal Year 2018 General and Revenue Funds. Director King seconded the motion and the vote in favor was unanimous.

4.

With the recommendation of management, Director Hill moved to approve an amendment to the 2013 Advanced Funding Agreement between Sulphur River Basin Authority and the District, extending the Agreement to August 31, 2018 and approving FY

2018 funding in the amount of \$144,994. Funding for this item is included in the Bond Fund. Director Leonard seconded the motion and the vote in favor was unanimous.

5.

With the recommendation of management, Director Leonard moved to approve a contract with M&M Irrigation and Illumination in a not-to-exceed amount of \$110,000 for the District's residential sprinkler system evaluation program. Funding for this item is included in the Fiscal Year 2018 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 contract closeout including release of retainage and final payment in the amount of \$125,691.29 with Felix Construction, Inc. for the installation of pump station cooling improvements at the Waxahachie and Ennis Booster Pump Stations. Funding for this contract is included in the Bond Fund. Director Hill seconded the motion and the vote in favor was unanimous.

7.

With the recommendation of management, Director Lane moved to approve release of retainage and final payment in the amount of \$148,370.90 and contract closeout with Sturm Welding for the Richland-Chambers Wetlands Trinity River Pump Station flushing pipe repairs. Director King seconded the motion and the vote in favor was unanimous.

8.

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

contract with Lambda Construction I, Ltd. in an amount not-to-exceed \$5,476,000 for construction of the Joint Cedar Creek Lake Pump Station High Voltage Substation. Funding for this item is included in the Bond Fund. Director Hill seconded the motion and the vote in favor was unanimous.

9.

With the recommendation of management, Director King moved to approve a change in calculation of retainage being held for BAR Constructors to 5% of the total contract price following the recent 50% completion milestone of its contract for the Integrated Pipeline Project Joint Cedar Creek Lake Pump Station intake project. 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 Lane seconded the motion and the vote in favor was unanimous.

10.

With the recommendation of management, Director Leonard moved to approve a change order in the amount of \$62,287.58 with Thalle Midlothian Partners for the Integrated Pipeline Project Sections 12 and 13 and the Midlothian Balancing Reservoir. The total not to exceed contract value, including this change order, will be \$143,445,210.35. Funding for this change order is included in the Bond Fund. Director Lane seconded the motion and the vote in favor was unanimous.

11.

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

change order in the amount of \$183,000 with Thalle Midlothian Partners for the Integrated Pipeline Project Section 17. The total not to exceed contract value, including this change order, will be \$45,511,314.52. Funding for this change order is included in the Bond Fund. Director Hill seconded the motion and the vote in favor was unanimous.

12.

With the recommendation of management, Director Hill moved to approve a change in calculation of retainage being held for Thalle Midlothian Partners to 5% of the total contract price following the recent 50% completion milestone of its contract for Sections 17 and 18 of the Integrated Pipeline Project. 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 Lane seconded the motion and the vote in favor was unanimous.

13.

Staff Updates

- TRWD Purchasing Award - Sandy Newby
- Fall 2017 Trash Bash Video - Chad Lorange
- Summer 2017 Twin Points Update and Video - David Geary
- Trinity Trails Impact Study - Shanna Cate
- System Status Update – Rachel Ickert

14.

There were no persons from the general public requesting the opportunity to address the Board of Directors.

The Board of Directors recessed for a break from 9:56 a.m. to 10:08 a.m.

15.

The presiding officer next called an executive session at 10:08 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; under Section 551.072 to Deliberate the Purchase, Exchange, Lease or Value of Real Property; and under Section 551.076 to Deliberate Regarding Security Devices or Security Audits. Upon completion of the executive session at 11:07 a.m., the President reopened the meeting.

16.

With the recommendation of the management, Director Hill moved to approve a contract for security operations services in the amount of \$250,250 annually. Funding for this contract is included in the Fiscal Year 2018 General Fund Budget. Director Leonard seconded the motion and the vote in favor was unanimous.

17.

With the recommendation of management, Director Hill moved to grant authority to acquire permanent easement interests in, over, under, and across the following

described properties for the public use and purpose of construction of the Trinity River Vision Central City Project by purchase or, if negotiations to acquire the property by purchase are unsuccessful, by the use of the power of eminent domain. The motion was made in the form provided by Chapter 2206, Texas Government Code, and indicated that it intended to apply to all the units of real property described below. Funding for these acquisitions is included in the Bond Fund.

Fee simple title to the surface estate only, including improvements located thereon, of an approximately 76.902-acre tract of land situated in the Robert Cross Survey, Abstract No. 304, and the John Lynch Survey, Abstract No. 942, in the City of Fort Worth, Tarrant County, Texas, and being a portion of a tract of land described in a deed to Patricia Bowen Featherngill, LLC, et al, recorded in Document No. D206189806, Deed Records, Tarrant County, Texas, together with an assignment of all rights to use the surface of such 76.902-acre tract by the owners of the mineral estate, save and except a 1.607-acre portion of said 76.90-acre tract to be designated as a gas well drilling site, such tracts being further described in the accompanying survey plats attached hereto (TRV Parcel 513).

LEGAL DESCRIPTION

- BEING** a tract of land situated in the Robert Cross Survey, Abstract No. 304, and the John Lynch Survey, Abstract No. 942, in the City of Fort Worth, Tarrant County, Texas, and being a portion of a tract of land described in a deed to Patricia Bowen Feathermgill, LLC, et al, recorded in Document No. D206189806, Deed Records, Tarrant County, Texas (D.R.T.C.T.); said tract of land being more particularly described by metes and bounds as follows:
- BEGINNING** at a 1 inch rod found (control monument) being a northwesterly ell corner of Gateway Park Addition, an addition to the City of Fort Worth, Tarrant County, Texas, recorded in Cabinet A, Slide 3 and 4, Plat Records, Tarrant County, Texas (P.R.T.C.T.) on the east right of way line of Beach Street (a variable width R.O.W.) as described in a deed to the City of Fort Worth, recorded in Volume 3148, Page 474, D.R.T.C.T.;
- THENCE** North 21 degrees 46 minutes 49 seconds East along the west line of said Feathermgill tract and the east line of said right of way, a distance of 26.42 feet to a 5/8 inch TranSystems capped iron rod set, from which a disk monument No. 5958 in concrete found bears North 21 degrees 46 minutes 49 seconds East, a distance of 64.51 feet;
- THENCE** North 77 degrees 41 minutes 39 seconds East, along the south line of an easement described to Texas Midstream Gas Services, LLC, recorded in Document No. D208117282, D.R.T.C.T., a distance of 98.90 feet to a 5/8 inch TranSystems capped iron rod set;
- THENCE** North 69 degrees 54 minutes 01 seconds East, continuing along the south line of said Texas Midstream Gas Services easement, a distance of 207.90 feet to a 5/8 inch TranSystems capped iron rod set;
- THENCE** North 71 degrees 49 minutes 10 seconds East, continuing along the south line of said Texas Midstream Gas Services easement, a distance of 176.45 feet to a 5/8 inch TranSystems capped iron rod set;
- THENCE** North 50 degrees 24 minutes 30 seconds East, continuing along the south line of said Texas Midstream Gas Services easement, a distance of 379.75 feet to a 5/8 inch TranSystems capped iron rod set;
- THENCE** North 50 degrees 25 minutes 41 seconds East, continuing along the south line of said Texas Midstream Gas Services easement, a distance of 56.76 feet to a 5/8 inch TranSystems capped iron rod set;
- THENCE** North 58 degrees 11 minutes 52 seconds East, continuing along the south line of said Texas Midstream Gas Services easement, a distance of 188.58 feet to a 5/8 inch TranSystems capped iron rod set;
- THENCE** North 3 degrees 46 minutes 11 seconds West, along the east line of said Texas Midstream Gas Services easement, a distance of 134.95 feet to a 5/8 inch TranSystems capped iron rod set;
- THENCE** North 6 degrees 40 minutes 30 seconds East, continuing along the east line of said Texas Midstream Gas Services easement, a distance of 294.10 feet to a 5/8 inch TranSystems capped iron rod set;
- THENCE** North 0 degrees 28 minutes 24 seconds East, continuing along the east line of said Texas Midstream Gas Services easement, a distance of 211.76 feet to a 5/8 inch TranSystems capped iron rod set;

- THENCE** South 86 degrees 36 minutes 41 seconds West, continuing along the east line of said Texas Midstream Gas Services easement, a distance of 105.40 feet to a 5/8 inch TranSystems capped iron rod set;
- THENCE** North 0 degrees 28 minutes 18 seconds East, continuing along the east line of said Texas Midstream Gas Services easement, a distance of 124.93 feet to a 5/8 inch TranSystems capped iron rod set;
- THENCE** North 0 degrees 03 minutes 40 seconds West, continuing along the east line of said Texas Midstream Gas Services easement, a distance of 662.08 feet to a 5/8 inch TranSystems capped iron rod set;
- THENCE** North 12 degrees 59 minutes 44 seconds East, a distance of 44.59 feet to a 5/8 inch TranSystems capped iron rod set;
- THENCE** North 17 degrees 36 minutes 45 seconds East, a distance of 334.44 feet to a 5/8 inch TranSystems capped iron rod set;
- THENCE** North 28 degrees 52 minutes 30 seconds East, a distance of 22.78 feet to a 5/8 inch TranSystems capped iron rod set;
- THENCE** North 19 degrees 04 minutes 12 seconds East, a distance of 166.95 feet to a 5/8 inch TranSystems capped iron rod set;
- THENCE** North 30 degrees 26 minutes 44 seconds East, a distance of 99.97 feet to a 5/8 inch TranSystems capped iron rod set;
- THENCE** North 7 degrees 31 minutes 13 seconds East, a distance of 90.56 feet to a 5/8 inch TranSystems capped iron rod set;
- THENCE** North 58 degrees 59 minutes 47 seconds East, a distance of 177.52 feet to a 5/8 inch TranSystems capped iron rod set;
- THENCE** North 70 degrees 47 minutes 10 seconds East, a distance of 123.84 feet to a 5/8 inch TranSystems capped iron rod set;
- THENCE** South 0 degrees 20 minutes 13 seconds East, a distance of 807.04 feet to a 5/8 inch TranSystems capped iron rod set;
- THENCE** North 89 degrees 06 minutes 21 seconds East, a distance of 33.73 feet to a 5/8 inch TranSystems capped iron rod set in the east line of said Feathermgill tract, the east line of said Robert Cross Survey, the west line of Dyer Addition, an addition to the City of Fort Worth, recorded in Cabinet A, Slide 9778, P.R.T.C.T., and the west line of said John Lynch Survey;
- THENCE** South 0 degrees 26 minutes 18 seconds East, along the east line of said Feathermgill tract, the east line of said Robert Cross Survey, the west line of said Dyer Addition and the west line of said John Lynch Survey, a distance of 25.49 feet to a 1/2 inch iron rod found (control monument) being the southwest corner of said Dyer Addition;

- THENCE** North 89 degrees 27 minutes 28 seconds East, along the north line of said Featherngill tract and the south line of said Dyer Addition, a distance of 882.16 feet to a disk monument No. 480 in concrete found, being a northeasterly corner of said Featherngill tract and a northwesterly ell corner of said Gateway Park Addition;
- THENCE** South 0 degrees 31 minutes 33 seconds East, along the east line of said Featherngill tract and the west line of said Gateway Park Addition, a distance of 1544.32 feet to a disk monument No. 448 in concrete found, being a southeasterly corner of said Featherngill tract and a westerly ell corner of said Gateway Park Addition;
- THENCE** South 89 degrees 28 minutes 13 seconds West, along the southerly line of said Featherngill tract and a northerly line of said Gateway Park Addition, a distance of 882.05 feet to a 1 inch iron rod found, being an entrant corner of said Featherngill tract and a westerly ell corner of said Gateway Park Addition;
- THENCE** South 0 degrees 13 minutes 58 seconds East, along the east line of said Featherngill tract and the westerly line of said Gateway Park Addition, a distance of 696.16 feet to a T.E.S.CO. disk monument in concrete found, being the most southerly southeast corner of said Featherngill tract and the northeast corner of a tract of land described in a deed to Texas Electric Service Company, recorded in Volume 4268, Page 478, D.R.T.C.T.;
- THENCE** South 70 degrees 11 minutes 08 seconds West, along the southerly line of said Featherngill tract and the northerly line of said Texas Electric Service Company tract, a distance of 602.04 feet to a 5/8 inch TranSystems capped iron rod set, on a northerly line of said Gateway Park Addition;
- THENCE** North 79 degrees 20 minutes 21 seconds West, along the southerly line of said Featherngill tract and a northerly line of said Gateway Park Addition, a distance of 382.25 feet to a 1/2 inch iron rod found, being a southerly corner of said Featherngill tract and an interior ell corner of said Gateway Park Addition;
- THENCE** North 52 degrees 42 minutes 47 seconds West, continuing along the southerly line of said Featherngill tract and a northerly line of said Gateway Park Addition, a distance of 641.30 feet to the POINT OF BEGINNING and containing 3,349,834 Square Feet or 76.902 Acres of Land.

Note: Survey sketch to accompany this legal description.

Note: Basis of bearing = NAD 83 Texas North Central Zone (4202).

Note: Coordinates shown are surface coordinates based on NAD 83 Texas North Central Zone (4202) with an adjustment factor of 1.0001375289116

I do hereby certify on this 22nd day of June, 2017, 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 1A, Condition II Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements located within five (5) feet of said boundaries, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements, and other matters of record as listed in Schedule B of the Commitment for Title issued by Fidelity National Title Insurance Agency, Inc., Dated July 31, 2017, issued August 15, 2017, GF# FT-44122-4412210214-LE affecting the subject property, and the location of all curb cuts and driveways, if any.

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

The subject property abuts Beach Street, a variable width right-of-way, which provides apparent access to and from the subject property.

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

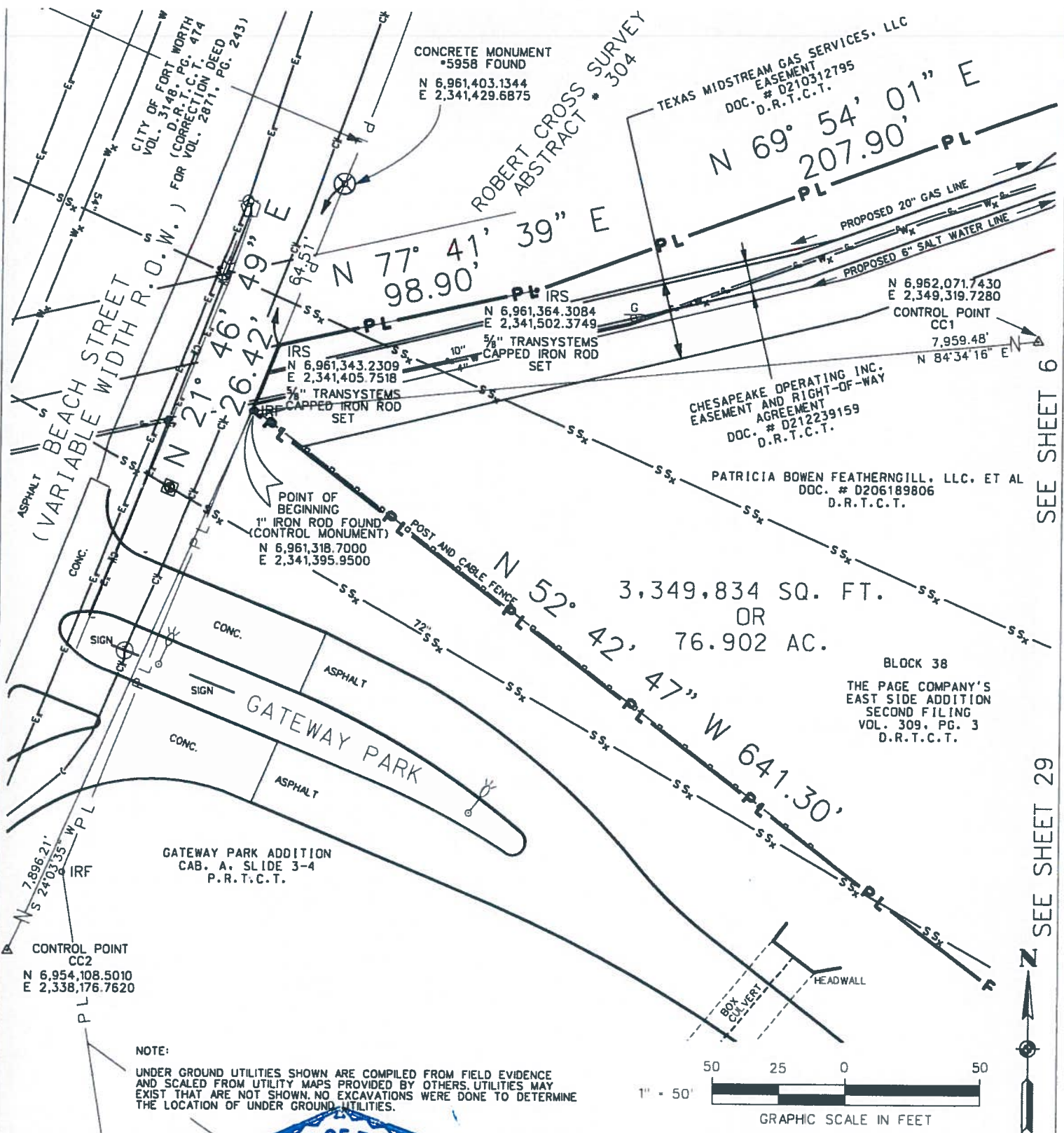
By: TranSystems



Kenneth D. Erwin
Registered Professional Land Surveyor
No. 5554



6-22-2017



SEE SHEET 6

SEE SHEET 29

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



TranSystems
 500 W. 7TH ST., SUITE 1100
 FORT WORTH, TEXAS 76102
 817-339-8950
 FAX 817-336-2247
 T.B.P.L.S. Firm Reg. #10038300
 PROJ NO: P202 06 0524
 SCALE: 50
 DATE: 04-15-2009
 DESIGNED BY:
 DRAWN BY: D.M.P.
 CHECKED BY: K.D.E.
 FILE NAME: P513_V-PB0002.DGN
 REVISED: 8-28-17

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

Handwritten signature
 8-22-2017

SHEET TITLE	LAND TITLE SURVEY PATRICIA BOWEN FEATHERNGILL, LLC, ET AL PARCEL # 513
PROJECT	TRINITY RIVER VISION
NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE (4202) WITH AN ADJUSTMENT FACTOR OF 1.0001375289116	PG. 8 OF 33

ROBERT CROSS SURVEY
ABSTRACT # 304

PATRICIA BOWEN FEATHERNGILL, LLC. ET AL
DOC. # D206189806
D.R.T.C.T.

COMMISSIONERS COURT ORDER # 6696
ORDER CANCELLING PLAT AND
VACATING STREETS AND ALLEYS.
BOOK 25, PAGES 441-442.

GRAVEL

IRION AVE.
(60' RIGHT OF WAY)

PL N 50° 24' 30" E
379.75'

PL N 69° 54' 01" E
207.90'

PL N 71° 49' 10" E
176.45'

IRS
N 6,961,490.8105
E 2,341,865.2590
5/8" TRANSYSTEMS
CAPPED IRON ROD
SET

IRS
N 6,961,435.7545
E 2,341,697.6134
5/8" TRANSYSTEMS
CAPPED IRON ROD
SET

PROPOSED 20" GAS LINE
PROPOSED 8" SALT WATER LINE

CHESAPEAKE OPERATING INC.
EASEMENT AND RIGHT-OF-WAY
AGREEMENT
DOC. # D212239159
D.R.T.C.T.

TEXAS MIDSTREAM GAS SERVICES, LLC
EASEMENT
DOC. # D210312795
D.R.T.C.T.

BLOCK B

THE PAGE COMPANY'S
EAST SIDE ADDITION
SECOND FILING
VOL. 309, PG. 3
D.R.T.C.T.

PATRICIA BOWEN FEATHERNGILL, LLC. ET AL
DOC. # D206189806
D.R.T.C.T.

BLOCK 38
THE PAGE COMPANY'S
EAST SIDE ADDITION
SECOND FILING
VOL. 309, PG. 3
D.R.T.C.T.

WALLACE STREET
(61' RIGHT OF WAY)

SEE SHEET 7

SEE SHEET 5

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TranSystems

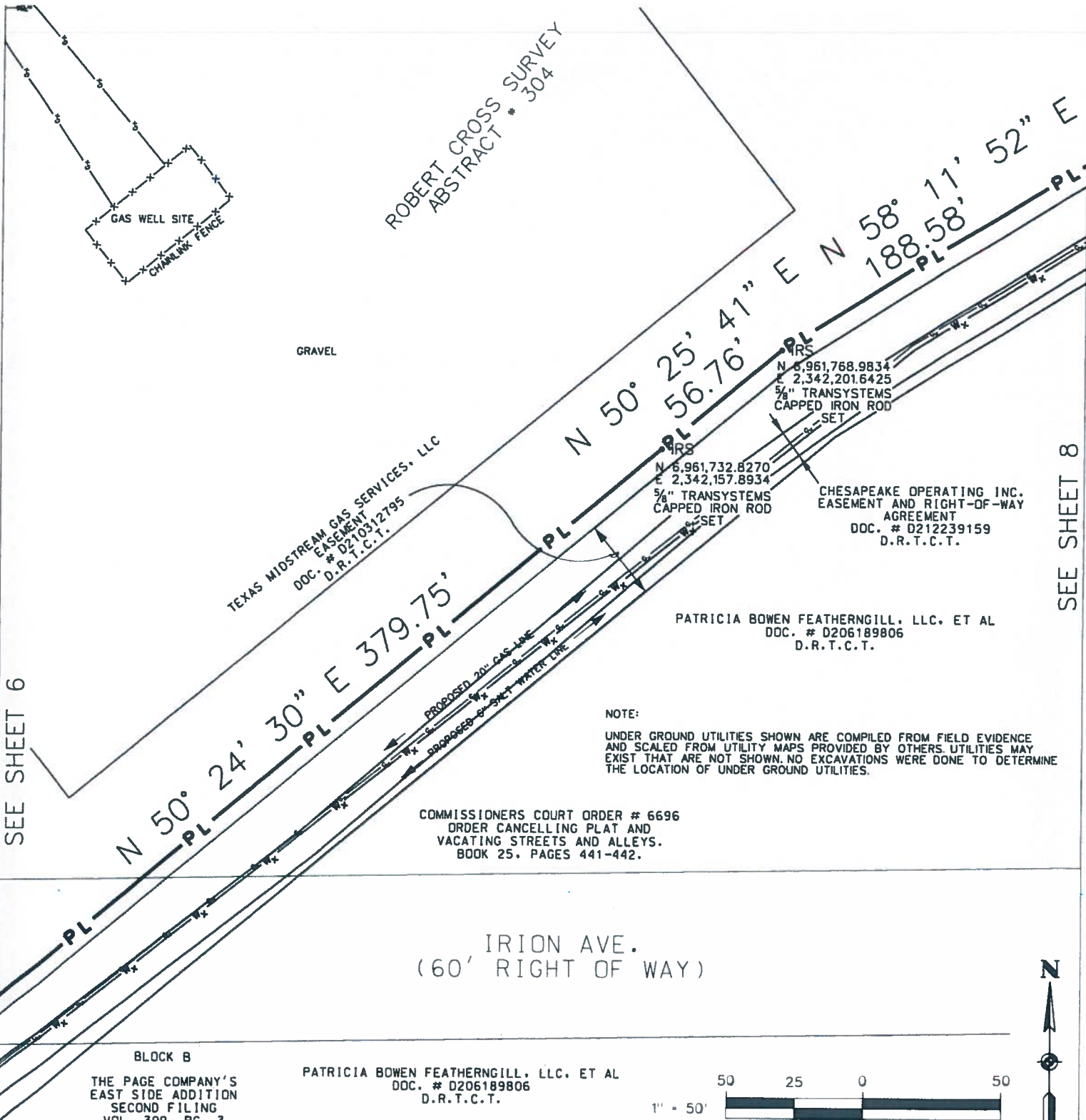
500 W. 7TH ST., SUITE 1100
FORT WORTH, TEXAS 76102
817-339-8950
FAX 817-336-2247
T.B.P.L.S. Firm Reg. #10038300

PROJ NO: P202 06 0524
SCALE: 50
DATE: 04-15-2009
DESIGNED BY:
DRAWN BY: D.M.P.
CHECKED BY: K.O.E.
FILE NAME: P513_V-PB0002.DGN
REVISED: 8-28-17

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

Kenneth D. Erwin
6-22-2017

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PROJECT	TRINITY RIVER VISION
NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE (4202) WITH AN ADJUSTMENT FACTOR OF 1.0001375289116	PG. 9 of 33



SEE SHEET 6

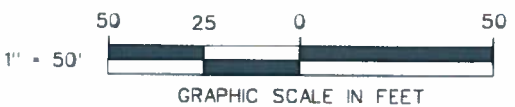
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COMMISSIONERS COURT ORDER # 6696
 ORDER CANCELLING PLAT AND
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 BOOK 25, PAGES 441-442.

BLOCK B
 THE PAGE COMPANY'S
 EAST SIDE ADDITION
 SECOND FILING
 VOL. 309, PG. 3
 D.R.T.C.T.

PATRICIA BOWEN FEATHERNGILL, LLC. ET AL
 DOC. # D206189806
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TranSystems

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SEE SHEET 9

ROBERT CROSS SURVEY
ABSTRACT # 304

PATRICIA BOWEN FEATHERNGILL, LLC, ET AL
DOC. # D206189806
D.R.T.C.T.

CHESAPEAKE OPERATING INC.
EASEMENT AND RIGHT-OF-WAY
AGREEMENT
DOC. # 0212239159
D.R.T.C.T.

TEXAS MIDSTREAM GAS SERVICES, LLC
EASEMENT
DOC. # 0210312795
D.R.T.C.T.

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N 6,962,003.0163
E 2,342,353.0379
5/8" TRANSYSTEMS
CAPPED IRON ROD
SET

N 6,961,868.3622
E 2,342,361.9102
5/8" TRANSYSTEMS
CAPPED IRON ROD
SET

N 6° 40' 30" E
294.10'
PL
N 3° 46' 11" W
134.95'
PL
N 58° 11' 52" E
188.58'
PL

PROPOSED 20" GAS LINE
PROPOSED 6" SALT WATER LINE



SEE SHEET 7

GRAVEL

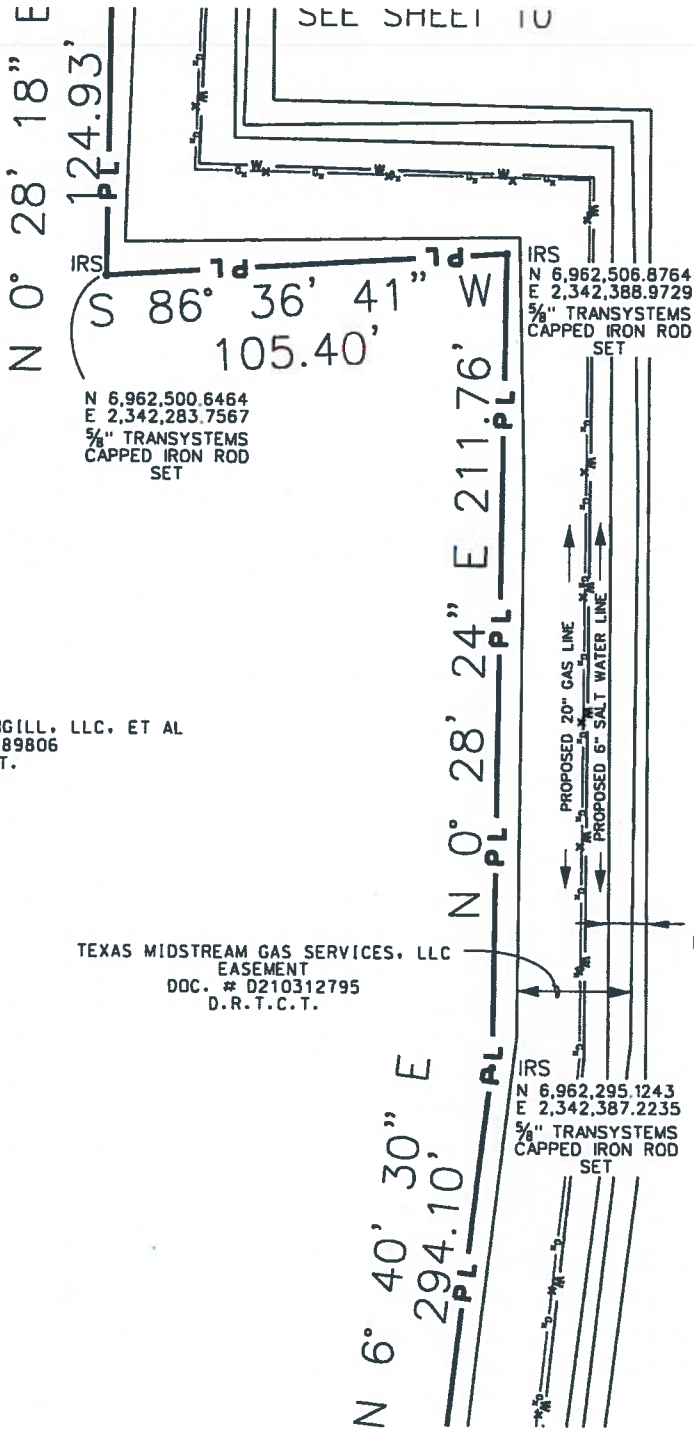
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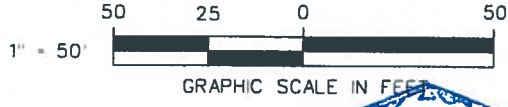
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TEXAS MIDSTREAM GAS SERVICES, LLC
EASEMENT
DOC. # D210312795
D.R.T.C.T.

CHESAPEAKE OPERATING INC.
EASEMENT AND RIGHT-OF-WAY
AGREEMENT
DOC. # D212239159
D.R.T.C.T.

SEE SHEET 8



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

TranSystems
500 W. 7TH ST., SUITE 1100
FORT WORTH, TEXAS 76102
817-339-8950
FAX 817-336-2247
T.B.P.L.S. Firm Reg. #10038300
PROJ NO: P202 06 0524
SCALE: 50
DATE: 04-15-2009
DESIGNED BY:
DRAWN BY: D.M.P.
CHECKED BY: K.D.E.
FILE NAME: P513_V-PB0002.DGN
REVISED: 8-28-17



Kenneth D. Erwin
6-22-2017

SHEET TITLE	LAND TITLE SURVEY PATRICIA BOWEN FEATHERNGILL, LLC, ET AL PARCEL # 513
PROJECT	TRINITY RIVER VISION
NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE (4202) WITH AN ADJUSTMENT FACTOR OF 1.0001375289116	PG. 12 of 33

UNDIVIDED # 2919
STREETS AND ALLEYS VACATED,
EASEMENT RESERVED
FOR PUBLIC UTILITIES.

SEE SHEET 12

N 12° 59' 44" E
44.59'

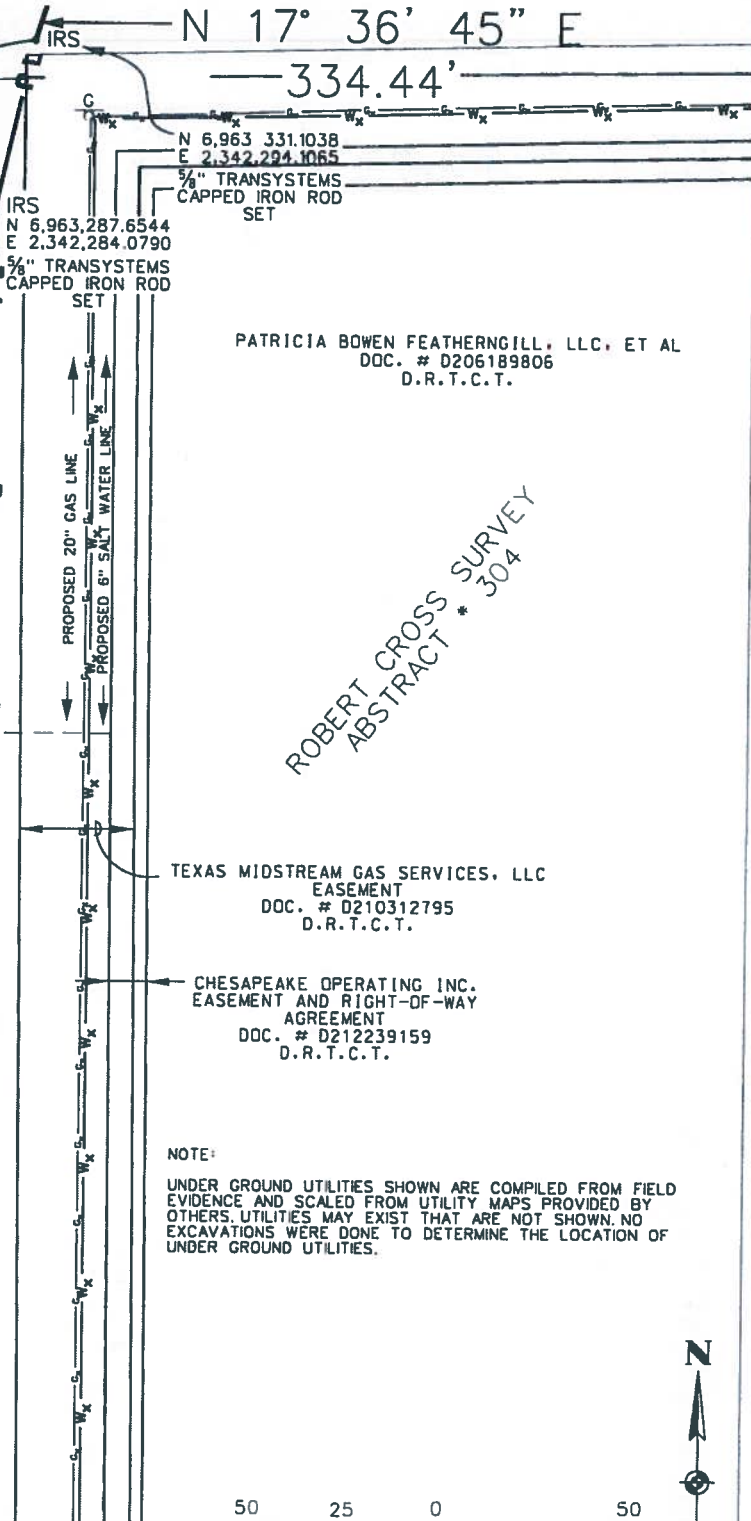
COMMISSIONERS COURT ORDER # 6696
ORDER CANCELLING PLAT AND
VACATING STREETS AND ALLEYS.
BOOK 25, PAGES 441-442.

PATRICIA BOWEN FEATHERNGILL, LLC, ET AL
DOC. # D206189806
D.R.T.C.T.

PERMITTED GAS WELL SITE

N 0° 03' 40" W 662.08'

SEE SHEET 10 1" = 50'



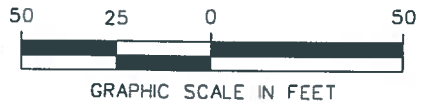
PATRICIA BOWEN FEATHERNGILL, LLC, ET AL
DOC. # D206189806
D.R.T.C.T.

ROBERT CROSS SURVEY
ABSTRACT # 304

TEXAS MIDSTREAM GAS SERVICES, LLC
EASEMENT
DOC. # D210312795
D.R.T.C.T.

CHESAPEAKE OPERATING INC.
EASEMENT AND RIGHT-OF-WAY
AGREEMENT
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FILE NAME: P513_V-PB0002.DGN
REVISED: 8-28-17

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

Kenneth D. Erwin
6-22-2017

SHEET TITLE	LAND TITLE SURVEY PATRICIA BOWEN FEATHERNGILL, LLC, ET AL PARCEL # 513	
PROJECT	TRINITY RIVER VISION	
NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE (4202) WITH AN ADJUSTMENT FACTOR OF 1.0001375289116	PG. 14 of 33	

ORDINANCE # 2419
STREETS AND ALLEYS VACATED,
EASEMENT RESERVED
FOR PUBLIC UTILITIES.

N 19° 04' 12" E / SEE SHEET 13
166.95'

ROBERT CROSS SURVEY
ABSTRACT * 304

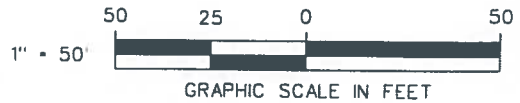
N 28° 52' 30" E
22.78'

5/8" TRANSYSTEMS
CAPPED IRON ROD
IRS SET
N 6,963,669.8119
E 2,342,406.3000
IRS
N 6,963,649.8654
E 2,342,395.3004
5/8" TRANSYSTEMS
CAPPED IRON ROD
SET

PATRICIA BOWEN FEATHERNGILL, LLC, ET AL
DOC. # D206189806
D.R.T.C.T.

PL N 17° 36' 45" PL 334.44' PL

ORDINANCE # 2419
STREETS AND ALLEYS VACATED,
EASEMENT RESERVED
FOR PUBLIC UTILITIES.



SEE SHEET 11

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817-339-8950
FAX 817-336-2247
T.B.P.L.S. Firm Reg. #10038300

PROJ NO: P202 06 0524
SCALE: 50
DATE: 04-15-2009
DESIGNED BY:
DRAWN BY: D.M.P.
CHECKED BY: K.D.E.
FILE NAME: P513_V-PB0002.DGN
REVISED: 8-28-17



Kenneth D. Erwin
6-22-2017

SHEET TITLE

LAND TITLE SURVEY
PATRICIA BOWEN FEATHERNGILL, LLC, ET AL
PARCEL # 513

PROJECT

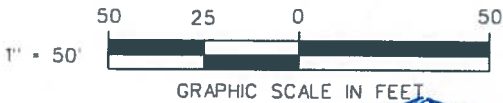
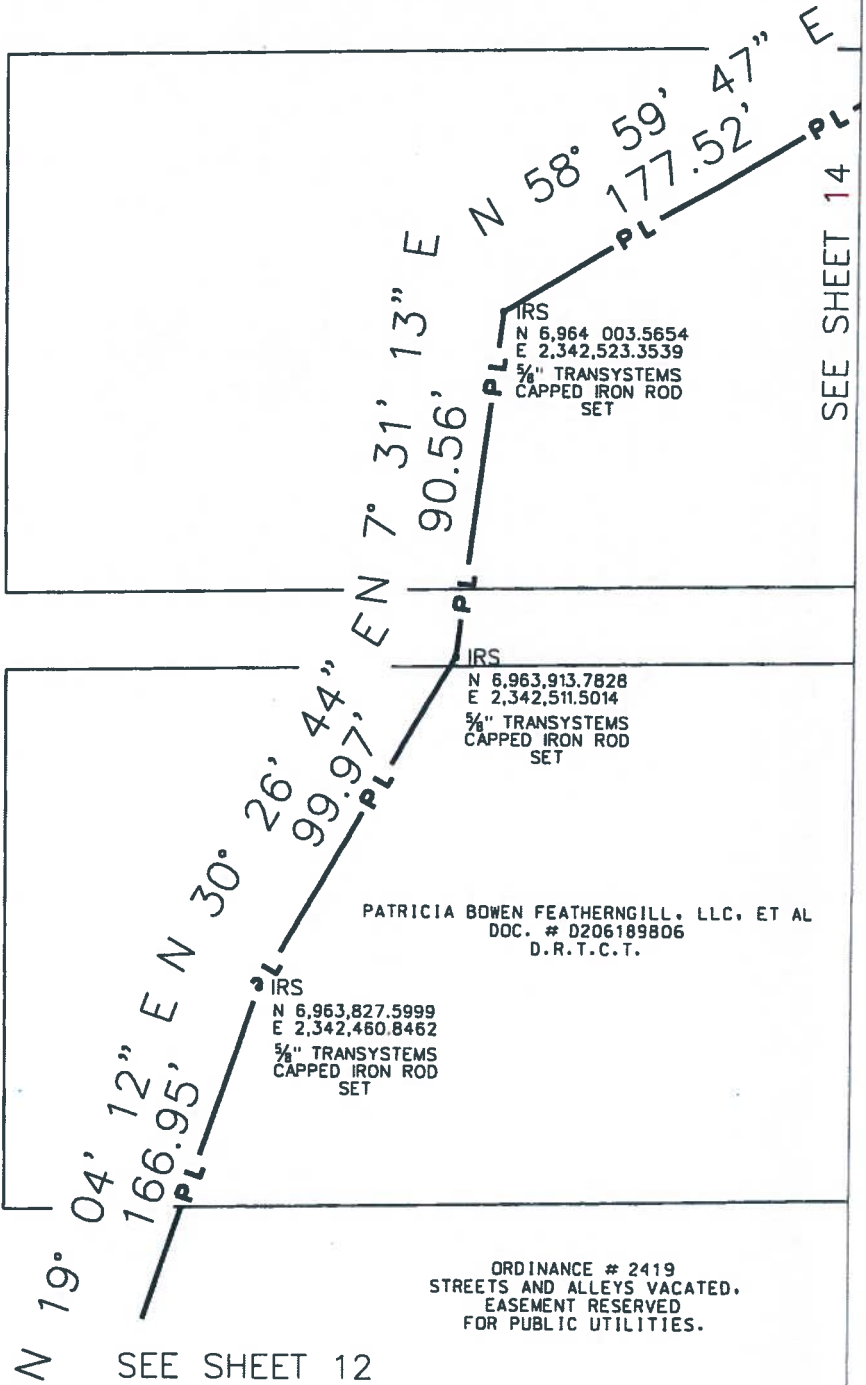
TRINITY RIVER VISION

NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES
BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE (4202) WITH
AN ADJUSTMENT FACTOR OF 1.0001375289116

PG. 15 of 33

ORDINANCE # 2419
STREETS AND ALLEYS VACATED.
EASEMENT RESERVED
FOR PUBLIC UTILITIES.

ROBERT CROSS SURVEY
ABSTRACT * 304



ORDINANCE # 2419
STREETS AND ALLEYS VACATED.
EASEMENT RESERVED
FOR PUBLIC UTILITIES.

PATRICIA BOWEN FEATHERNGILL, LLC, ET AL
DOC. # D206189806
D.R.T.C.T.

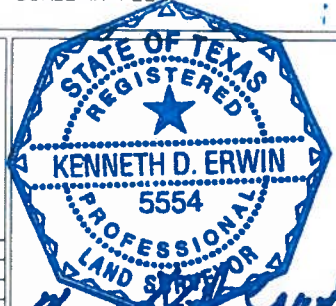
IRS
N 6,963,827.5999
E 2,342,460.8462
5/8" TRANSYSTEMS
CAPPED IRON ROD
SET

IRS
N 6,963,913.7828
E 2,342,511.5014
5/8" TRANSYSTEMS
CAPPED IRON ROD
SET

IRS
N 6,964,003.5654
E 2,342,523.3539
5/8" TRANSYSTEMS
CAPPED IRON ROD
SET

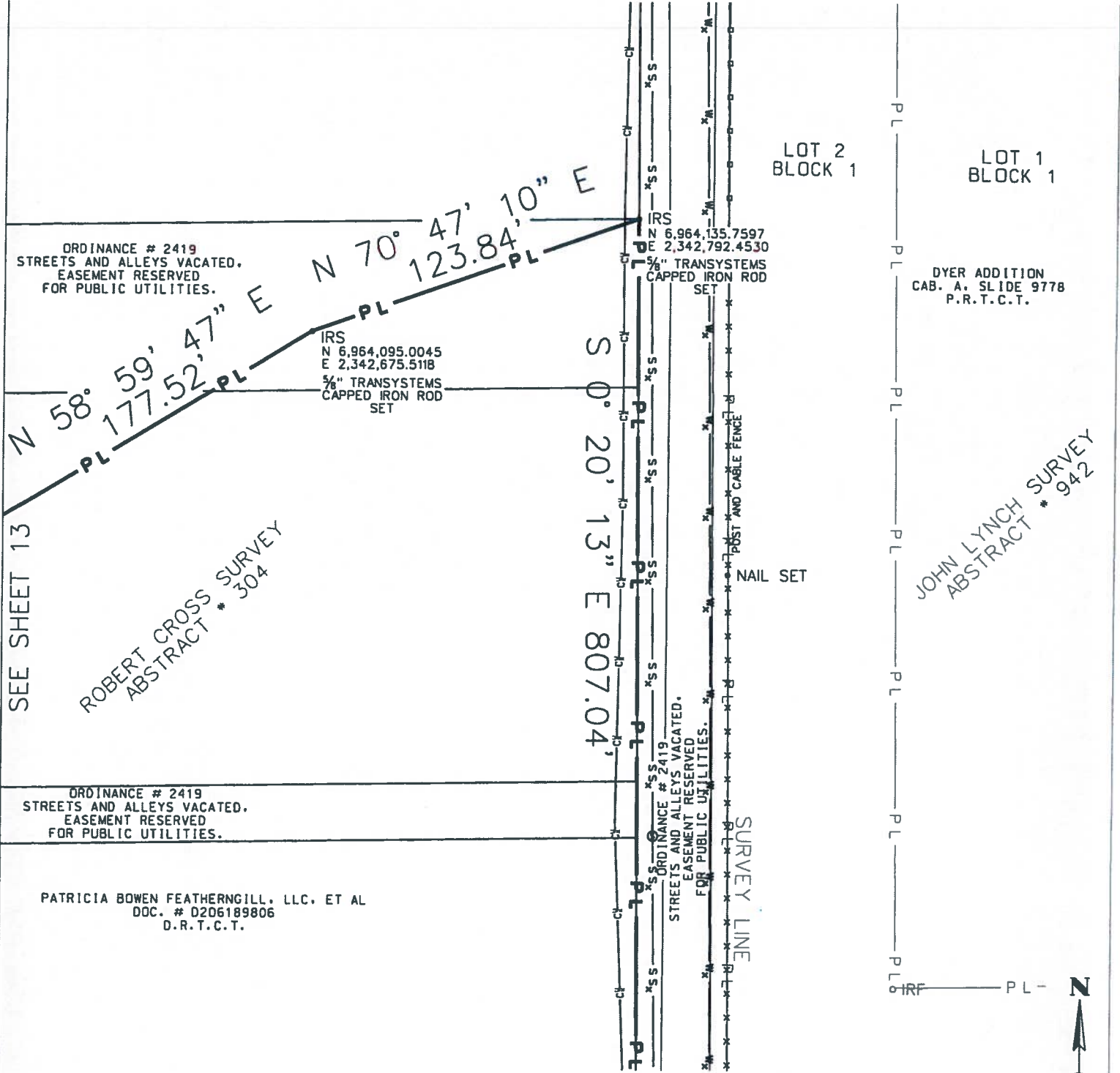


500 W. 7TH ST., SUITE 1100
FORT WORTH, TEXAS 76102
817-339-8950
FAX 817-336-2247
T.B.P.L.S. Firm Reg. #10038300
PROJ NO: P202 06 0524
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DATE: 04-15-2009
DESIGNED BY:
DRAWN BY: D.M.P.
CHECKED BY: K.D.E.
FILE NAME: P513_V-PB0002.DGN
REVISED: 8-28-17



Handwritten signature and date:
Kenneth D. Erwin
6-22-2017

SHEET TITLE	
LAND TITLE SURVEY PATRICIA BOWEN FEATHERNGILL, LLC, ET AL PARCEL # 513	
PROJECT	
TRINITY RIVER VISION	
NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE (4202) WITH AN ADJUSTMENT FACTOR OF 1.0001375289116	PG. 16 of 33



ORDINANCE # 2419
STREETS AND ALLEYS VACATED.
EASEMENT RESERVED
FOR PUBLIC UTILITIES.

SEE SHEET 13

ROBERT CROSS SURVEY
ABSTRACT # 304

ORDINANCE # 2419
STREETS AND ALLEYS VACATED.
EASEMENT RESERVED
FOR PUBLIC UTILITIES.

PATRICIA BOWEN FEATHERNGILL, LLC, ET AL
DOC. # D206189806
D.R.T.C.T.

LOT 2
BLOCK 1

LOT 1
BLOCK 1

DYER ADDITION
CAB. A. SLIDE 9778
P.R.T.C.T.

JOHN LYNCH SURVEY
ABSTRACT # 942

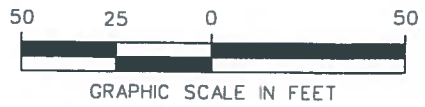
S 0° 20' 13" E 807.04'

ORDINANCE # 2419
STREETS AND ALLEYS VACATED.
EASEMENT RESERVED
FOR PUBLIC UTILITIES.

SURVEY LINE

NOTE:
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SEE SHEET 15



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FORT WORTH, TEXAS 76102
817-339-8950
FAX 817-336-2247
T.B.P.L.S. Firm Reg. #10038300

PROJ NO: P202_06_0524
SCALE: 50
DATE: 04-15-2009
DESIGNED BY:
DRAWN BY: D.M.P.
CHECKED BY: K.D.E.
FILE NAME: P513_V-PB0002.DGN
REVISED: 8-28-17

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

Kenneth D. Erwin
6-22-2017

SHEET TITLE	LAND TITLE SURVEY PATRICIA BOWEN FEATHERNGILL, LLC, ET AL PARCEL # 513
PROJECT	TRINITY RIVER VISION
NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE (4202) WITH AN ADJUSTMENT FACTOR OF 1.0001375289116	PG. 17 of 33

SEE SHEET 14

LOT 1
BLOCK 1
PL PL

DYER ADDITION
CAB. A. SLIDE 9778
P.R.T.C.T.

LOT 2
BLOCK 1

ORDINANCE # 2419
STREETS AND ALLEYS VACATED.
EASEMENT RESERVED
FOR PUBLIC UTILITIES.

ROBERT CROSS SURVEY
ABSTRACT * 304

S 0° 20' 13" E 807.04'

ORDINANCE # 2419
STREETS AND ALLEYS VACATED.
EASEMENT RESERVED
FOR PUBLIC UTILITIES.

SURVEY LINE

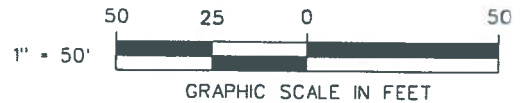
JOHN LYNCH SURVEY
ABSTRACT * 942

PATRICIA BOWEN FEATHERNGILL, LLC, ET AL
DOC. # D206189806
D.R.T.C.T.

SEE SHEET 16

NOTE:

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T.B.P.L.S. Firm Reg. #10038300

PROJ NO: P202 06 0524
SCALE: 50
DATE: 04-15-2009
DESIGNED BY:
DRAWN BY: O.M.P.
CHECKED BY: K.D.E.
FILE NAME: P513_V-PB0002.DGN
REVISED: 8-28-17

Kenneth D. Erwin
6-22-2017

SHEET TITLE	
LAND TITLE SURVEY PATRICIA BOWEN FEATHERNGILL, LLC, ET AL PARCEL # 513	
PROJECT	
TRINITY RIVER VISION	
NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE (4202) WITH AN ADJUSTMENT FACTOR OF 1.0001375289116	PG. 18 of 33

DYER ADDITION
CAB. A, SLIDE 9778
P.R.T.C.T.

LOT 2
BLOCK 1

JOHN LYNCH SURVEY
ABSTRACT # 942

PATRICIA BOWEN FEATHERNGILL, LLC, ET AL
DOC. # D206189806
D.R.T.C.T.

ORDINANCE # 2419
STREETS AND ALLEYS VACATED,
EASEMENT RESERVED
FOR PUBLIC UTILITIES.

TEXAS MIDSTREAM GAS
SERVICES, LLC
EASEMENT
DOC. # D210312795
D.R.T.C.T.

5/8" TRANSYSTEMS
CAPPED IRON ROD
SET
N 6,963,328.7355
E 2,342,797.1973
IRS

5/8" TRANSYSTEMS
CAPPED IRON ROD
SET
N 6,963,329.2618
E 2,342,830.9230
IRS

N 89° 06' 21" E
33.73'

PROPOSED 20" GAS LINE
PROPOSED 6" SALT WATER LINE

CHESAPEAKE OPERATING INC.
EASEMENT AND RIGHT-OF-WAY
AGREEMENT
DOC. # D212239159
D.R.T.C.T.

COMMISSIONERS COURT ORDER # 6696
ORDER CANCELLING PLAT AND
VACATING STREETS AND ALLEYS.
BOOK 25, PAGES 441-442.

ROBERT CROSS SURVEY
ABSTRACT # 304

S 0° 26' 18" E
25.49'

1/2" IRON ROD FOUND
(CONTROL MONUMENT)
N 6,963,303.7720
E 2,342,831.1180

N 89° 27' 28" E
882.16'

PATRICIA BOWEN FEATHERNGILL, LLC, ET AL
DOC. # D206189806
D.R.T.C.T.

SEE SHEET 17

NOTE:

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PROJ NO: P202 06 0524
SCALE: 50
DATE: 04-15-2009
DESIGNED BY:
DRAWN BY: D.M.P.
CHECKED BY: K.D.E.
FILE NAME: P513_V-PB0002.DGN
REVISED: 8-28-17

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

Kenneth D. Erwin
6-22-2017

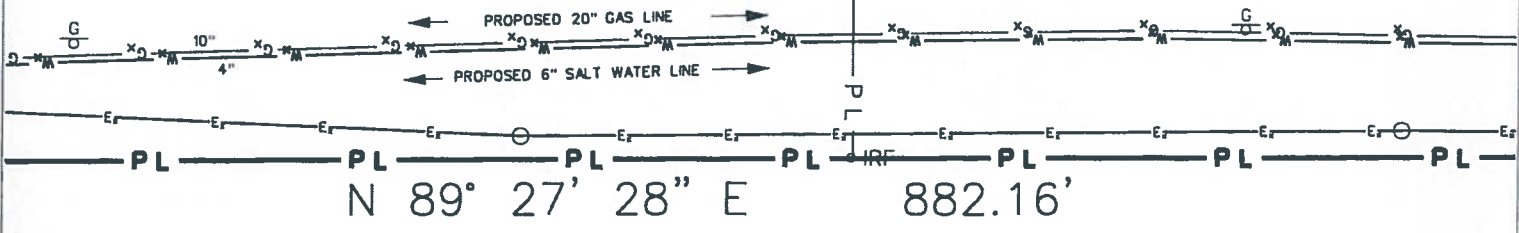
SHEET TITLE	LAND TITLE SURVEY PATRICIA BOWEN FEATHERNGILL, LLC, ET AL PARCEL # 513
PROJECT	TRINITY RIVER VISION
NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE (4202) WITH AN ADJUSTMENT FACTOR OF 1.0001375289116	PG. 19 of 33

LOT 2
BLOCK 1

DYER ADDITION
CAB. A, SLIDE 9778
P.R.T.C.T.

LOT 1
BLOCK 1

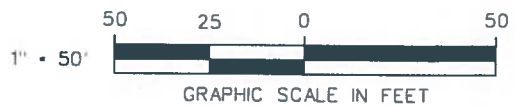
JOHN LYNCH SURVEY
ABSTRACT # 942



SEE SHEET 16

SEE SHEET 18

PATRICIA BOWEN FEATHERNGILL, LLC. ET AL
DOC. # D206189806
D.R.T.C.T.



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FORT WORTH, TEXAS 76102
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T.B.P.L.S. Firm Reg. #10038300

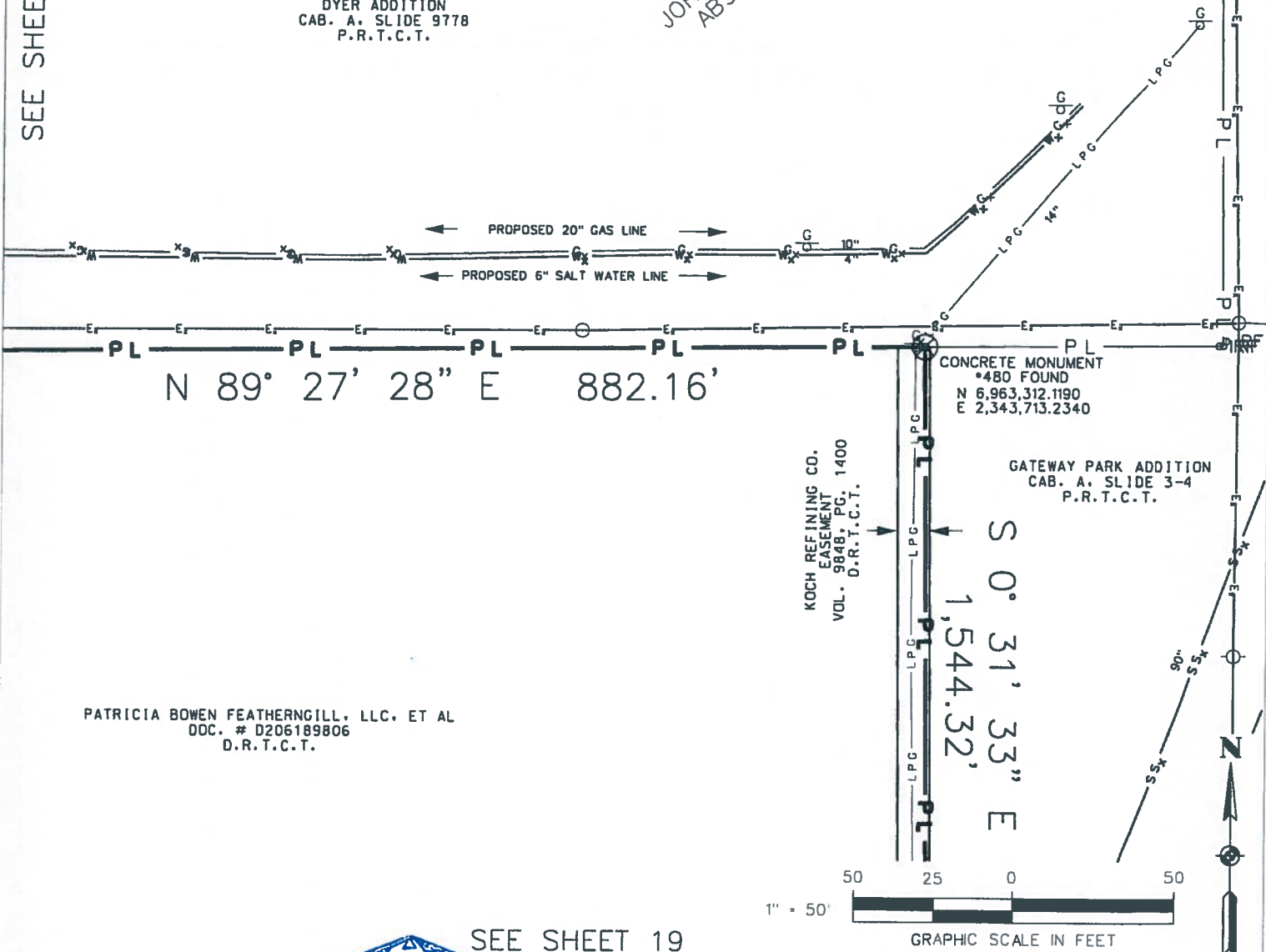
PROJ NO: P202 06 0524
SCALE: 50
DATE: 04-15-2009
DESIGNED BY:
DRAWN BY: D.M.P.
CHECKED BY: K.D.E.
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REVISED: 8-28-17

SHEET TITLE		LAND TITLE SURVEY PATRICIA BOWEN FEATHERNGILL, LLC. ET AL PARCEL # 513	
PROJECT		TRINITY RIVER VISION	
NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE (4202) WITH AN ADJUSTMENT FACTOR OF 1.0001375289116		PG. 20 of 33	

SEE SHEET 17

LOT 1
BLOCK 1
DYER ADDITION
CAB. A. SLIDE 9778
P.R.T.C.T.

JOHN LYNCH SURVEY
ABSTRACT * 942



PATRICIA BOWEN FEATHERNGILL, LLC. ET AL
DOC. # D206189806
D.R.T.C.T.

SEE SHEET 19



Kenneth D. Erwin
6-22-2017



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T.B.P.L.S. Firm Reg. #10038300
PROJ NO: P202 06 0524
SCALE: 50
DATE: 04-15-2009
DESIGNED BY:
DRAWN BY: D.M.P.
CHECKED BY: K.D.E.
FILE NAME: P513_V-PB0002.DGN
REVISED: 8-28-17

SHEET TITLE

LAND TITLE SURVEY
PATRICIA BOWEN FEATHERNGILL, LLC. ET AL
PARCEL # 513

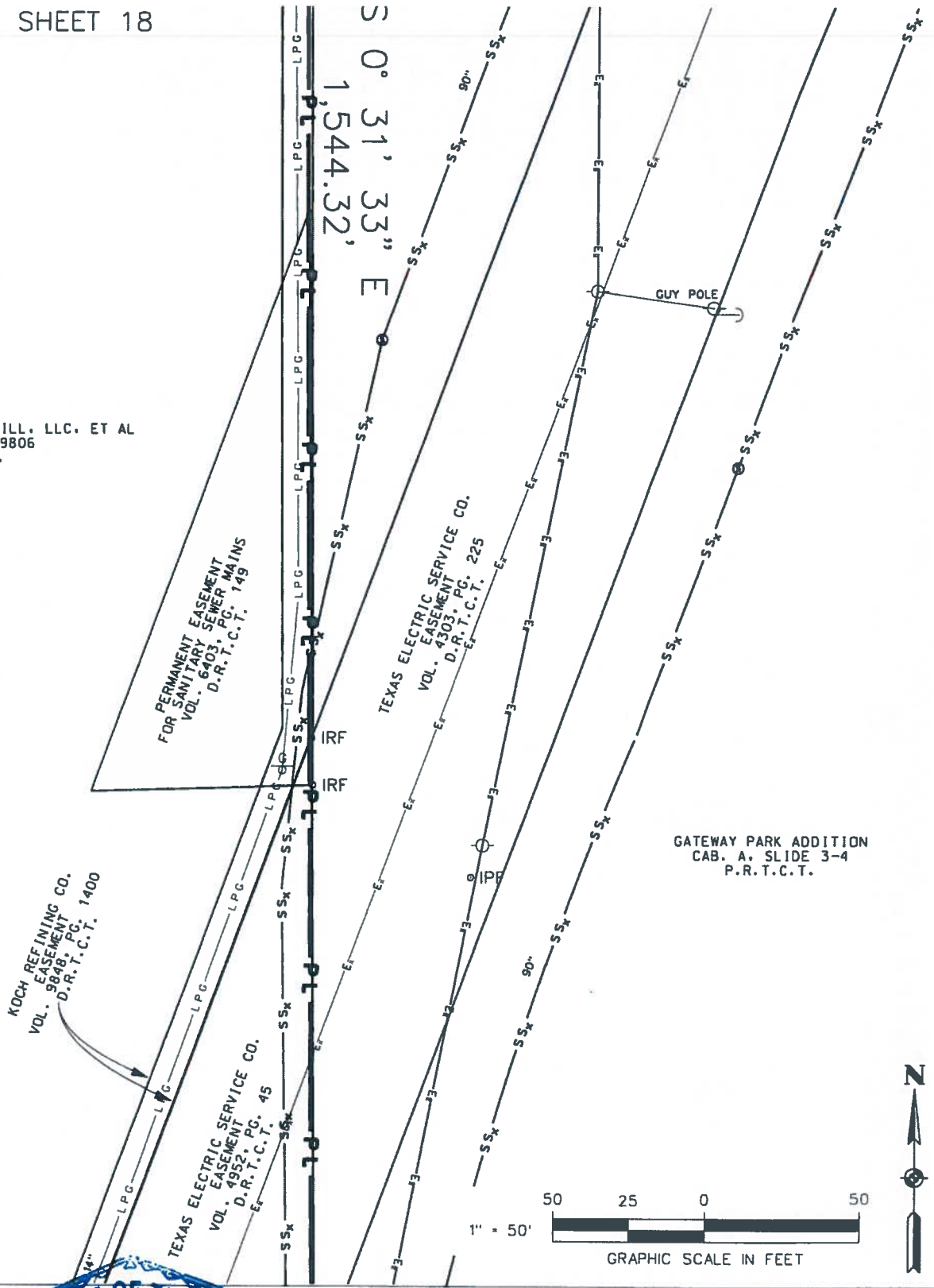
PROJECT

TRINITY RIVER VISION

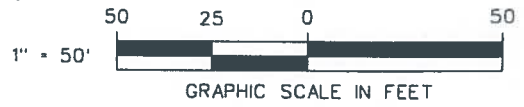
NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES
BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE (4202) WITH
AN ADJUSTMENT FACTOR OF 1.0001375289116

PG. 21 of 33

PATRICIA BOWEN FEATHERNGILL, LLC, ET AL
 DOC. # D206189806
 D.R.T.C.T.



GATEWAY PARK ADDITION
 CAB. A, SLIDE 3-4
 P.R.T.C.T.

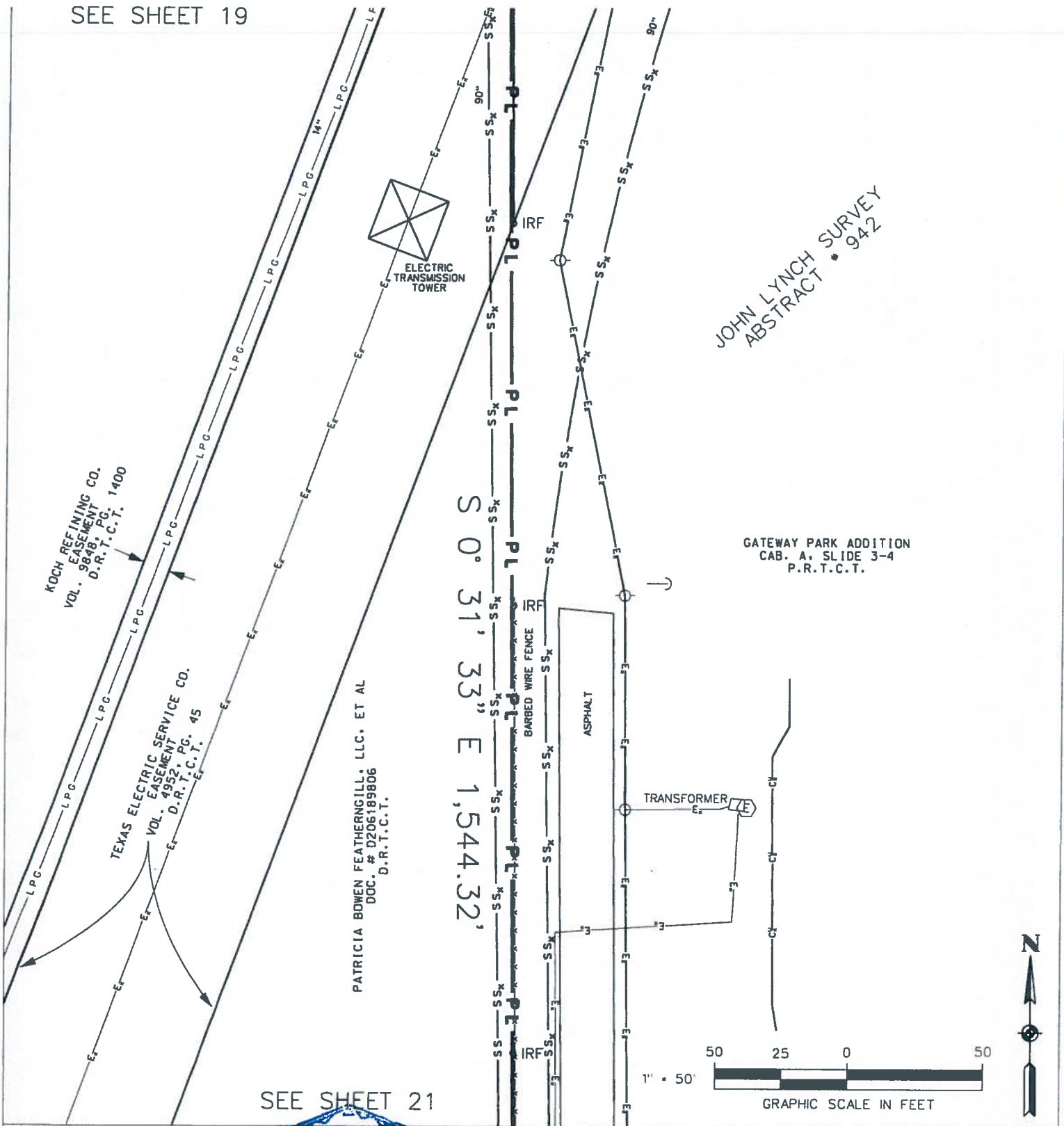


SEE SHEET 20



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 817-339-8950
 FAX 817-336-2247
 T.B.P.L.S. Firm Reg. #10038300
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 DESIGNED BY:
 DRAWN BY: D.M.P.
 CHECKED BY: K.D.E.
 FILE NAME: P513_V-PB0002.DGN
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SHEET TITLE		LAND TITLE SURVEY	
		PATRICIA BOWEN FEATHERNGILL, LLC, ET AL PARCEL # 513	
PROJECT		TRINITY RIVER VISION	
NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE (4202) WITH AN ADJUSTMENT FACTOR OF 1.0001375289116		PG. 22 of 33	



JOHN LYNCH SURVEY
ABSTRACT # 942

GATEWAY PARK ADDITION
CAB. A, SLIDE 3-4
P.R.T.C.T.

SEE SHEET 21

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FORT WORTH, TEXAS 76102
817-339-8950
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STATE OF TEXAS
REGISTERED
KENNETH D. ERWIN
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PROFESSIONAL
LAND SURVEYOR

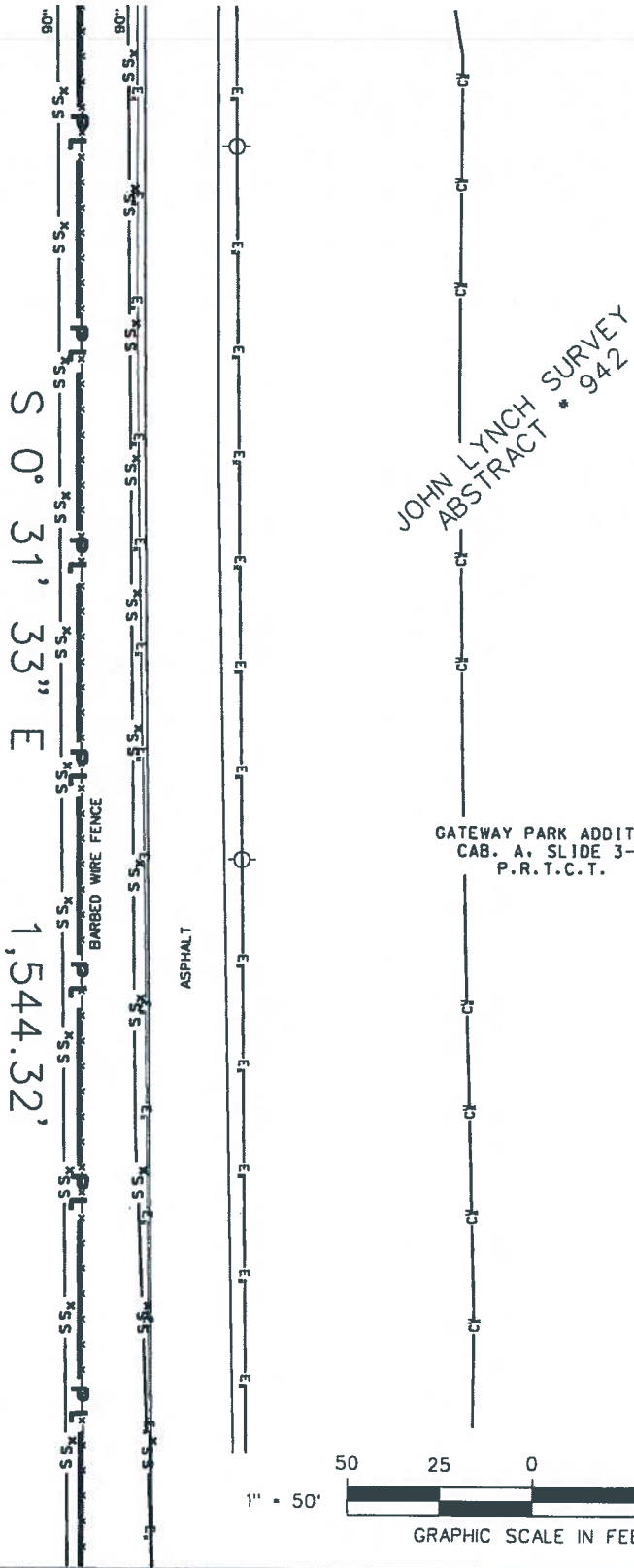
Kenneth D. Erwin
6-22-2017

SHEET TITLE	LAND TITLE SURVEY PATRICIA BOWEN FEATHERNGILL, LLC. ET AL PARCEL # 513
PROJECT	TRINITY RIVER VISION
NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE (4202) WITH AN ADJUSTMENT FACTOR OF 1.0001375289116	PG. 23 of 33

TEXAS ELECTRIC SERVICE CO.
VOL. EASEMENT
D.R.T.C.T. PG. 45

SEE SHEET 20

PATRICIA BOWEN FEATHERNGILL, LLC, ET AL
DOC. # D206189806
D.R.T.C.T.



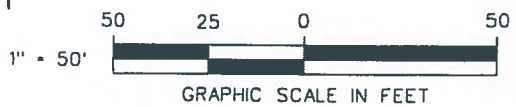
JOHN LYNCH SURVEY
ABSTRACT # 942

GATEWAY PARK ADDITION
CAB. A, SLIDE 3-4
P.R.T.C.T.

ASPHALT

S 0° 31' 33" E
1,544.32'

BARBED WIRE FENCE



SEE SHEET 22

TranSystems

500 W. 7TH ST., SUITE 1100
FORT WORTH, TEXAS 76102
817-339-8950
FAX 817-336-2247
T.B.P.L.S. Firm Reg. #10038300

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

Handwritten signature and date: Kenneth D. Erwin 6-22-2017

SHEET TITLE	LAND TITLE SURVEY PATRICIA BOWEN FEATHERNGILL, LLC, ET AL PARCEL # 513	
PROJECT	TRINITY RIVER VISION	
NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE (4202) WITH AN ADJUSTMENT FACTOR OF 1.0001375289116	PG. 24 of 33	

SEE SHEET 21

JOHN LYNCH SURVEY
ABSTRACT * 942

SEE SHEET 23

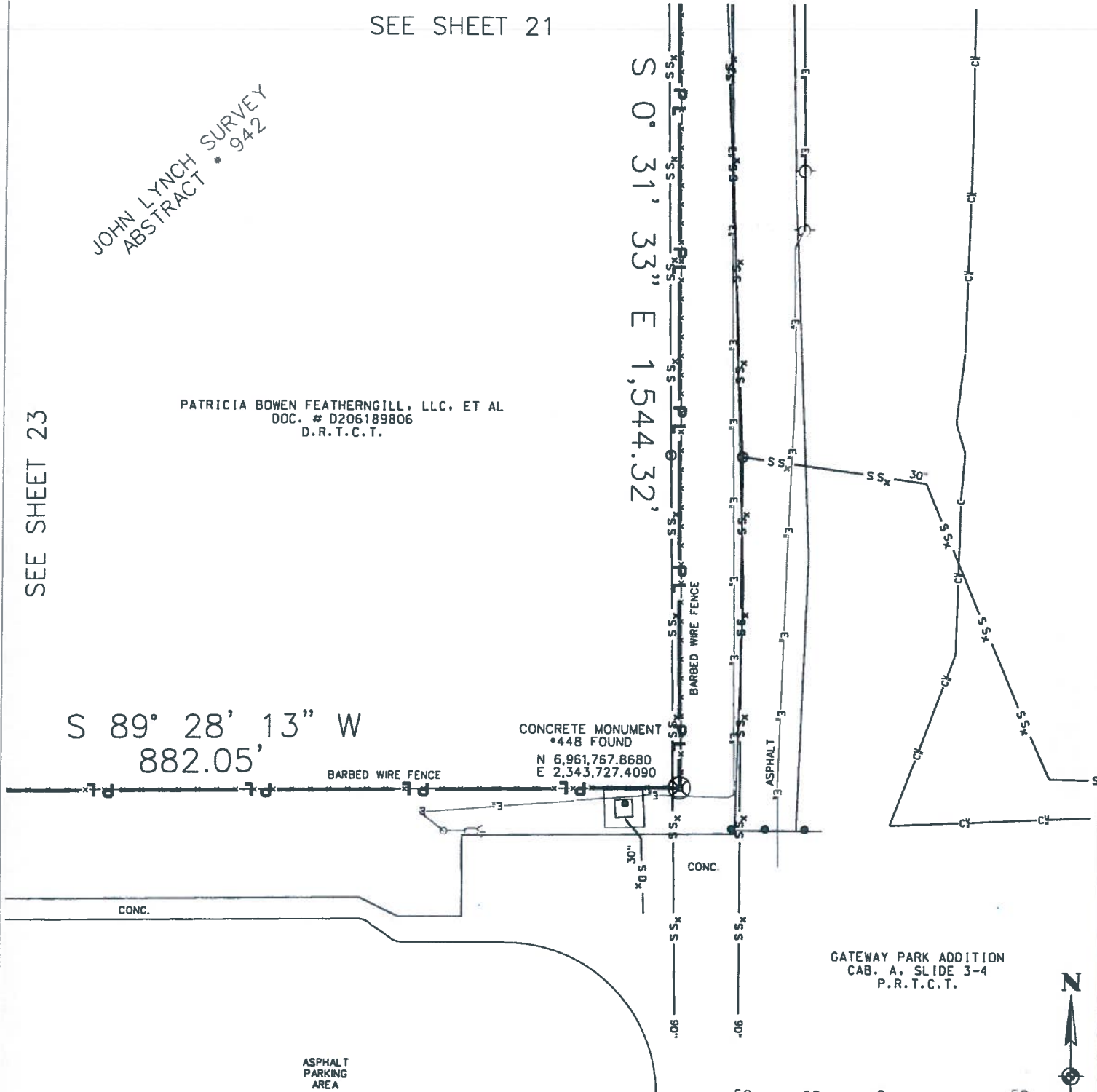
PATRICIA BOWEN FEATHERNGILL, LLC, ET AL
DOC. # D206189806
D.R.T.C.T.

S 0° 31' 33" E 1,544.32'

S 89° 28' 13" W
882.05'

CONCRETE MONUMENT
*448 FOUND
N 6,961,767.8680
E 2,343,727.4090

GATEWAY PARK ADDITION
CAB. A, SLIDE 3-4
P.R.T.C.T.



TranSystems

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DATE: 04-15-2009
DESIGNED BY:
DRAWN BY: D.M.P.
CHECKED BY: K.D.E.
FILE NAME: P513_V-PB0002.DGN
REVISED: 8-28-17



Kenneth D. Erwin
6-22-2017

SHEET TITLE

LAND TITLE SURVEY
PATRICIA BOWEN FEATHERNGILL, LLC, ET AL
PARCEL # 513

PROJECT

TRINITY RIVER VISION

NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES
BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE (4202) WITH
AN ADJUSTMENT FACTOR OF 1.0001375289116

PG. 25 of 33

JOHN LYNCH SURVEY
 ABSTRACT # 942

PATRICIA BOWEN FEATHERNGILL, LLC. ET AL
 DOC. # D206189806
 D.R.T.C.T.

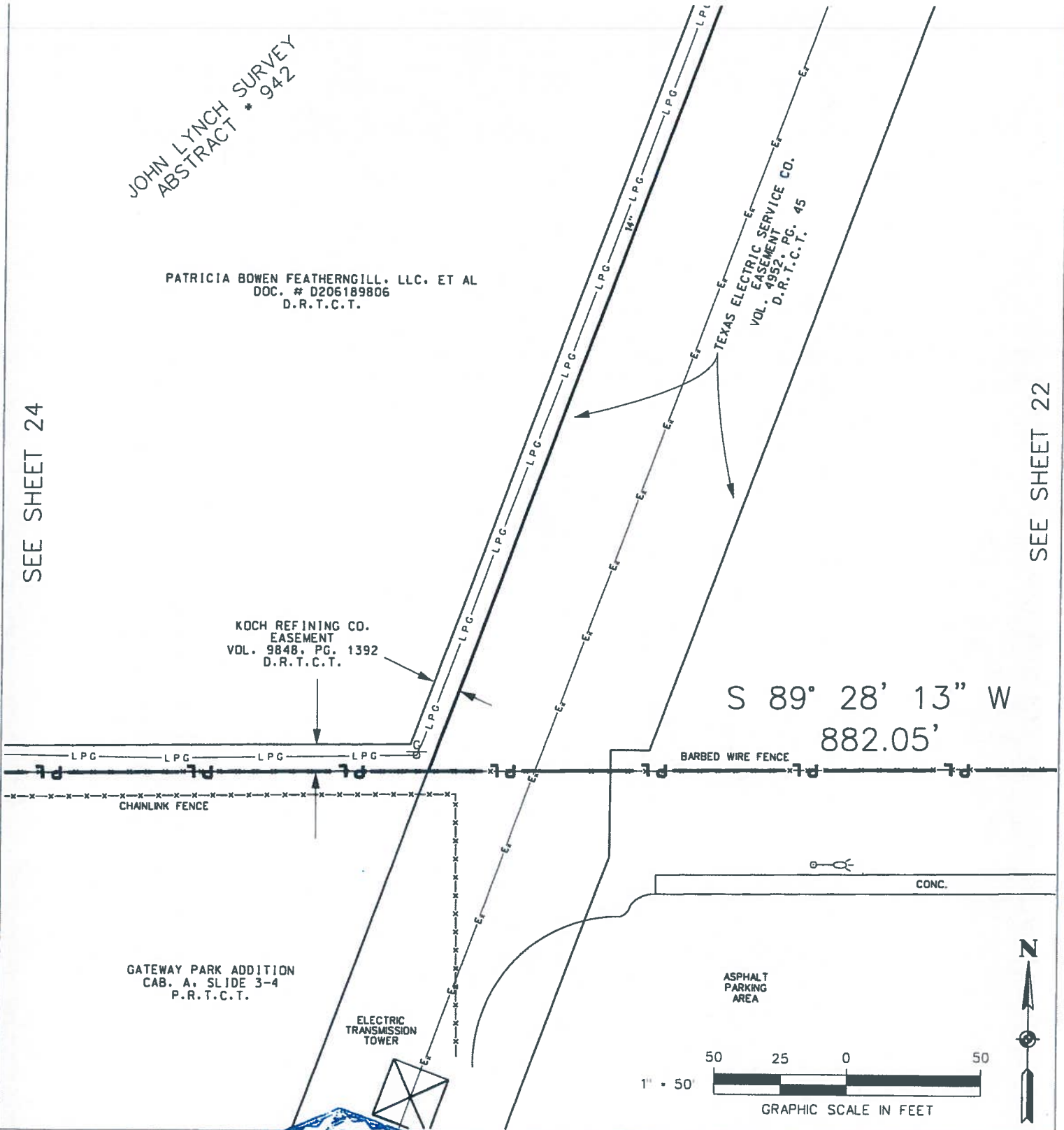
TEXAS ELECTRIC SERVICE CO.
 VOL. EASEMENT
 VOL. 4932, PG. 45
 D.R.T.C.T.

KOCH REFINING CO.
 EASEMENT
 VOL. 9848, PG. 1392
 D.R.T.C.T.

S 89° 28' 13" W
 882.05'

SEE SHEET 24

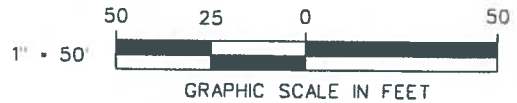
SEE SHEET 22



GATEWAY PARK ADDITION
 CAB. A. SLIDE 3-4
 P.R.T.C.T.

ELECTRIC
 TRANSMISSION
 TOWER

ASPHALT
 PARKING
 AREA



500 W. 7TH ST., SUITE 1100
 FORT WORTH, TEXAS 76102
 817-339-8950
 FAX 817-336-2247
 T.B.P.L.S. Firm Reg. #10038300

PROJ NO: P202 06 0524
 SCALE: 50
 DATE: 04-15-2009
 DESIGNED BY:
 DRAWN BY: D.M.P.
 CHECKED BY: K.O.E.
 FILE NAME: P513_V-PB0002.DGN
 REVISED: 8-28-17



Handwritten signature and date:
 Kenneth D. Erwin
 6-22-2017

SHEET TITLE

LAND TITLE SURVEY
 PATRICIA BOWEN FEATHERNGILL, LLC. ET AL
 PARCEL # 513

PROJECT

TRINITY RIVER VISION

NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES
 BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE (4202) WITH
 AN ADJUSTMENT FACTOR OF 1.0001375289116

PG. 26 of 33

COMMISSIONERS COURT ORDER # 6696
ORDER CANCELLING PLAT AND
VACATING STREETS AND ALLEYS.
BOOK 25, PAGES 441-442.

FLINT HILLS RESOURCES
CORPUS CHRISTI, LLC
EASEMENT
DOC. # D211286157
ASSIGNMENT AND ASSUMPTION
AGREEMENT FOR DOCUMENTS
VOL. 9863, PG. 1480
VOL. 9863, PG. 1441
VOL. 9863, PG. 1538
VOL. 9863, PG. 1510
VOL. 9863, PG. 1568
D.R.T.C.T.

ROBERT CROSS SURVEY
ABSTRACT * 304

MECHANIC STREET
(UNDETERMINED R.O.W. WIDTH)

SURVEY LINE

PATRICIA BOWEN FEATHERNGILL, LLC, ET AL
DOC. # D206189806
D.R.T.C.T.

JOHN LYNCH SURVEY
ABSTRACT * 942

KOCH REFINING CO.
EASEMENT
VOL. 9848, PG. 1392
D.R.T.C.T.

1" IRON ROD FOUND
N 6,961,759.7150
E 2,342,845.4000

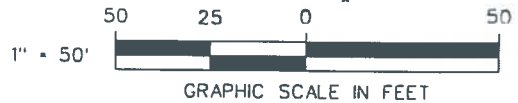
S 89° 28' 13" W 882.05'

S 0° 13' 58" E
696.16'

GATEWAY PARK ADDITION
CAB. A, SLIDE 3-4
P.R.T.C.T.

CHAINLINK FENCE

BARBED WIRE FENCE

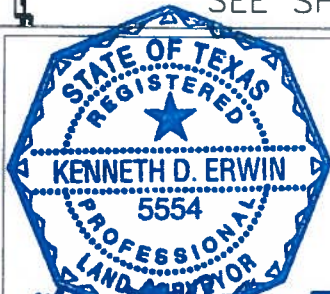


SEE SHEET 25

SEE SHEET 23

TranSystems

500 W. 7TH ST., SUITE 1100
FORT WORTH, TEXAS 76102
817-339-8950
FAX 817-336-2247
T.B.P.L.S. Firm Reg. #10038300
PRJ NO: P202 06 0524
SCALE: 50
DATE: 04-15-2009
DESIGNED BY:
DRAWN BY: D.M.P.
CHECKED BY: K.D.E.
FILE NAME: P513_V-PB0002.DGN
REVISED: 8-28-17



Kenneth D. Erwin
6-22-2017

SHEET TITLE

LAND TITLE SURVEY
PATRICIA BOWEN FEATHERNGILL, LLC, ET AL
PARCEL # 513

PROJECT

TRINITY RIVER VISION

NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES
BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE (4202) WITH
AN ADJUSTMENT FACTOR OF 1.0001375289116

PG. 27 of 33

SEE SHEET 24

COMMISSIONERS COURT ORDER # 6696
ORDER CANCELLING PLAT AND
VACATING STREETS AND ALLEYS,
BOOK 25, PAGES 441-442.

IRION AVE.
(60' R.O.W.)

JOHN LYNCH SURVEY
ABSTRACT # 942

PATRICIA BOWEN FEATHERNGILL, LLC, ET AL
DOC. # 0206189806
D.R.T.C.T.

FLINT HILLS RESOURCES
CORPUS CHRISTI, LLC
EASEMENT
DOC. # 0211286157
ASSIGNMENT AND ASSUMPTION
AGREEMENT FOR DOCUMENTS
VOL. 9863, PG. 1480
VOL. 9863, PG. 1441
VOL. 9863, PG. 1538
VOL. 9863, PG. 1510
VOL. 9863, PG. 1568
D.R.T.C.T.

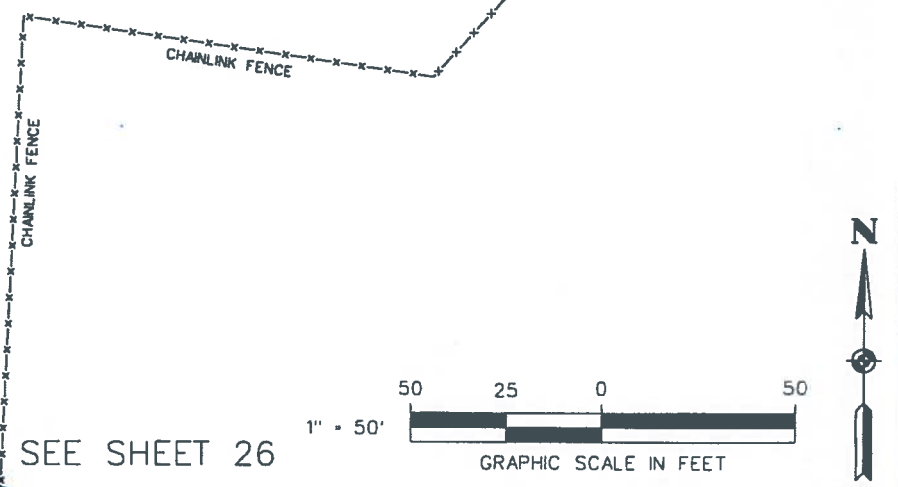
BLOCK C
THE PAGE COMPANY'S
EAST SIDE ADDITION
SECOND FILING
VOL. 309, PG. 3
D.R.T.C.T.

ROBERT CROSS SURVEY
ABSTRACT # 304

MECHANIC STREET
(UNDETERMINED R.O.W. WIDTH)



GATEWAY PARK ADDITION
CAB. A, SLIDE 3-4
P.R.T.C.T.



SEE SHEET 26



TranSystems
500 W. 7TH ST., SUITE 1100
FORT WORTH, TEXAS 76102
817-339-8950
FAX 817-336-2247
T.B.P.L.S. Firm Reg. #10038300

PROJ NO: P202 06 0524
SCALE: 50
DATE: 04-15-2009
DESIGNED BY:
DRAWN BY: D.M.P.
CHECKED BY: K.D.E.
FILE NAME: P513_V-PB0002.DGN
REVISED: 8-28-17

SHEET TITLE
LAND TITLE SURVEY
PATRICIA BOWEN FEATHERNGILL, LLC, ET AL
PARCEL # 513

PROJECT
TRINITY RIVER VISION

NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES
BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE (4202) WITH
AN ADJUSTMENT FACTOR OF 1.0001375289116

SEE SHEET 27

BLOCK C
THE PAGE COMPANY'S
EAST SIDE ADDITION
SECOND FILING
VOL. 309, PG. 3
D.R.T.C.T.

PATRICIA BOWEN FEATHERNGILL, LLC, ET AL
DOC. # D206189806
D.R.T.C.T.

FLINT HILLS RESOURCES
CORPUS CHRISTI, LLC
EASEMENT
DOC. # D211286157
ASSIGNMENT AND ASSUMPTION
AGREEMENT FOR DOCUMENTS
VOL. 9863, PG. 1480
VOL. 9863, PG. 1441
VOL. 9863, PG. 1538
VOL. 9863, PG. 1510
VOL. 9863, PG. 1568
D.R.T.C.T.

SEE SHEET 25

GATEWAY PARK ADDITION
CAB. A, SLIDE 3-4
P.R.T.C.T.

JOHN LYNCH SURVEY
ABSTRACT # 942

MECHANIC STREET
R.O.W. WIDTH
(UNDETERMINED)

S 0° 13' 58" E 696.16'

CHAINLINK FENCE

S 70° 11' 08" W
602.04'

TEXAS ELECTRIC SERVICE CO.
VOL. 4268, PG. 478
D.R.T.C.T.
(TRACT 2)

T.E.S.CO. DISK
MONUMENT FOUND
N 6,961,063.5580
E 2,342,848.2300

TEXAS ELECTRIC SERVICE CO.
EASEMENT
VOL. 4952, PG. 45
D.R.T.C.T.

ELECTRIC
TRANSMISSION
TOWER

NAIL END

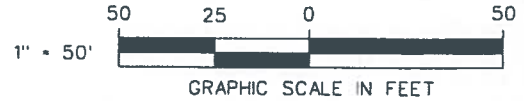
ASPHALT

CHAINLINK FENCE

GATEWAY PARK

ROBERT CROSS SURVEY
ABSTRACT # 304

SURVEY LINE



TranSystems

500 W. 7TH ST., SUITE 1100
FORT WORTH, TEXAS 76102
817-339-8950
FAX 817-336-2247
T.B.P.L.S. Firm Reg. #10038300

PROJ NO: P202 06 0524

SCALE: 50

DATE: 04-15-2009

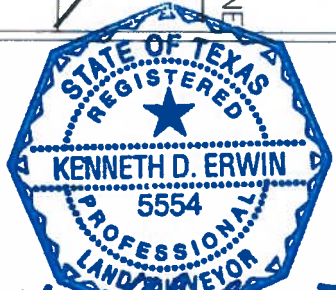
DESIGNED BY:

DRAWN BY: D.M.P.

CHECKED BY: K.D.E.

FILE NAME: P513_V-PB0002.DGN

REVISED: 8-28-17



Handwritten signature and date:
Kenneth D. Erwin
6-22-2017

SHEET TITLE

LAND TITLE SURVEY

PATRICIA BOWEN FEATHERNGILL, LLC, ET AL
PARCEL # 513

PROJECT

TRINITY RIVER VISION

NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES
BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE (4202) WITH
AN ADJUSTMENT FACTOR OF 1.0001375289116

PG. 29 of 33

BLOCK C
THE PAGE COMPANY'S
EAST SIDE ADDITION
SECOND FILING
VOL. 309, PG. 3
D.R.T.C.T.

PATRICIA BOWEN FEATHERNGILL, LLC, ET AL
DOC. # D206189806
D.R.T.C.T.

ROBERT CROSS SURVEY
ABSTRACT # 304

FRANCES STREET
(61' RIGHT OF WAY)

FLINT HILLS RESOURCES
CORPUS CHRISTI, LLC
EASEMENT
DOC. # D211286157
ASSIGNMENT AND ASSUMPTION
AGREEMENT FOR DOCUMENTS
VOL. 9863, PG. 1480
VOL. 9863, PG. 1441
VOL. 9863, PG. 1538
VOL. 9863, PG. 1510
VOL. 9863, PG. 1568
D.R.T.C.T.

602.04'

S 70° 11' 08" W

TEXAS ELECTRIC SERVICE CO.
VOL. 4268, PG. 478
D.R.T.C.T.
(TRACT 2)

KOCH REFINING CO.
10, AGREEMENT
VOL. 9863, PG. 1553
D.R.T.C.T.

ELECTRIC
TRANSMISSION
TOWER

GATEWAY PARK ADDITION
CAB. A, SLIDE 3-4
P.R.T.C.T.

10' CITY OF FORT WORTH
RIGHT-OF-WAY EASEMENT
VOL. 3094, PG. 51
D.R.T.C.T.

GATEWAY PARK

ASPHALT



GRAPHIC SCALE IN FEET



500 W. 7TH ST., SUITE 1100
FORT WORTH, TEXAS 76102
817-339-8950
FAX 817-336-2247
T.B.P.L.S. Firm Reg. #10038300
PROJ NO: P202 06 0524
SCALE: 50
DATE: 04-15-2009
DESIGNED BY:
DRAWN BY: D.M.P.
CHECKED BY: K.D.E.
FILE NAME: P513_V-PB0002.DGN
REVISED: 8-28-17



Kenneth D. Erwin
6-22-2017

SHEET TITLE
LAND TITLE SURVEY
PATRICIA BOWEN FEATHERNGILL, LLC, ET AL
PARCEL # 513

PROJECT
TRINITY RIVER VISION

NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES
BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE (4202) WITH
AN ADJUSTMENT FACTOR OF 1.0001375289116

PG. 30 of 33

SEE SHEET 29

SEE SHEET 27

BLOCK B

THE PAGE COMPANY'S
EAST SIDE ADDITION
SECOND FILING
VOL. 309, PG. 3
D.R.T.C.T.

ROBERT CROSS SURVEY
ABSTRACT # 304

PATRICIA BOWEN FEATHERNGILL, LLC. ET AL
DOC. # D206189806
D.R.T.C.T.

FRANCES STREET
(61' RIGHT OF WAY)

10' CITY OF FORT WORTH
RIGHT-OF-WAY EASEMENT
VOL. 3094, PG. 51
D.R.T.C.T.

N 79° 20' 21" W
382.25'

5/8" TRANSYSTEMS
CAPPED IRON ROD
SET
N 6,960,859.4802
E 2,342,281.8309

S 70° 11' 08" W
602.04'

GATEWAY PARK ADDITION
CAB. A, SLIDE 3-4
P.R.T.C.T.

TEXAS ELECTRIC SERVICE CO.
VOL. 4268, PG. 478
D.R.T.C.T.
(TRACT 2)

KOCH REFINING CO.
10' AGREEMENT
VOL. 9863, PG. 1553
D.R.T.C.T.



Kenneth D. Erwin
6-22-2017

TranSystems
500 W. 7TH ST., SUITE 1100
FORT WORTH, TEXAS 76102
817-339-8950
FAX 817-336-2247
T.B.P.L.S. Firm Reg. #10038300
PROJ NO: P202 06 0524
SCALE: 50
DATE: 04-15-2009
DESIGNED BY:
DRAWN BY: D.M.P.
CHECKED BY: K.O.E.
FILE NAME: P513_V-PB0002.DGN
REVISED: 8-28-17

SHEET TITLE
LAND TITLE SURVEY
PATRICIA BOWEN FEATHERNGILL, LLC. ET AL
PARCEL # 513

PROJECT
TRINITY RIVER VISION

NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES
BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE (4202) WITH
AN ADJUSTMENT FACTOR OF 1.0001375289116

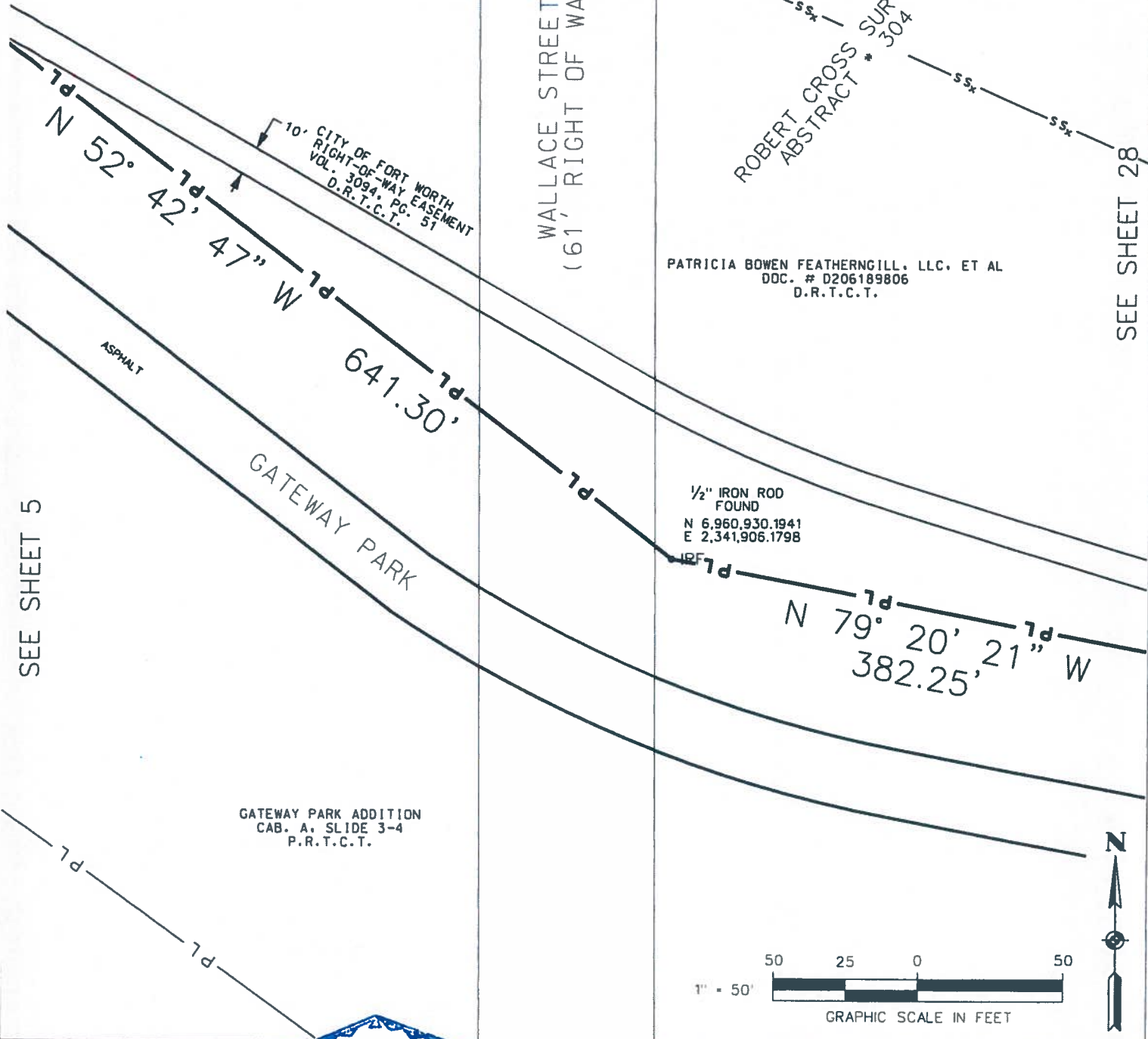
PG. 31 of 33

BLOCK 38

THE PAGE COMPANY'S
EAST SIDE ADDITION
SECOND FILING
VOL. 309, PG. 3
D.R.T.C.T.

BLOCK B

THE PAGE COMPANY'S
EAST SIDE ADDITION
SECOND FILING
VOL. 309, PG. 3
D.R.T.C.T.



TranSystems

500 W. 7TH ST., SUITE 1100
FORT WORTH, TEXAS 76102
817-339-8950
FAX 817-336-2247
T.B.P.L.S. Firm Reg. #10038300

PROJ NO: P202 06 0524
SCALE: 50
DATE: 04-15-2009
DESIGNED BY:
DRAWN BY: D.M.P.
CHECKED BY: K.O.E.
FILE NAME: P513_V-PB0002.DGN
REVISED: 8-28-17

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

Kenneth D. Erwin
6-22-2017

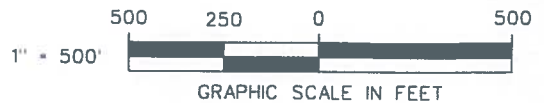
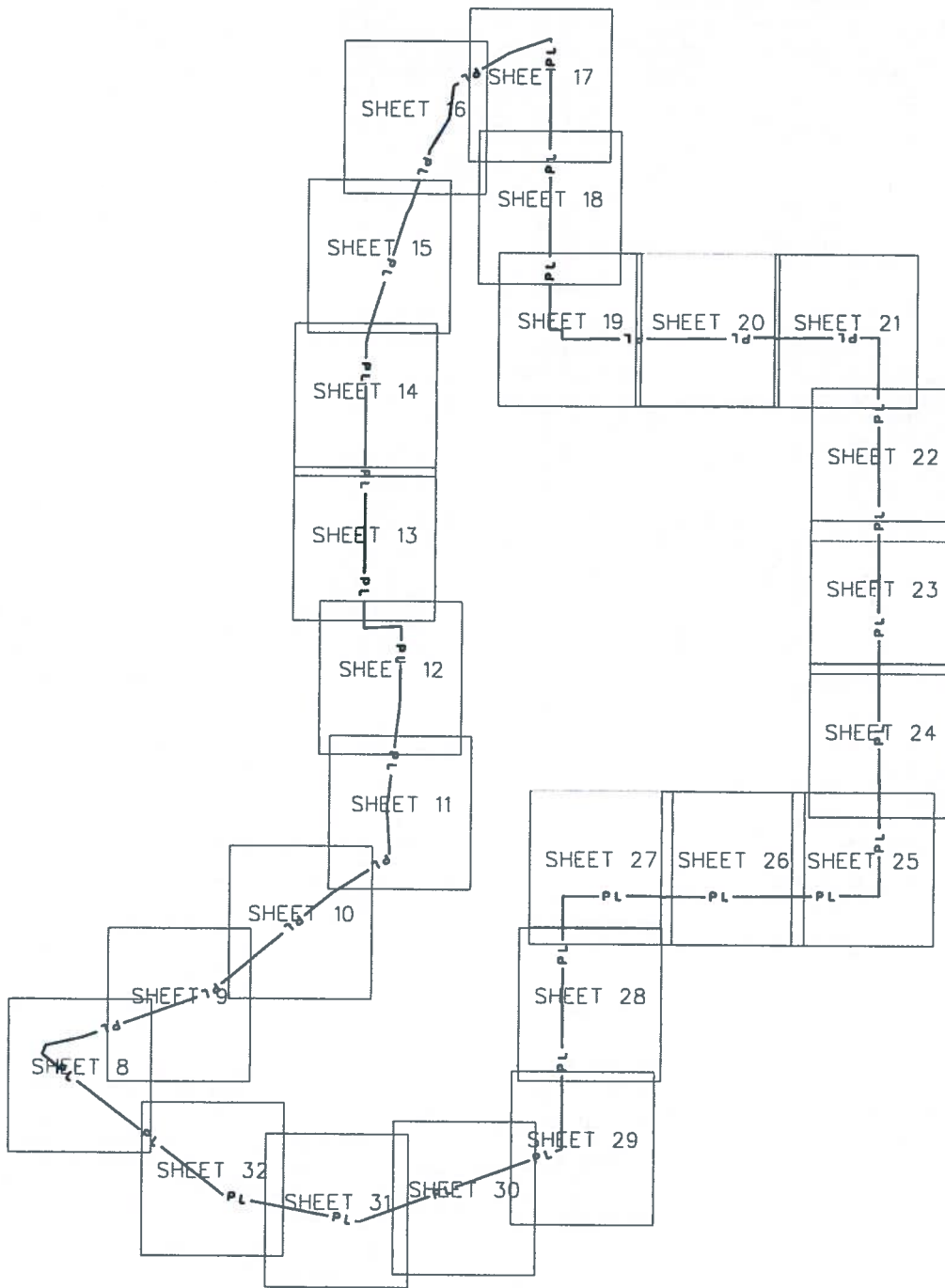
SHEET TITLE
LAND TITLE SURVEY
PATRICIA BOWEN FEATHERNGILL, LLC, ET AL
PARCEL # 513

PROJECT
TRINITY RIVER VISION

NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES
BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE (4202) WITH
AN ADJUSTMENT FACTOR OF 1.0001375289116

PG. 32 of 33

SHEET LAYOUT



TranSystems
 500 W. 7TH ST., SUITE 1100
 FORT WORTH, TEXAS 76102
 817-339-8950
 FAX 817-336-2247
 T.B.P.L.S. Firm Reg. #10038300
 PROJ NO: P202 06 0524
 SCALE: 50
 DATE: 04-15-2009
 DESIGNED BY:
 DRAWN BY: D.M.P.
 CHECKED BY: K.D.E.
 FILE NAME: P513_V-PB0002.DGN
 REVISED: 8-28-17



SHEET TITLE	LAND TITLE SURVEY PATRICIA BOWEN FEATHERNGILL, LLC, ET AL PARCEL # 513	
PROJECT	TRINITY RIVER VISION	
NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE (4202) WITH AN ADJUSTMENT FACTOR OF 1.0001375289116	PG. 33 of 33	

LEGAL DESCRIPTION

- BEING** a tract of land situated in the John Lynch Survey, Abstract No. 942, in the City of Fort Worth, Tarrant County, Texas, and being a portion of a tract of land described in a deed to Patricia Bowen Featherngill, LLC, et al, recorded in Document No. D206189806, Deed Records, Tarrant County, Texas (D.R.T.C.T.); said tract of land being more particularly described by metes and bounds as follows:
- COMMENCING** at a disk monument No. 480 in concrete found (control monument) being a northeasterly corner of said Featherngill tract and a northwesterly ell corner of Gateway Park Addition, an addition to the City of Fort Worth, Tarrant County, Texas, recorded in Cabinet A, Slide 3 and 4, P.R.T.C.T., in the south line of Dyer Addition, an addition to the City of Fort Worth, Tarrant County, Texas, recorded in Cabinet A, Slide 9778, Plat Records Tarrant County, Texas;
- THENCE** South 89 degrees 27 minutes 28 seconds West, along the north line of said Featherngill tract and the south line of said Dyer Addition, a distance of 882.16 feet to a 1/2 inch iron rod found (control monument) being the southwest corner of said Dyer Addition;
- THENCE** South 45 degrees 32 minutes 10 seconds East, a distance of 14.14 feet to a point being the northwest corner of a proposed pad site and POINT OF BEGINNING of the tract herein described;
- THENCE** North 89 degrees 28 minutes 14 seconds East, a distance of 200.00 feet to a point being the northeast corner of said proposed pad site;
- THENCE** South 0 degrees 31 minutes 33 seconds East, a distance of 350.00 feet to a point being the southeast corner of said proposed pad site;
- THENCE** South 89 degrees 28 minutes 14 seconds West a distance of 200.00 feet to a point being the southwest corner of said proposed pad site;
- THENCE** North 0 degrees 31 minutes 33 seconds West, a distance of 350.00 feet to the POINT OF BEGINNING and containing 70,000 Square Feet or 1.607 Acres of Land.

Note: Survey sketch to accompany this legal description.

Note: Basis of bearing = NAD 83 Texas North Central Zone (4202).

Note: Coordinates shown are surface coordinates based on NAD 83 Texas North Central Zone (4202) with an adjustment factor of 1.0001375289116

I do hereby certify on this 22nd day of June, 2017, 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 1A, Condition II Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements located within five (5) feet of said boundaries, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements, and other matters of record as listed in Schedule B of the Commitment for Title issued by Fidelity National Title Insurance Agency, Inc., Dated July 31, 2017, issued August 15, 2017, GF# FT-44122-4412210214-LE affecting the subject property, and the location of all curb cuts and driveways, if any.

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

The subject property abuts Beach Street, a variable width right-of-way, which provides apparent access to and from the subject property.

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

By: TranSystems



Kenneth D. Erwin
Registered Professional Land Surveyor
No. 5554



6-22-2017

CAB. A. SLIDE 9778
P.R.T.C.T.

1/2" IRON ROD FOUND
(CONTROL MONUMENT)
N 6,963,303.7720
E 2,342,831.1180

S 89° 27' 28" W

882.16'

PROPOSED 20" GAS LINE
PROPOSED 6" SALT WATER LINE

S 45° 32' 10" E
14.14'

TEXAS MIDSTREAM GAS
SERVICES, LLC
EASEMENT
DOC. # D210312795
D.R.T.C.T.

CHESAPEAKE OPERATING INC.
EASEMENT AND RIGHT-OF-WAY
AGREEMENT
DOC. # D212239159
D.R.T.C.T.

POINT
POINT OF BEGINNING
N 6,963,293.8671
E 2,342,841.2100

200.00'

POINT
N 6,963,295.7154
E 2,343,041.2015

N 89° 28' 14" E

CONCRETE MONUMENT
#480 FOUND
(CONTROL MONUMENT)
POINT OF COMMENCING
N 6,963,312.1190
E 2,343,713.2340

PATRICIA BOWEN
FEATHERNGILL, LLC, ET AL
DOC. # D206189806
D.R.T.C.T.

GATEWAY PARK ADDITION
CAB. A. SLIDE 3-4
P.R.T.C.T.

ROBERT CROSS SURVEY
ABSTRACT # 304

MECHANIC STREET
(UNDETERMINED RIGHT OF WAY WIDTH)

N 0° 31' 33" W 350.00'

PROPOSED
PAD SITE

70,000 SQ. FT.
OR
1.607 AC.

S 0° 31' 33" E 350.00'

JOHN LYNCH SURVEY
ABSTRACT # 942

S 89° 28' 14" W

POINT
N 6,962,943.8818
E 2,342,844.4211

200.00'

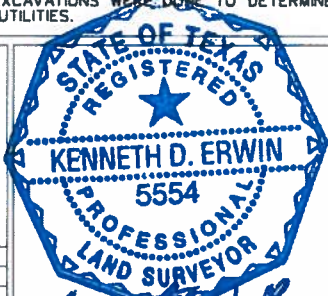
POINT
N 6,962,945.7302
E 2,343,044.4136

NOTE:

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



500 W. 7TH ST., SUITE 1100
FORT WORTH, TEXAS 76102
817-339-8950
FAX 817-336-2247
T.B.P.L.S. Firm Reg. #10038300



Kenneth D. Erwin
6-22-2017

PROJ NO: P202 06 0524
SCALE: 60
DATE: 08-29-2017
DESIGNED BY:
DRAWN BY: D.M.P.
CHECKED BY: K.D.E.
FILE: P513-PROP_PAD-V-PB0001.DGN
REVISED:

SHEET TITLE

LAND TITLE SURVEY

PATRICIA BOWEN FEATHERNGILL, LLC, ET AL
PARCEL # 513 - PROPOSED PAD SITE

PROJECT

TRINITY RIVER VISION

NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES
BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE (4202) WITH
AN ADJUSTMENT FACTOR OF 1.0001375289116

PG. 5 of 5

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

18.

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

**IPL Parcel 891
(Hunter Lynn Cherry and Brooke Ashley Cherry Trust)**

A permanent easement interest in, over, and across a 7.391-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 123.515-acre tract of land conveyed to The Hunter Lynn Cherry and Brooke Ashley Cherry Trust by deed recorded in Volume 1338, Page 151, Deed Records, Navarro County, Texas, such tract being further described in the accompanying survey plat for Parcel 891 attached hereto. An appraisal prepared by an independent, qualified real estate appraiser using standard accepted valuation techniques established the amount of \$16,000 as just compensation for the above-described property.

**IPL Parcel 1061
(Brown)**

A permanent easement interest in, over, and across a 21.249-acre tract of land situated in the William D. Moore Survey, Abstract Number 532, Navarro County, Texas, and being more particularly described as the remainder of that certain 891.05-acre tract of land described as Tract 1, that certain 71-acre tract of land described as Tract 2 and the remainder of that certain 208.8-acre tract of land described as Tract 3, all conveyed to C. L. Brown, III by deed recorded in Volume 1539, Page 89, Deed Records, Navarro County, Texas, such tract being further described in the accompanying survey plat for Parcel 1061 attached hereto. An appraisal prepared by an independent, qualified real estate appraiser using standard accepted valuation techniques established the amount of \$42,500 as just compensation for the above-described property.

EXHIBIT "A"
Property Description

Being 7.391 acres (321,950 square feet) of land out of the Micajah Autrey Survey, Abstract Number 13, Navarro County, Texas, and more particularly that certain 123.515 acre tract of land conveyed to The Hunter Lynn Cherry and Brooke Ashley Cherry Trust by deed recorded in Volume 1338, Page 151, Deed Records, Navarro County, Texas (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 Southerly line of said Cherry tract and the Northerly line of that certain tract of land conveyed to Andra Deshane Garnerway by deed recorded in Volume 1777, Page 477, D.R.N.C.T. and by deed recorded in Volume 1486, Page 838, D.R.N.C.T. and being in County Road SW 0190, No Deed of Record Found (variable width right-of-way);

THENCE S 86°46'59" W, along the Southerly line of said Cherry tract and the Northerly line of said Garnerway tract and along County Road SW 0190, a distance of 662.67 feet to a set 5/8 inch iron rod with TranSystems cap for the Southeasterly corner and **POINT OF BEGINNING** of the tract herein described (N: 6,731,324.636, E: 2,666,826.396 Grid);

- (1) **THENCE** S 86°46'59" W, continuing along the Southerly line of said Cherry tract and the Northerly line of said Garnerway tract and in County Road SW 0190, and along the Southerly line of the tract herein described, a distance of 156.71 feet to a set 5/8 inch iron rod with TranSystems cap for the Southwesterly corner of the tract herein described;
- (2) **THENCE** N 20°02'33" W, departing the Southerly line of said Cherry tract and the Northerly line of said Garnerway tract and County Road SW 0190, and along the Westerly line of the tract herein described, at a distance of 1,787.97 feet passing a set 5/8 inch iron rod with TranSystems cap for reference, continuing a total distance of 2,157.86 feet to the point of intersection with the Northerly line of said Cherry tract and the Southerly line of that certain tract of land conveyed to Bobby McQuary by deed recorded in Volume 1209, Page 628, D.R.N.C.T. and being in the center of Rush Creek, being the Northwesterly corner of the tract herein described;
- (3) **THENCE** N 60°06'17" E, along the Northerly line of said Cherry tract, the Southerly line of said McQuary tract, and along the center of said Rush Creek and the Northerly line of the tract herein described, a distance of 7.03 feet to an angle point;
- (4) **THENCE** S 81°57'02" E, continuing along the Northerly line of said Cherry tract, the Southerly line of said McQuary tract, and along the center of said Rush Creek and the Northerly line of the tract herein described, a distance of 54.48 feet to an angle point;
- (5) **THENCE** S 82°44'45" E, continuing along the Northerly line of said Cherry tract, the Southerly line of said McQuary tract, and along the center of said Rush Creek and the Northerly line of the tract herein described, a distance of 84.33 feet to an angle point;

- (6) **THENCE** N 77°56'14" E, continuing along the Northerly line of said Cherry tract, the Southerly line of said McQuary tract, and along the center of said Rush Creek and the Northerly line of the tract herein described, a distance of 20.27 feet to the Northeasterly corner of the herein described tract;
- (7) **THENCE** S 20°02'33" E, departing the Northerly line of said Cherry tract, the Southerly line of said McQuary tract and the center of said Rush Creek, and along the Easterly line of the tract herein described, at a distance of 325.00 feet passing a set 5/8 inch iron rod with TranSystems cap for reference, continuing a total distance of 2,137.28 feet to the **POINT OF BEGINNING**, containing 7.391 acres (321,950 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.

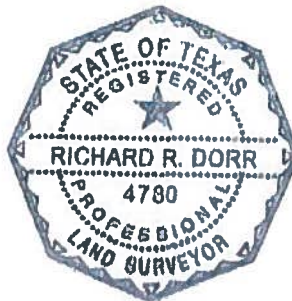
I do certify on this 11th day of November, 2013, to First American Title Insurance Company, and Tarrant Regional Water District, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition IV Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements and other matters of record as listed in Schedule B of the Commitment for Title issued by First American Title Insurance Company, with an effective date of August 22, 2013, issued date of September 3, 2013, GF #CT13-198-F 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.



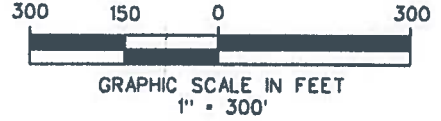
Richard R. Dorr
Registered Professional Land Surveyor
Texas Registration Number 4780



Dated: 11/11/13

PARCEL 892
BOBBY McQUARY
VOL. 1209, PG. 628
D.R.N.C.T.

EXHIBIT "A"
PARCEL 891



RUSH CREEK

PARCEL 891
7.391 AC.
321,950 SQ. FT.

MICAJAH AUTREY
SURVEY
ABSTRACT 13

THE HUNTER LYNN CHERRY AND
BROOKE ASHLEY CHERRY TRUST
VOL. 1338, PG. 151
D.R.N.C.T.
CALLED 123.515 ACRES

LINE TABLE

NO	BEARING	DISTANCE
L1	N60°06'17"E	7.03'
L2	S81°57'02"E	54.48'
L3	S82°44'45"E	84.33'
L4	N77°56'14"E	20.27'

NOTES:
NO KNOWN UNDERGROUND UTILITIES - 09/30/2013
(U.O.N.) INDICATES UNLESS OTHERWISE NOTED

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

LEGEND

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

IPL PARCEL 889
ANDRA DESHANE GARNERWAY
VOL. 1777, PG. 477, D.R.N.C.T.
VOL. 1486, PG. 838, D.R.N.C.T.

N = 6,731,324.636
E = 2,666,826.398
(GRID)

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)

PROJ NO: P202090330
SCALE: 1" = 300'
DATE: 09-20-2013
DRAWN BY: SMD
CHECKED BY: RRD
REVISED DATE:

PRINTED ON:
11/11/2013
2:44:51



SHEET TITLE

EXHIBIT "A"
SEGMENT 16, PARCEL 891
THE HUNTER LYNN CHERRY AND
BROOKE ASHLEY CHERRY 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 0.9999460030

PG. 4 OF 5

EXHIBIT "A"
Property Description

Being 21.249 acres (925,606 square feet) of land situated in the William D. Moore Survey, Abstract Number 532, Navarro County, Texas and more particularly the remainder of that certain 891.05 acre tract of land described as Tract 1, that certain 71 acre tract of land described as Tract 2 and the remainder of that certain 208.8 acre tract of land described as Tract 3, all conveyed to C. L. Brown, III by deed recorded in Volume 1539, Page 89, Deed Records, Navarro County, Texas (D.R.N.C.T.), and being further described as follows:

COMMENCING at a found 3/4 inch iron rod for the most Easterly corner of that certain tract of land conveyed to N.S. Crawford by deed recorded in Volume 128, Page 57, D.R.N.C.T. and being an interior corner in the Southwesterly line of that certain tract of land conveyed to Central North Construction, LLC by deed recorded in Instrument Number 00008880 of the Official Public Records, Navarro County, Texas (O.P.R.N.C.T.);

THENCE S 58°39'15" W, along the Southeasterly line of said Crawford tract and the Southwesterly line of said Central North Construction, LLC tract, a distance of 1,015.28 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point in the Southwesterly line of said Central North Construction, LLC tract and being the Northeasterly corner and **POINT OF BEGINNING** of the tract herein described (N: 6,728,263.856, E: 2,668,190.552 Grid);

- (1) **THENCE** S 30°57'30" E, along the Northeasterly line of said Brown tract and the Southwesterly line of said Central North Construction, LLC tract and the Easterly line of the tract herein described, a distance of 6,171.01 feet to a set 5/8 inch iron rod with TranSystems cap for the Southwesterly corner of said Central North Construction, LLC tract, being in the Northwesterly right-of-way line of FM 1393, Volume 517, Page 403, D.R.N.C.T. (variable width right-of-way), and being the Southeasterly corner of the tract herein described;
- (2) **THENCE** S 59°04'52" W, along the Northwesterly right-of-way line of said FM 1393 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 Southwesterly corner of the tract herein described;
- (3) **THENCE** N 30°57'30" W, departing the Northwesterly right-of-way line of said FM 1393 and along the Westerly line of the tract herein described, a distance of 6,170.41 feet to a set 5/8 inch iron rod with TranSystems cap for the Northwesterly corner of the tract herein described, being in the Southeasterly line of said Crawford tract;

- (4) **THENCE** N 58°51'06" E, along the Southeasterly line of said Crawford tract and the Northerly line of the tract herein described, a distance of 150.00 feet to the **POINT OF BEGINNING**, containing 21.249 acres (925,606 square feet) of land, more or less.

NOTE: Basis of bearing is the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum 1983 (NAD 83)(2007) with all distances adjusted to surface by project combined scale factor of 0.9999460030.

NOTE: Plat to accompany this legal description.

I do certify on this 24th day of June, 2013, to First American Title Insurance Company, Old Republic National Title Insurance Company and Tarrant Regional Water District, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition IV Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements and other matters of record as listed in Schedule B of the Commitment for Title issued by First American Title Insurance Company, with an effective date of March 6, 2013, issued date of April 8, 2013, GF # CT13-3037-O affecting the subject property and listed in Exhibit "A-1" attached hereto.

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

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



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



Dated: 06/24/13

MAGNOLIA PIPE LINE COMPANY
(UNDEFINED WIDTH)
VOL. 349, PG. 410
D.R.N.C.T.

12" SUNOCO (CRUDE)
(OL B)

N58°51'06"E
150.00'

IPL PARCEL 887
N.S. CRAWFORD
VOL. 128, PG. 57
D.R.N.C.T.

EXHIBIT "A"
PARCEL 1061

P.O.C.
3/4" IRF

S58°39'15"W
1015.28'

P.O.B.
N = 6,728,263.856
E = 2,668,190.852
(GRID)

WILLIAM D. MOORE
SURVEY
ABSTRACT 532

PARCEL 1061
21.249 AC.
925,606 SQ. FT.

IPL PARCEL 886
CENTRAL NORTH CONSTRUCTION, LLC
F.N. 00008880
O.P.R.N.C.T.

C. L. BROWN, III
VOL. 1539, PG. 89
D.R.N.C.T.
REMAINDER OF TRACT 1
CALLED 891.05 ACRES
TRACT 2
CALLED 71 ACRES
REMAINDER OF TRACT 3
CALLED 208.8 ACRES

CHATFIELD WATER
SUPPLY CORPORATION
(15' WIDE)
VOL. 944, PG. 288
D.R.N.C.T.

6" CHATFIELD
WATER SUPPLY
(OL D)

S59°04'52"W
150.00'
CENTURY LINK
(OL B)

FM 1393
(VOL. 517, PG. 403 D.R.N.C.T.)
VARIABLE WIDTH RIGHT-OF-WAY

IPL PARCEL 883
BERTHA CUNNINGHAM
AND RUTH E. COWLES
VOL. 1090, PG. 257
D.R.N.C.T.

NOTES:
KNOWN UNDERGROUND UTILITIES SHOWN
ARE QUALITY LEVEL B AND D SUE - 01-08-2013
(U.O.N.) INDICATES UNLESS OTHERWISE NOTED

LEGEND

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



GRAPHIC SCALE IN FEET
1" = 1000'

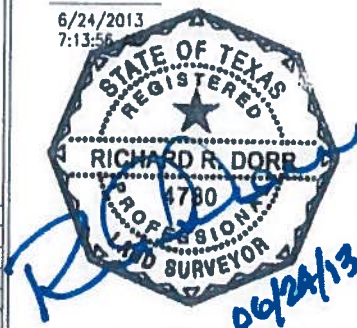
NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.



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

PROJ NO: P202090330
SCALE: 1" = 1000'
DATE: 05-15-2013
DRAWN BY: SMD
CHECKED BY: RRD
REVISED DATE:

PRINTED ON:
6/24/2013
7:13:56



SHEET TITLE

EXHIBIT "A"
SEGMENT 16, PARCEL 1061
C. L. BROWN, III

PROJECT

INTEGRATED PIPELINE PROJECT

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

PG. 4 OF 6

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

19.

With the recommendation of management, Director Hill 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 770
(Mixon Investment Company, Inc.)**

A permanent easement interest across an 11.149-acre tract of land situated in the I. W. Burton Survey, Abstract Number 3, Henderson County, Texas, and being more particularly described as part of that certain 338.44-acre tract of land conveyed to Mixon Investment Company, Inc., as described by deed recorded in Volume 2782, Page 202, Real Property Records of Henderson County, Texas, and being further described in the accompanying survey plat for Parcel 770 attached hereto for the negotiated purchase price of \$242,718.

**IPL Parcel 771
(Mixon)**

A permanent easement interest across a 6.717-acre tract of land situated in the I. W. Burton Survey, Abstract Number 3, Henderson County, Texas, and being more particularly described as part of that certain 194.54-acre tract of land conveyed to George F. Mixon, III and Lisa Ann Mixon, as described by deed recorded under Clerk's File Number 2014-00005856, Real Property Records of Henderson County, Texas, and being further described in the accompanying survey plat for Parcel 771

attached hereto for the negotiated purchase price of \$75,243.

**IPL Parcel 772
(Mixon)**

A permanent easement interest across a 5.302-acre tract of land situated in the I. W. Burton Survey, Abstract Number 3, Henderson County, Texas, and being more particularly described as part of that certain 105.6-acre tract of land conveyed to George F. Mixon, III and Lisa A. Mixon, as described by deed recorded in Volume 2809, Page 467, Real Property Records of Henderson County, Texas, and being further described in the accompanying survey plat for Parcel 772 attached hereto for the negotiated purchase price of \$58,252.

**IPL Parcel 773
(Mixon Investment Company, Inc.)**

A permanent easement interest across a 3.129-acre tract of land situated in the I. W. Burton Survey, Abstract Number 3, Henderson County, Texas, and being more particularly described as part of that certain 135-acre tract of land (save & except the Frank Thrasher 12 acres) conveyed to Mixon Investment Company, a Texas corporation as described by deed recorded in Volume 1107, Page 113, and by Confirmation Agreement recorded in Volume 1124, Page 522, Deed Records of Henderson County, Texas, and being further described in the accompanying survey plat for Parcel 773 attached hereto for the negotiated purchase price of \$65,534.

**IPL Parcel 774
(Mixon Investment Company, Inc.)**

A permanent easement interest across a 5.242-acre tract of land situated in the N. T. Robinson Survey, Abstract Number 664, Henderson County, Texas, and being more particularly described as part of that certain 130.66-acre tract of land conveyed to Mixon Investment Company, as described by Confirmation Agreement recorded in Volume 1124, Page 522, Deed Records of Henderson County, Texas, and being further described in the accompanying survey plat for Parcel 774 attached hereto for the negotiated purchase price of \$58,253.

EXHIBIT "A"
Property Description

Being 11.149 acres (485,644 square feet) of land situated in the I. W. Burton Survey, Abstract Number 3, Henderson County, Texas, and more particularly part of that certain 338.44 acre tract of land conveyed to Mixon Investment Company, Inc., as described by Deed recorded in Volume 2782, Page 202, Real Property Records of Henderson County,

BEGINNING at a set P.K. nail in County Road Number 4344, (No Deed of Record found), the East line of a called 100 acre tract, (Tract 1), less and except 5 acres, conveyed to Carolyn Morton Walker, as described by Deed recorded in Volume 2722, Page 552, Real Property Records of Henderson County, Texas, and the West line of said 338.44 acre tract of land from which a found railroad spike in the South line of said Walker 100 acre tract bears, S 01°49'32" E, a distance of 282.78 feet, a found 5/8 inch iron rod for corner in said West line bears S 01°58'50" E, a distance of 477.49 feet, and from said found 5/8 inch iron, a found 1/2 inch iron rod for the Southwest corner of said 338.44 acre tract bears S 03°05'30" E, a distance of 929.96 feet, said P.K. nail set for the point of beginning also being the Southwest corner of the tract herein described, and the **POINT OF BEGINNING** (N: 6,730,464.927, E: 2,861,473.550, Grid);

- (1) **THENCE** N 01°58'50" W, a distance of 160.65 feet along County Road Number 4344, the East line of said 100 acre Tract 1, and the West line of said 338.44 acre tract and tract herein described to a set P.K. nail, same being the Northwest corner of tract herein described;
- (2) **THENCE** S 71°00'06" E, a distance of 136.71 feet along the North line of tract herein described to a set 1/2 inch iron rod with plastic cap stamped K.L.K. #4687;
- (3) **THENCE** S 65°35'55" E, a distance of 2419.10 feet along the North line of tract herein described to a set 1/2 inch iron rod with plastic cap stamped K.L.K. #4687;
- (4) **THENCE** S 85°31'42" E, a distance of 705.34 feet along the North line of tract herein described to a set 1/2 inch iron rod with plastic cap stamped K.L.K. #4687 on the South line of said 338.44 acre tract and the North line of a called 194.54 acre tract conveyed to Jerry Max Douglas and Sherry Douglas, as described by Deed recorded in Volume 2605, Page 742, Real Property Records of Henderson County, Texas, same being the Northeast corner of tract herein described from which a found 5/8 inch iron rod at the Southeast corner of said 338.44 acre tract and the Northeast corner of said 194.54 acre tract bears N 88°22'36" E, a distance of 1784.57 feet;
- (5) **THENCE** S 88°22'36" W, a distance of 22.42 feet along the North line of said Douglas 194.54 acre tract and the South line of said 338.44 tract and tract herein described to a found 5/8 inch iron rod for an interior angle corner in the South line of same, also being the Northwest corner of said 194.54 acre tract;

- (6) **THENCE S 01°52'06" E**, a distance of 148.53 feet along the East line of tract herein described, a lower East line of said 338.44 acre tract and the West line of said 194.54 acre tract to a set 1/2 inch iron rod with plastic cap stamped K.L.K. #4687;
- (7) **THENCE N 85°31'42" W**, a distance of 725.80 feet along the South line of tract herein described to a set 1/2 inch iron rod with plastic cap stamped K.L.K. #4687;
- (8) **THENCE N 65°35'55" W**, a distance of 2438.38 feet continuing along the South line of tract herein described to a set 1/2 inch iron rod with plastic cap stamped K.L.K. #4687;
- (9) **THENCE N 71°00'06" W**, a distance of 72.12 feet continuing along the South line of tract herein described to the **POINT OF BEGINNING**, containing 11.149 acres (485,644 square feet) of land.

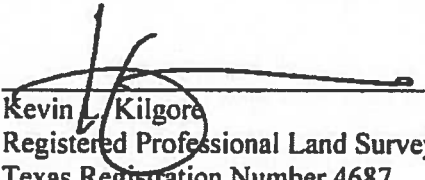
NOTE: Basis of bearing is the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum 1983 (NAD 83) (2007) with all distances adjusted to surface by project combined scale factor of 0.9999804020.

NOTE: Plat to accompany this legal description

I do certify on this 4th 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 September 14, 2015, issued date of October 20, 2015, GF # 15-340-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: 11/16/15

EXHIBIT "A"
PARCEL 770

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 01°58'50" W	160.65'
L2	S 71°00'06" E	136.71'
L3	S 85°31'42" E	705.34'
L4	S 88°22'36" W	22.42'
L5	S 01°52'06" E	148.53'
L6	N 85°31'42" W	725.80'
L7	S 01°58'50" E	477.49'
L8	N 71°00'06" W	72.12'

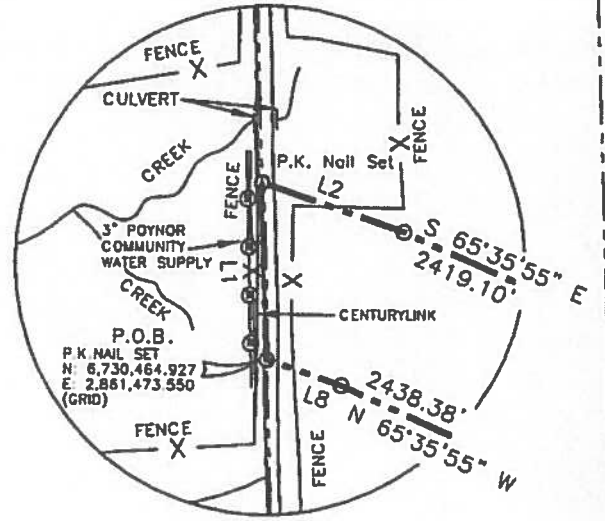


WM. J.L. SCOTT SURVEY
ABSTRACT 13

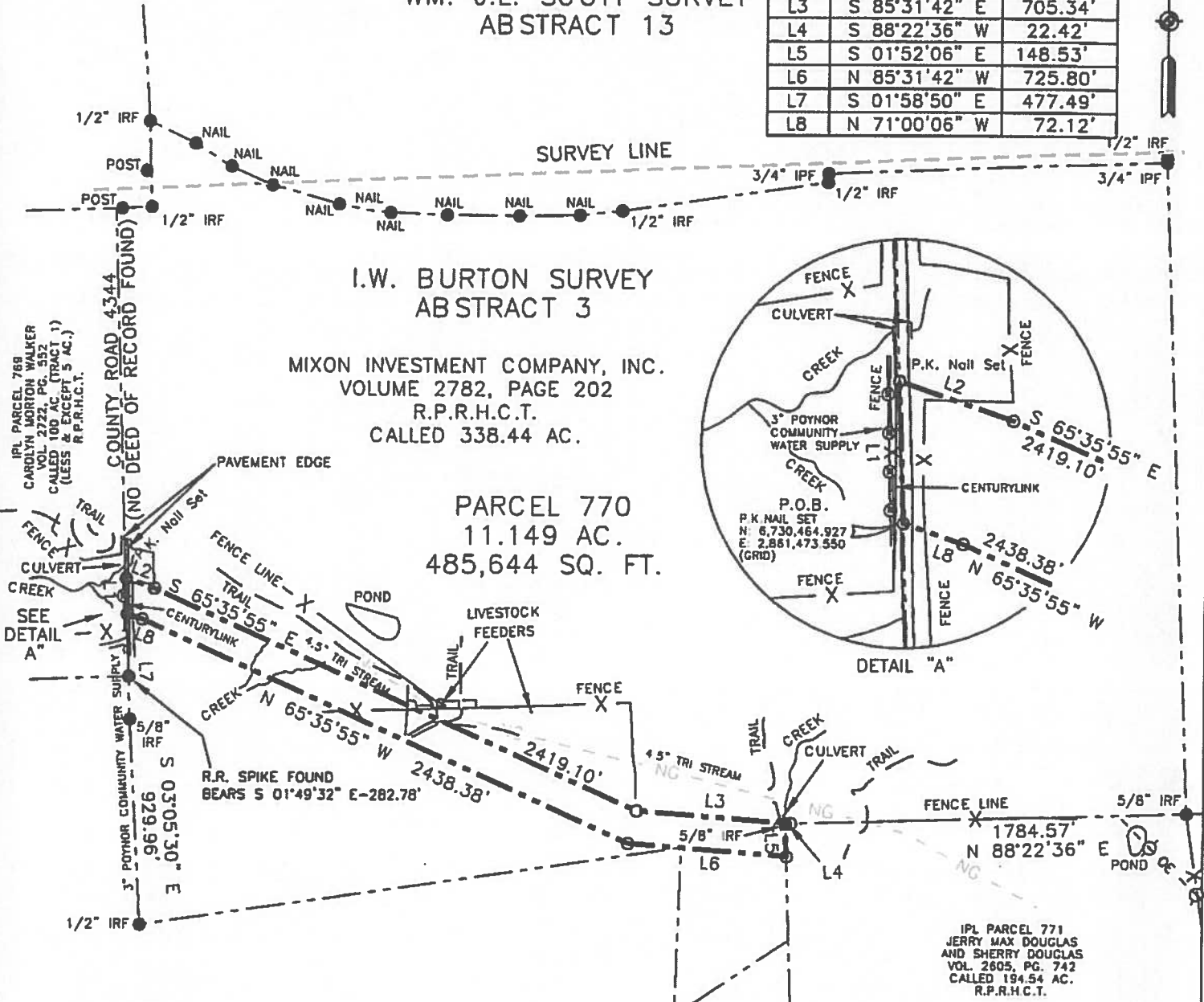
I.W. BURTON SURVEY
ABSTRACT 3

MIXON INVESTMENT COMPANY, INC.
VOLUME 2782, PAGE 202
R.P.R.H.C.T.
CALLED 338.44 AC.

PARCEL 770
11.149 AC.
485,644 SQ. FT.



DETAIL "A"



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 - (1/18/2013)

NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.



Kilgore & Company, Inc.
www.kilgore.com

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

PROJ NO: 201012P770
SCALE: 1" = 700'
DATE: 11-16-2015
DRAWN BY: KDM
CHECKED BY: RN
REVISED DATE:

PRINTED ON:
11/16/2015
9:05:05 AM



SHEET TITLE

EXHIBIT "A"
SEGMENT 19-1, PARCEL 770
MIXON INVESTMENT COMPANY, INC.

PROJECT

INTEGRATED PIPELINE PROJECT

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

PG. 4 OF 7

EXHIBIT "A"
Property Description

Being 6.717 acres (292,614 square feet) of land situated in the I. W. Burton Survey, Abstract Number 3, Henderson County, Texas, and more particularly part of that certain 194.54 acre tract of land conveyed to George F. Mixon, III and Lisa Ann Mixon, as described by Special Warranty Deed recorded under Clerk's File Number 2014-00005856, Real Property Records of Henderson County, Texas, (R.P.R.H.C.T.), and being further described as follows:

BEGINNING at a found 5/8 inch iron rod for the Northwest corner of said Mixon 194.54 acre tract and an interior angle corner in the South line of a called 338.44 acre tract of land conveyed to Mixon Investment Company, Inc., as described by Deed recorded in Volume 2782, Page 202, (R.P.R.H.C.T.), said iron rod found for the point of beginning also being the Northwest corner of the tract herein described, and the **POINT OF BEGINNING** (N: 6,729,525.973, E: 2,864,481.001, Grid);

- (1) **THENCE** N 88°22'36" E, a distance of 22.42 feet along the North line of said Mixon 194.54 acre tract and tract herein described and the South line of said 338.44 acre tract to a set 1/2 inch iron rod with plastic cap stamped K.L.K. #4687;
- (2) **THENCE** S 85°31'42" E, a distance of 1039.51 feet along the North line of tract herein described to a set 1/2 inch iron rod with plastic cap stamped K.L.K. #4687;
- (3) **THENCE** S 67°58'13" E, a distance of 876.88 feet continuing along the North line of tract herein described to a set 1/2 inch iron rod with plastic cap stamped K.L.K. #4687 for the Northeast corner of tract herein described in the East line of said Mixon 194.54 acre tract and the West line of a called 105.6 acre tract conveyed to George F. Mixon, III and Lisa A. Mixon, as described by Deed recorded in Volume 2809, Page 467, (R.P.R.H.C.T.) from which a found 5/8 inch iron rod for the Northeast corner of said Mixon 194.54 acre tract, the Northwest corner of said 105.6 acre tract, and the Southeast corner of said 338.44 acre tract bears N 08°04'38" W, a distance of 465.12 feet;
- (4) **THENCE** S 08°04'38" E, a distance of 173.39 feet along the East line of said Mixon 194.54 acre tract and tract herein described and the West line of said 105.6 acre tract to a set 1/2 inch iron rod with plastic cap stamped K.L.K. #4687;
- (5) **THENCE** N 67°58'13" W, a distance of 940.69 feet along the South line of tract herein described to a set 1/2 inch iron rod with plastic cap stamped K.L.K. #4687;
- (6) **THENCE** N 85°31'42" W, a distance of 1022.24 feet continuing along the South line of tract herein described to a set 1/2 inch iron rod with plastic cap stamped K.L.K. #4687 in a lower East line of said 338.44 acre tract and the West line of said Mixon 194.54 acre tract, same being the Southwest corner of tract herein described;

(7) **THENCE** N 01°52'06" W, a distance of 148.53 feet along the lower East line of said 338.44 acre tract and the West line of said 194.54 acre tract and tract herein described to the **POINT OF BEGINNING**, containing 6.717 acres (292,614 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 16th day of March, 2016 to Fidelity National Title Insurance Company, Attorney's Title Company of Henderson County, and Tarrant Regional Water District, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition III survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements and other matters of record as listed in Schedule B of the Commitment for Title issued by Fidelity National Title Insurance Company, with an effective date of February 5, 2016, issued date of February 22, 2016, GF # 15-341-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: _____

3/16/16

EXHIBIT "A"
PARCEL 771



I.W. BURTON SURVEY
ABSTRACT 3

IPL PARCEL 770
MIXON INVESTMENT COMPANY, INC.
VOLUME 2782, PAGE 202
R.P.R.H.C.T.
CALLED 338.44 AC.

P.O.B.
N 6,729,525 973
E 2,864,481.001
(GRID)

PARCEL 771
6.717 AC.
292,614 SQ. FT.

GEORGE F. MIXON, III AND LISA ANN MIXON
CLERK'S FILE NUMBER 2014-00005856
R.P.R.H.C.T.
CALLED 194.54 AC.

IPL PARCEL 772
GEORGE F. MIXON, III
AND LISA A. MIXON
VOLUME 2809, PAGE 467
CALLED 105.6 AC.
R.P.R.H.C.T.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 88°22'36" E	22.42'
L2	S 08°04'38" E	173.39'
L3	N 01°52'06" W	148.53'

LEGEND

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

NOTE: KNOWN UNDERGROUND UTILITIES SHOWN ARE
QUALITY LEVEL B SUE- (1/18/2013)



GRAPHIC SCALE IN FEET
1" = 400'

NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

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

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

PROJ NO: 201012P771
SCALE: 1" = 400'
DATE: 03-16-2016
DRAWN BY: KDM
CHECKED BY: RN
REVISED DATE:

PRINTED ON:
3/16/2016
9:23:32 AM



SHEET TITLE

EXHIBIT "A"
SEGMENT 19-1, PARCEL 771
GEORGE F. MIXON, III
AND LISA ANN MIXON

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 7

EXHIBIT "A"
Property Description

Being 5.302 acres (230,954 square feet) of land situated in the I. W. Burton Survey, Abstract Number 3, Henderson County, Texas, and more particularly part of that certain 105.6 acre tract of land conveyed to George F. Mixon, III and Lisa A. Mixon, as described by Deed recorded in Volume 2809, Page 467, Real Property Records of Henderson County, Texas, (R.P.R.H.C.T.), being further described as follows:

BEGINNING at a set 1/2 inch iron rod with plastic cap stamped K.L.K. #4687 in the West line of said 105.6 acre tract and the East line of a called 194.54 acre tract conveyed to Jerry Max Douglas and Sherry Douglas, as described by Deed recorded in Volume 2605, Page 742, Real Property Records of Henderson County, Texas from which a found 5/8 inch iron rod for the Northwest corner of said 105.6 acre tract, the Northeast corner of said 194.54 acre tract, and the most Easterly Southeast corner of a called 338.44 acre tract conveyed to Mixon Investment Company, Inc., as described by Deed recorded in Volume 2782, Page 202, Real Property Records of Henderson County, Texas bears N 08°04'38" W, a distance of 465.12 feet, said 1/2 inch iron rod set for the point of beginning also being the Northwest corner of the tract herein described, and the **POINT OF BEGINNING** (N: 6,729,116.664, E: 2,866,352.578, Grid);

- (1) **THENCE** S 67°58'13" E, a distance of 1612.43 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 in a dirt lane above a culvert pipe in the centerline of Cedar Branch for the Northeast corner of tract herein described;
- (2) **THENCE** S 22°49'45" W, a distance of 5.11 feet along the East line of said 105.6 acre tract, the tract herein described, and the meanders of said Cedar Branch to a point for corner;
- (3) **THENCE** S 17°00'19" W, a distance of 43.91 feet continuing along said East line and said Cedar Branch meanders to a point for corner;
- (4) **THENCE** S 85°57'57" W, a distance of 87.09 feet continuing along said East line and said Cedar Branch meanders to a point for corner;
- (5) **THENCE** S 23°14'55" E, a distance of 40.79 feet continuing along said East line and said Cedar Branch meanders to a point for corner;
- (6) **THENCE** S 05°30'16" W, a distance of 31.13 feet continuing along said East line and said Cedar Branch meanders to a point for corner;
- (7) **THENCE** S 67°10'38" W, a distance of 6.15 feet continuing along said East line and said Cedar Branch meanders to a set 1/2 inch iron rod with plastic cap stamped K.L.K. #4687 at the Southeast corner of the tract herein described from which a set 1/2 inch iron rod with plastic cap stamped K.L.K. #4687 for reference bears N 67°58'13" W, a distance of 40.00 feet;

- (8) **THENCE** N 67°58'13" W, a distance of 1484.47 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 105.6 acre tract and the East line of aforementioned 194.54 acre tract from which a found I-beam fence corner post in said East line and said West line bears S 08°04'38" E, a distance of 166.31 feet;
- (9) **THENCE** N 08°04'38" W, a distance of 173.39 feet along the West line of said 105.6 acre tract and the East line of said 194.54 acre tract to the **POINT OF BEGINNING**, containing 5.302 acres (230,954 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 4th 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 September 25, 2015, issued date of October 21, 2015, GF # 15-364-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 J. Kilgore
Registered Professional Land Surveyor
Texas Registration Number 4687

Dated: 11/16/15

EXHIBIT "A"
PARCEL 772

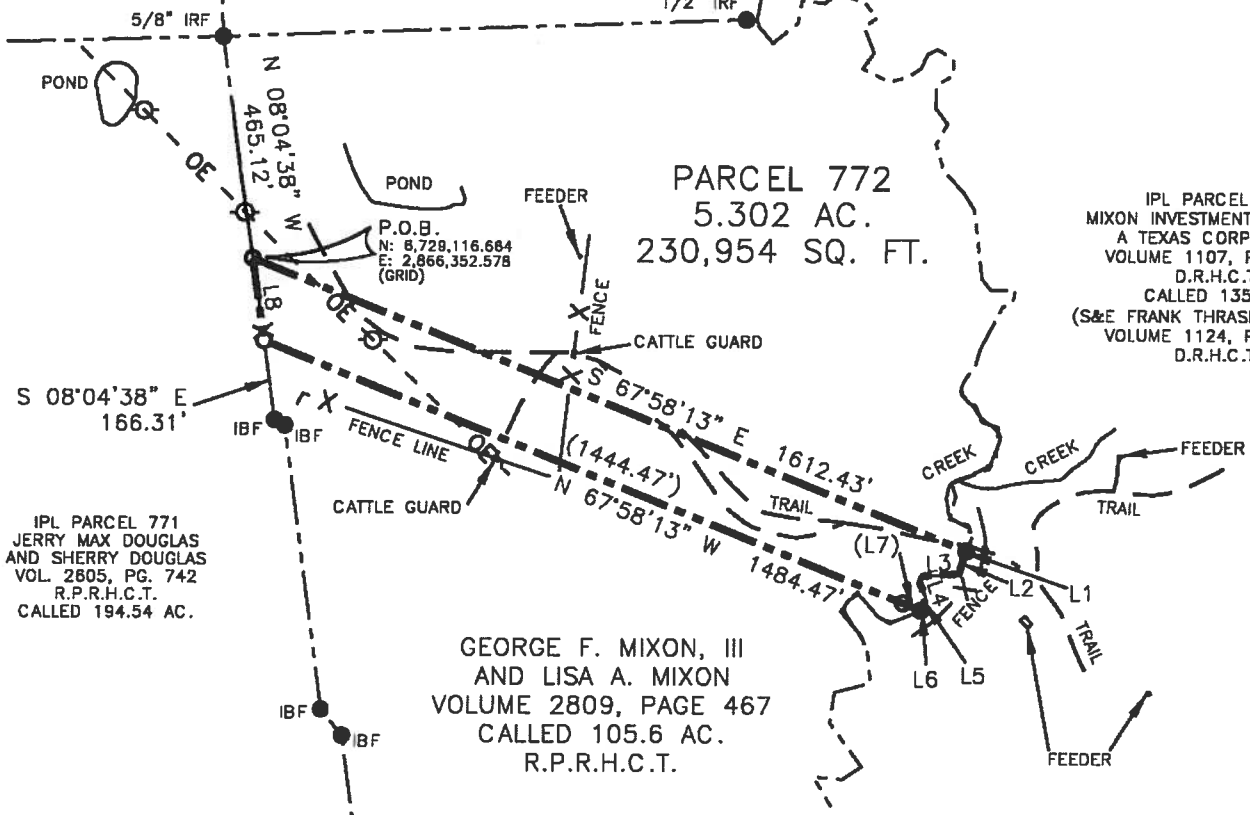
I.W. BURTON SURVEY
ABSTRACT 3



IPL PARCEL 770
MIXON INVESTMENT
COMPANY, INC.
VOL. 2782, PG. 202
R.P.R.H.C.T.
CALLED 338.44 AC.

PARCEL 772
5.302 AC.
230,954 SQ. FT.

IPL PARCEL 773
MIXON INVESTMENT COMPANY,
A TEXAS CORPORATION
VOLUME 1107, PAGE 113
D.R.H.C.T.
CALLED 135 AC.
(S&E FRANK THRASHER 12 AC.)
VOLUME 1124, PAGE 522
D.R.H.C.T.



IPL PARCEL 771
JERRY MAX DOUGLAS
AND SHERRY DOUGLAS
VOL. 2805, PG. 742
R.P.R.H.C.T.
CALLED 194.54 AC.

GEORGE F. MIXON, III
AND LISA A. MIXON
VOLUME 2809, PAGE 467
CALLED 105.6 AC.
R.P.R.H.C.T.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 22°49'45" W	5.11'
L2	S 17°00'19" W	43.91'
L3	S 85°57'57" W	87.09'
L4	S 23°14'55" E	40.79'
L5	S 05°30'16" W	31.13'
L6	S 67°10'38" W	6.15'
L7	N 67°58'13" W	40.00'
L8	N 08°04'38" W	173.39'

LEGEND

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



NOTE: NO KNOWN UNDERGROUND UTILITIES - (1/18/2013)

NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

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

PROJ NO: 201012P772
SCALE: 1" = 400'
DATE: 11-6-2015
DRAWN BY: KDM
CHECKED BY: RN
REVISED DATE:

PRINTED ON:
11/6/2015
8:15:15 AM

SHEET TITLE
EXHIBIT "A"
SEGMENT 19-1, PARCEL 772
GEORGE F. MIXON, III AND LISA A. MIXON

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 3.129 acres (136,304 square feet) of land situated in the I. W. Burton Survey, Abstract Number 3, Henderson County, Texas, and more particularly part of that certain 135 acre tract of land, (Save & Except Frank Thrasher 12 acres), conveyed to Mixon Investment Company, a Texas Corporation as described by Deed recorded in Volume 1107, Page 113, and by Confirmation Agreement recorded in Volume 1124, Page 522, Deed Records of Henderson County, Texas, (D.R.H.C.T.), being further described as follows:

COMMENCING at a found 1/2 inch iron rod for reference in the South line of said Mixon Investment Company 135 acre tract, (Save & Except Frank Thrasher 12 acres), and the North line of a called 11.823 acre tract conveyed to James Mark Hansen, as described by Deed recorded in Volume 1828, Page 236, Real Property Records of Henderson County, Texas;

THENCE N 87°54'13" E, a distance of 21.34 feet along the North line of said Hansen 11.823 acre tract to a point for the Northeast corner of same and the Southeast corner of said Mixon Investment Company tract, same also being in County Road Number 4343, (No Deed of Record found), in the East line of said I. W. Burton Survey, and the West line of the N. T. Robinson Survey, Abstract Number 664 and a called 130.66 acre tract conveyed to Mixon Investment Company, as described by Confirmation Agreement recorded in Volume 1124, Page 522 of said Real Property Records of Henderson County, Texas;

THENCE N 02°00'07" W, a distance of 497.30 feet along County Road Number 4343, the East line of said Mixon Investment Company 135 acre tract and I. W. Burton Survey, and the West line of said Mixon Investment Company 130.66 acre tract and N. T. Robinson Survey to a set P.K. nail for the Southeast corner of the tract herein described, and the **POINT OF BEGINNING** (N: 6,728,030.420, E: 2,868,637.212, Grid);

- (1) **THENCE** N 67°58'13"W, a distance of 953.87 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 Mixon Investment Company 135 acre tract, the centerline of Cedar Branch, and the East line of a called 105.6 acre tract conveyed to George F. Mixon, III and Lisa A. Mixon, as described by Deed recorded in Volume 2809, Page 467, Real Property Records of Henderson County, Texas, same being the Southwest corner of the tract herein described from which a set 1/2 inch iron rod with plastic cap stamped K.L.K. #4687 for reference bears N 67°58'13"W, a distance of 40.00 feet;
- (2) **THENCE** N 67°10'38" E, a distance of 6.15 feet along the East line of said 105.6 acre tract, the West line of said Mixon Investment Company 135 acre tract, the tract herein described, and the meanders of said Cedar Branch to a point for corner;
- (3) **THENCE** N 05°30'16" E, a distance of 31.13 feet continuing along said East line, said West line, and said Cedar Branch meanders to a point for corner;

- (4) **THENCE** N 23°14'55" W, a distance of 40.79 feet continuing along said East line, said West line, and said Cedar Branch meanders to a point for corner;
- (5) **THENCE** N 85°57'57" E, a distance of 87.09 feet continuing along said East line, said West line, and said Cedar Branch meanders to a point for corner;
- (6) **THENCE** N 17°00'19" E, a distance of 43.91 feet continuing along said East line, said West line, and said Cedar Branch meanders to a point for corner;
- (7) **THENCE** N 22°49'45" E, a distance of 5.11 feet continuing along said East line, said West line, and said Cedar Branch meanders to a set 1/2 inch iron rod with plastic cap stamped K.L.K. #4687 in a dirt lane above a culvert pipe in the centerline of Cedar Branch at the Northwest corner of the tract herein described;
- (8) **THENCE** S 67°58'13" E, a distance of 846.01 feet along the North line of the tract herein described to a set P.K. nail in aforesaid County Road Number 4343, the East line of said Mixon Investment Company 135 acre tract and said I. W. Burton Survey, and the West line of aforesaid Mixon Investment Company 130.66 acre tract and said N. T. Robinson Survey;
- (9) **THENCE** S 02°00'07" E, a distance of 164.24 feet along said County Road Number 4343, said East line, and said West line to the **POINT OF BEGINNING**, containing 3.129 acres (136,304 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 5th 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 September 25, 2015, issued date of October 22, 2015, GF # 15-365-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: 11/12/15

EXHIBIT "A"
PARCEL 773

I.W. BURTON SURVEY
ABSTRACT 3

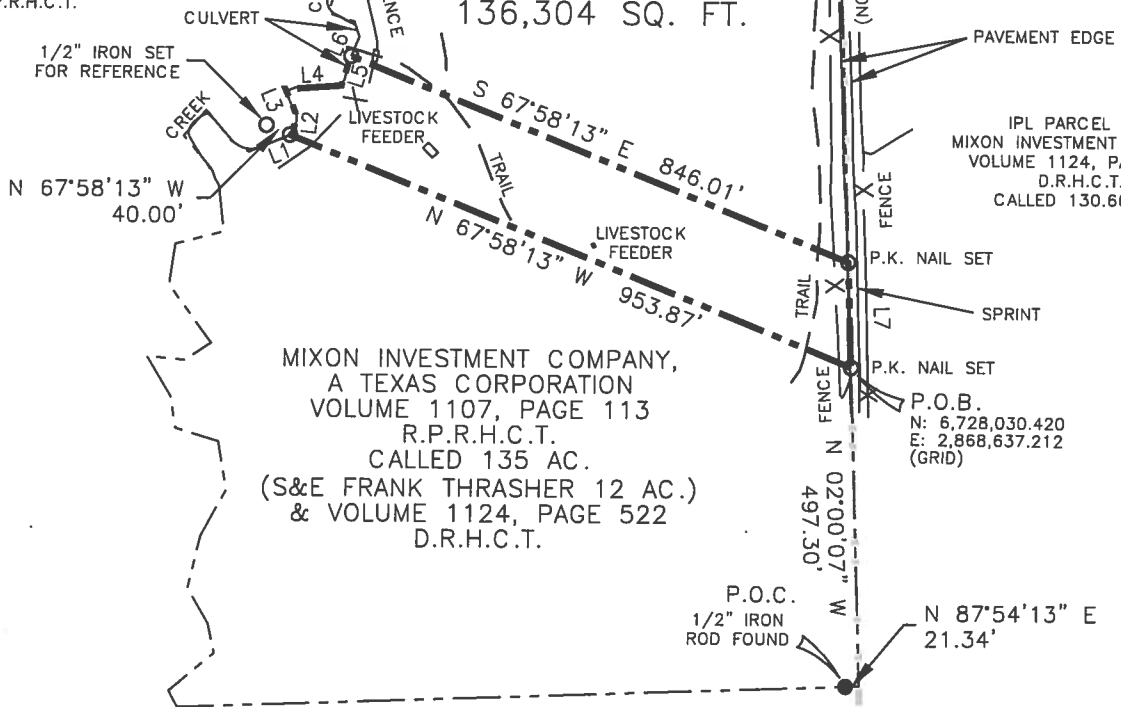
LINE TABLE

LINE	BEARING	DISTANCE
L1	N 67°10'38" E	6.15'
L2	N 05°30'16" E	31.13'
L3	N 23°14'55" W	40.79'
L4	N 85°57'57" E	87.09'
L5	N 17°00'19" E	43.91'
L6	N 22°49'45" E	5.11'
L7	S 02°00'07" E	164.24'

IPL PARCEL 772
GEORGE F. MIXON, III
AND LISA A. MIXON
VOLUME 2809, PAGE 467
CALLED 105.6 AC.
R.P.R.H.C.T.

PARCEL 773
3.129 AC.
136,304 SQ. FT.

SURVEY LINE
COUNTY ROAD NO. 4343
(NO DEED OF RECORD FOUND)
N.T. ROBINSON SURVEY
ABSTRACT 664



IPL PARCEL 774
MIXON INVESTMENT COMPANY
VOLUME 1124, PAGE 522
D.R.H.C.T.
CALLED 130.66 AC.

MIXON INVESTMENT COMPANY,
A TEXAS CORPORATION
VOLUME 1107, PAGE 113
R.P.R.H.C.T.
CALLED 135 AC.
(S&E FRANK THRASHER 12 AC.)
& VOLUME 1124, PAGE 522
D.R.H.C.T.

P.O.B.
N: 6,728,030.420
E: 2,868,637.212
(GRID)

P.O.C.
1/2" IRON
ROD FOUND

LEGEND

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

NOTE: NO KNOWN UNDERGROUND UTILITIES - (2/4/2013)

JAMES MARK HANSEN
VOLUME 1828, PAGE 236
CALLED 11.823 AC.
R.P.R.H.C.T.



GRAPHIC SCALE IN FEET
1" = 300'

NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

Kilgore & Company, Inc.
www.kilgore.com

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

PROJ NO: 201012P773
SCALE: 1" = 300'
DATE: 11-12-2015
DRAWN BY: KDM
CHECKED BY: RN
REVISED DATE:

PRINTED ON:
11/12/2015
8:33:20 AM



SHEET TITLE

EXHIBIT "A"
SEGMENT 19-1, PARCEL 773
MIXON INVESTMENT COMPANY,
A TEXAS CORPORATION

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"
Property Description

Being 5.242 acres (228,359 square feet) of land situated in the N. T. Robinson Survey, Abstract Number 664, Henderson County, Texas, and more particularly part of that certain 130.66 acre tract of land conveyed to Mixon Investment Company, as described by Confirmation Agreement recorded in Volume 1124, Page 522, Deed Records of Henderson County, Texas, (D.R.H.C.T.), being further described as follows:

BEGINNING at a found cross-tie fence corner post at the Southeast corner of said Mixon Investment Company 130.66 acre tract, the Southwest corner of a called 50 acre tract conveyed to Martha Mixon Gagnon, as described by Deed recorded in Volume 75, Page 537, Deed Records of Henderson County, Texas, in the North line of a called 65.23 acre tract conveyed to Bennie Ruth Pickle, as described by Deed recorded in Volume 765, Page 297, D.R.H.C.T., also being the East corner of the tract herein described, and the **POINT OF BEGINNING** (N: 6,727,380.582, E: 2,870,025.149, Grid);

- (1) **THENCE** S 88°48'09"W, a distance of 213.70 feet along the South line of said Mixon Investment Company 130.66 acre tract and tract herein described and the North line of said 65.23 acre tract to a set 1/2 inch iron rod with plastic cap stamped K.L.K. #4687 for the West corner of the tract herein described;
- (2) **THENCE** N 46°36'47" W, a distance of 200.14 feet along the Southwest line of the tract herein described to a set 1/2 inch iron rod with plastic cap stamped K.L.K. #4687;
- (3) **THENCE** N 50°19'58" W, a distance of 111.43 feet continuing along the Southwest line of the tract herein described to a set 1/2 inch iron rod with plastic cap stamped K.L.K. #4687;
- (4) **THENCE** N 57°17'30" W, a distance of 281.69 feet continuing along said Southwest line to a set 1/2 inch iron rod with plastic cap stamped K.L.K. #4687;
- (5) **THENCE** N 64°15'02" W, a distance of 111.43 feet continuing along said Southwest line to a set 1/2 inch iron rod with plastic cap stamped K.L.K. #4687;
- (6) **THENCE** N 67°58'13" W, a distance of 653.41 feet continuing along said Southwest line to a set P.K. nail in County Road Number 4343, (No deed of record found), in the West line of said Mixon Investment Company 130.66 acre tract and said N. T. Robinson Survey, the East line of the I. W. Burton Survey, Abstract Number 3 and a called 135 acre tract, (Save & Except Frank Thrasher 12 acres), conveyed to Mixon Investment Company, a Texas Corporation as described by Deed recorded in Volume 1107, Page 113 and Confirmation Agreement recorded in Volume 1124, Page 522, Deed Records of Henderson County, Texas, and being the Southwest corner of the tract herein described;

In addition, R. Steve Christian is 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.

20.

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 8 - Tarpley

A permanent easement interest across a 3.412-acre tract of land located in the Thomas Berry Survey, Abstract No. 25, Kaufman County, Texas, said 3.412-acre tract of land being a portion of a tract described as Tract I, conveyed to Margie Tarpley, by deed as recorded in Volume 1106, Page 647, Deed Records, Kaufman County, Texas, and being further described in the accompanying survey plat for Parcel 8 attached hereto for the negotiated purchase price of \$21,000.

EXHIBIT "A"
Property Description

BEING a 3.412 acre (148,622 square feet) tract of land located in the Thomas Berry Survey, Abstract No. 25, Kaufman County, Texas, said 3.412 acre tract of land being a portion of tract described as Tract 1, conveyed to **MARGIE TARPLEY**, by deed as recorded in Volume 1106, Page 647, Deed Records, Kaufman County, Texas (D.R.K.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with a cap stamped "SPOONER & ASSOCIATES" set (hereinafter referred to as an iron rod set) on the west property line of the said Tract 1, same being the east property line of a called 37.33 acre tract of land conveyed to Leland R. Cundiff and Marilyn J. Cundiff, by deed as recorded in Volume 876, Page 995 and Volume 876, Page 987, D.R.K.C.T., from which the northwest property corner of the said Tract 1, same being the northeast property corner of the said 37.33 acre tract bears North 02°37'49" West, a distance of 1,644.72 feet (said beginning point having a grid coordinate of N:6,820,312.622 E:2,627,897.635);

THENCE over and across the said Tract 1 the following courses and distances:

North 88°35'20" East, a distance of 529.53 feet to an iron rod set;

South 89°31'32" East, a distance of 689.82 feet to an iron rod set;

North 88°47'24" East, a distance of 269.21 feet to an iron rod set on the east property line of the said Tract 1, same being a west property line 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, D.R.K.C.T., from which the northeast property corner of the said Tract 1, same being a northwest property corner of the said 250.00 acre tract bears North 00°15'21" East, a distance of 1,654.84 feet;

THENCE South 00°15'21" West, along the said property lines, a distance of 100.17 feet to an iron rod set from which the southeast property corner of the said 62.45 acre tract, same being the most southerly southwest property corner of the said 250.00 acre tract bears South 00°15'21" West, a distance of 20.21 feet;

THENCE over and across the said Tract 1 and generally along a fence line the following courses and distances:

South 88°49'09" West, a distance of 268.12 feet to an iron rod set;

North 89°31'32" West, a distance of 689.64 feet to an iron rod set;

South 88°35'20" West, a distance of 525.75 feet to an iron rod set on the west property line of the said Tract 1, same being the east property line of the aforesaid 37.33 acre tract, from which the southwest property corner of the said Tract 1, same being the southeast property corner of the said 37.33 acre tract bears South 02°37'49" East, a distance of 25.22 feet;

THENCE North 02°37'49" West, along the said property lines, a distance of 100.02 feet to the **POINT OF BEGINNING**, and containing **3.412 acres (148,622 square feet)** of land, more or less.

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

NOTE: Plat to accompany this legal description

I do certify on this 6th day of July, 2017, to Tarrant Regional Water District, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition IV Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements and other matters of record as listed in Schedule B of the Commitment for Title issued by First American Title Insurance Company, with an effective date of May 1st, 2017, GF # 1804490-KT50, affecting the subject property.

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

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


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

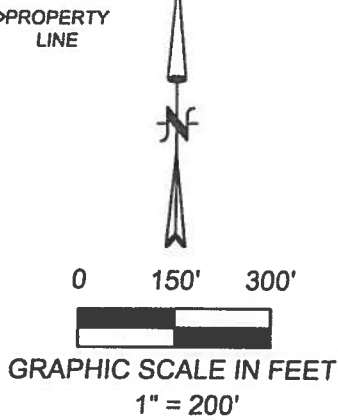
7-6-17
Date



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

EXHIBIT "A" PARCEL 8

LINE TABLE		
NO.	DIRECTION	DIST.
L1	N88°35'20"E	529.53'
L2	S89°31'32"E	689.82'
L3	N88°47'24"E	269.21'
L4	S00°15'21"W	100.17'
L5	S88°49'09"W	268.12'
L6	N89°31'32"W	689.64'
L7	S88°35'20"W	525.75'
L8	N02°37'49"W	100.02'



THOMAS BERRY SURVEY
 ABSTRACT NO. 25

CALLED: 37.33 ACRES
 LELAND R. CUNDIFF
 MARILYN J. CUNDIFF
 VOL. 876, PG. 995, &
 VOL. 876, PG. 987.
 D.R.K.C.T.

N02°37'49"W ~ 1,644.72'

MARGIE TARPLEY
 TRACT 1 IN
 VOL. 1106, PG. 647
 D.R.K.C.T.

PROPERTY LINE

CALLED: 250.00 ACRES
 DARRELL J. ROBERTS &
 SHERRY A. ROBERTS
 VOL. 2209, PG. 115,
 D.R.K.C.T.

**P.O.B.
 EXHIBIT "A"**
 N 6,820,312.662
 E 2,627,897.635
 (GRID)

**PARCEL 8
 EXHIBIT "A"**
 3.412 ACRES
 (148,622 S.F.)

N00°15'21"E, 1,654.84'
 TO THE N.E.C. OF THE
 62.45 ACRE TRACT

S02°37'49"E
 25.22'

L8

L1

L2

L3

L4

COUNTY ROAD NO. 4072
 (VARIABLE WIDTH R.O.W.)

L6

PROPERTY LINE

L5

S00°15'21"W
 20.21'

CALLED: 9,032.38 ACRES
 TRINITY MATERIALS, INC.
 VOL. 2595, PG. 49,
 D.R.H.C.T.

CALLLED: 135.75 ACRES
 HENRY SHERMAN HEATHER
 FAIRY ELIZABETH HEATHER WARREN
 VOL. 1567, PG. 803, D.R.H.C.T.

NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.



SPOONER AND ASSOCIATES, INC.
 309 BYERS STREET, SUITE 100
 EULESS, TEXAS 76039
 TEL 817-685-8448
 TBPLS FIRM No. 10054900

PROJ NO: 09-86-3
 SCALE: 1" = 200'
 SURVEYED: 05/04/2013
 DRAWN BY: C.R.R.
 CHECKED BY: E.S.S.
 REVISED DATE: 7-6-2017



SHEET TITLE

EXHIBIT "A"
PARCEL 8
MARGIE TARPLEY

PROJECT

CEDAR CREEK
 FINISHED WATER PIPELINE

BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE
 SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM
 (NAD83)(2007) WITH ALL DISTANCES SCALED FROM N 6,820,412.679, E:
 2,638,417.218 BY A PROJECT COMBINED SCALE FACTOR OF 0.99993245856.

PG. 3 OF 4

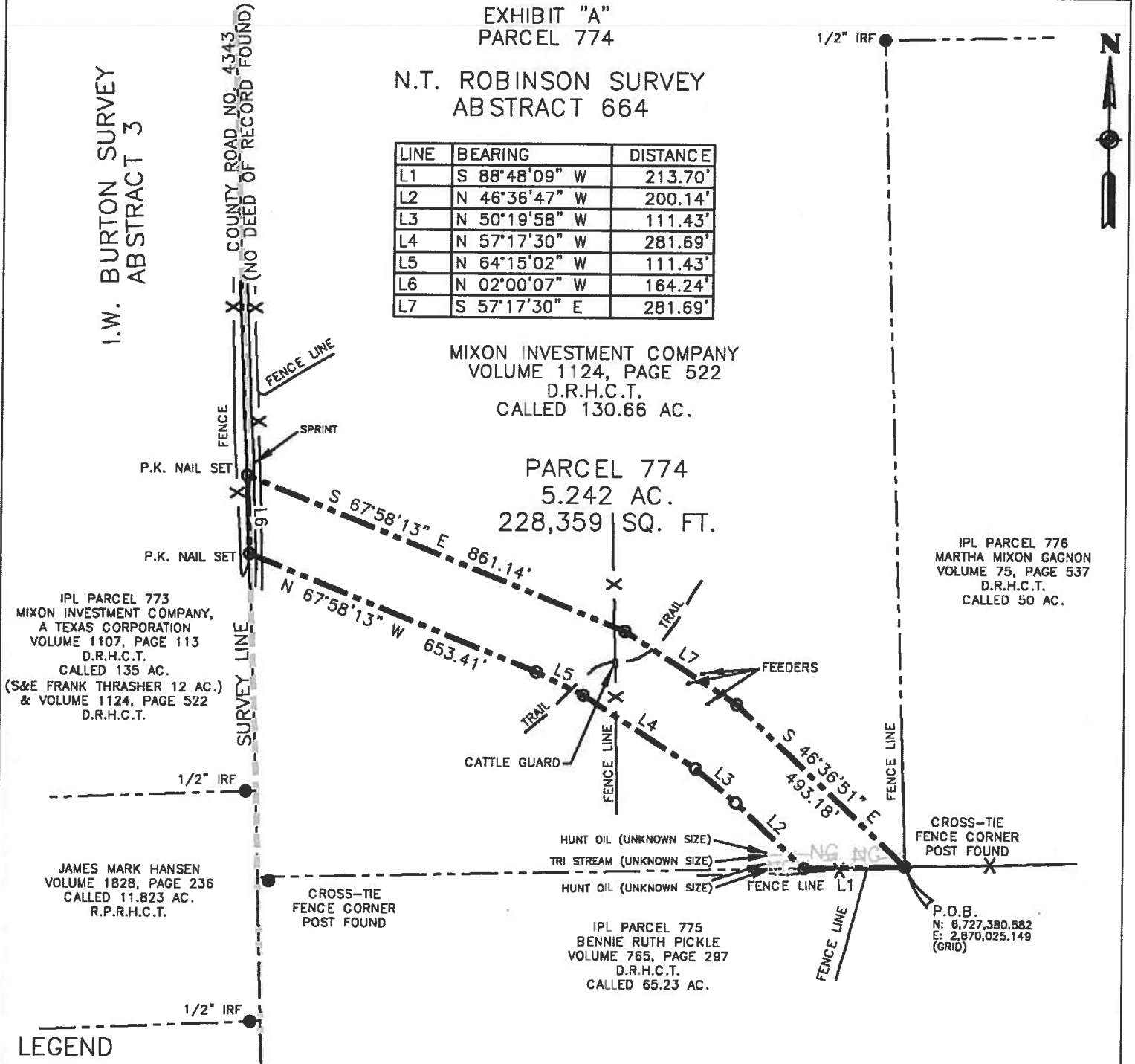
EXHIBIT "A"
PARCEL 774

N.T. ROBINSON SURVEY
ABSTRACT 664

LINE	BEARING	DISTANCE
L1	S 88°48'09" W	213.70'
L2	N 46°36'47" W	200.14'
L3	N 50°19'58" W	111.43'
L4	N 57°17'30" W	281.69'
L5	N 64°15'02" W	111.43'
L6	N 02°00'07" W	164.24'
L7	S 57°17'30" E	281.69'

MIXON INVESTMENT COMPANY
VOLUME 1124, PAGE 522
D.R.H.C.T.
CALLED 130.66 AC.

PARCEL 774
5.242 AC.
228,359 SQ. FT.



IPL PARCEL 773
MIXON INVESTMENT COMPANY,
A TEXAS CORPORATION
VOLUME 1107, PAGE 113
D.R.H.C.T.
CALLED 135 AC.
(S&E FRANK THRASHER 12 AC.)
& VOLUME 1124, PAGE 522
D.R.H.C.T.

IPL PARCEL 776
MARTHA MIXON GAGNON
VOLUME 75, PAGE 537
D.R.H.C.T.
CALLED 50 AC.

JAMES MARK HANSEN
VOLUME 1828, PAGE 236
CALLED 11.823 AC.
R.P.R.H.C.T.

CROSS-TIE
FENCE CORNER
POST FOUND

IPL PARCEL 775
BENNIE RUTH PICKLE
VOLUME 765, PAGE 297
D.R.H.C.T.
CALLED 65.23 AC.

P.O.B.
N: 8,727,380.582
E: 2,870,025.149
(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 - (1/18/2013)



GRAPHIC SCALE IN FEET
1" = 300'

NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

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

PROJ NO:	201012P774
SCALE:	1" = 300'
DATE:	11-12-2015
DRAWN BY:	KDM
CHECKED BY:	RN
REVISED DATE:	

PRINTED ON:
11/12/2015
9:15:27 AM

SHEET TITLE	
EXHIBIT "A" SEGMENT 19-1, PARCEL 774 MIXON INVESTMENT COMPANY	
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 10	

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

21.

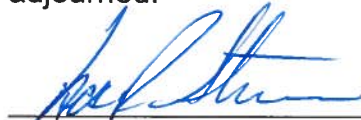
There were no future agenda items approved.

22.

The next board meeting was scheduled for November 28, 2017 at 9:00 A.M.

23.

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



President



Secretary