

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF
TARRANT REGIONAL WATER DISTRICT
HELD ON THE 20th DAY OF MARCH 2018 AT 9:00 A.M.

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

Present
Jack Stevens
Marty Leonard
Leah King
James Hill
Jim Lane

Also present were Jim Oliver, Alan Thomas, Dan Buhman, Darrell Beason, Laura Blaylock, Shanna Cate, Steve Christian, Linda Christie, Wesley Cleveland, Rick Carroll, Randall Cocke, Brenton Dunn, Woody Frossard, Rachel Ickert, Nancy King, Chad Lorance, David Marshall, Mick Maguire, Sandy Newby, Wayne Owen and Kirk Thomas.

Also in attendance were George Christie; General Counsel for Tarrant Regional Water District (District or TRWD); Lee Christie, Ethel Steele, Jeremy Harmon and Mike Atchley of Pope, Hardwicke, Christie, Schell, Kelly & Taplett, L.L.P., General Counsel for Tarrant Regional Water District; Bill Paxton of The Paxton Firm; Ben Stephenson of City of Dallas Water Utilities; Amanda Smayda of JQ Engineering; Rusty Gibson of Freese and Nichols, Inc.; Brooke Goggans of Mosaic Strategy Partners; and Molly Carson and Alan Raynor of McCall, Parkhurst & Horton, L.L.P

President Stevens convened the meeting with 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 King, the Directors voted unanimously to approve the minutes from the Board meeting held on February 15, 2018. It was accordingly ordered that these minutes be placed in the permanent files of the District.

3.

With the recommendation of management, Director Leonard moved to approve the appointment of James Hill as a director of the Trinity River Vision Authority to replace Victor W. Henderson. Director King seconded the motion and the vote in favor was unanimous.

4.

With the recommendation of management, Director Leonard moved to approve a future electricity purchase for calendar years 2025 through 2027 and the associated three-year agreement extension with Direct Energy. The expected total cost for approximately 157,680 megawatt hours(MWh) at the current indicative pricing is at a not-to-exceed amount of \$30.00/MWh. Funding for this contract is included in the anticipated Fiscal Year 2025 through Fiscal Year 2027 Revenue Fund Budget. Director Hill seconded the motion and the vote in favor was unanimous.

5.

With the recommendation of management, Director Lane moved to approve a contract with Kimley-Horn and Associates, Inc. in an amount not to exceed \$102,500 for construction management services for Stormwater Canal B. Funding for this contract is included in the Fiscal Year 2018 General Fund Budget. Director King seconded the motion and the vote in favor was unanimous.

6.

With the recommendation of management, Director King moved to approve Task Order Number 5 with Shermco Industries, Inc. in an amount not to exceed \$618,000 for electrical testing services at the IPL Joint Cedar Creek Lake Pump Station and the Joint Cedar Creek Pump Station High Voltage Substation projects. Funding for this contract is included in the Bond Fund. Director Leonard seconded the motion and the vote in favor was unanimous.

7.

With the recommendation of management, Director Hill moved to approve a change order in the amount of \$125,362.02 with Thalle Midlothian Partners, Inc. for fencing improvements and two additional right-of-way access points in Section 17 of the Integrated Pipeline Project. The total not-to-exceed contract value, including this change order, will be \$45,636,676.54. Funding for this change order is included in the Bond Fund. Director Lane seconded the motion and the vote in favor was unanimous.

8.

With the recommendation of management, Director Leonard moved to approve the renewal of the Professional Services Agreement with Kimley-Horn and Associates, Inc. in an amount not-to-exceed \$237,000 for Operations and Purchasing Compound Master Planning and Relocation Coordination. With this amendment, the revised contract amount will be \$537,000. Funding for this amendment is included in the Bond Fund. Director Lane seconded the motion and the vote in favor was unanimous.

9.

With the recommendation of management, Director Lane moved to approve a contract with Hartman Walsh Painting Company in the amount of \$1,447,581 for

Bridgeport Spillway Rehabilitation. Funding for this contract is included in the Fiscal Year 2018 Revenue Fund Budget. Director Hill seconded the motion and the vote in favor was unanimous.

10.

With the recommendation of management, Director King moved to approve a purchase from Thompson Group in the amount of \$561,468 for 90" E-301 pipe. The replacement of 15 damages pipe segments of the Richland-Chambers pipeline will take place in Fiscal Year 2019. Funding for this contract is included in the Fiscal Year 2018 Revenue Fund Budget. Director Leonard seconded the motion and the vote in favor was unanimous.

11.

Staff Updates

- System Status Update

12.

There were no persons from the general public requesting the opportunity to address the Board of Directors. President Stevens acknowledged the award given to Assistant General Manager Dan Buhman by the Texas Water Conservation Association President, Michael Booth.

The Board of Directors recessed for a break from 9:32 a.m. to 9:46 a.m.

13.

The presiding officer next called an executive session at 9:46 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, to Conduct a Private Consultation

with Attorneys Regarding Pending or Contemplated Litigation (*Tarrant Regional Water District v. Lazy W District No. 1, et al.*, Cause No. 2014C-0144 in the 3rd District Court of Henderson County, Texas, Cause No. 12-14-00329-CV in the Twelfth Court of Appeals, Tyler, Texas and Cause No. 15-0117 in the Supreme Court of Texas; *White House Cemetery Association v. Jasper and Evelyn Stevens and Tarrant Regional Water District*, Cause No. 08001-CCL-15, in the County Court at Law No. 1 of Henderson County, Texas; *Wilson Family Cemetery Association v. The Estate of Genie Warren, Jr. and Tarrant Regional Water District*, Cause No. 08026-CCL-15 in the County Court at Law No. 1 of Henderson County, Texas; *Tarrant Regional Water District v. R. Todd Fagan and Nancy L. Fagan*, Cause No. 00401-CCL2-16 in the County Court at Law No. 2, 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 10:14 a.m., the President reopened the meeting.

14.

With the recommendation of management, Director Lane moved to approve the purchase of hardware and contract services to provide network monitoring and control hardware for the data center project in an amount not exceed \$250,000. Funding for this contract is included in the Bond Fund. Director Hill seconded the motion and the vote in favor was unanimous.

15.

With the recommendation of management, Director Hill moved to approve the purchase of hardware and contract services for firewall hardware and services in an amount not to exceed \$150,000. Funding for this contract is included in the Bond Fund.

Director King seconded the motion and the vote in favor was unanimous.

16.

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

**IPL Parcel 880
(Sonny's Farm Service, Inc.)**

A permanent easement interest across a 5.693-acre tract of land out of the Pedro Quero Survey, Abstract Number 669, Navarro County, Texas, and being more particularly described as a portion of that certain 50-acre tract of land described as Second Tract conveyed to Sonny's Farm Service, Inc. by deed recorded in Volume 1066, Page 18, Deed Records, Navarro County, Texas, and being further described in the accompanying survey plat for Parcel 880 attached hereto for the negotiated purchase price of \$30,000.

**IPL Parcel 882
(Sonny's Farm Service, Inc.)**

A permanent easement interest across an 18.728-acre tract of land out of the George Gardiner Survey, Abstract Number 304, Navarro County, Texas, and being more particularly described as a portion of that certain 418-acre tract of land called Fourth Tract conveyed to Sonny's Farm Service, Inc. by deed recorded in Volume 1066, Page 18, Deed Records, Navarro County, Texas, and being further described in the accompanying survey plat for Parcel 882 attached hereto for the negotiated purchase price of \$70,000.

**IPL Parcel 883
(Frost Bank, as Trustee of Cowles Charitable Trust)**

A permanent easement interest across a 4.902-acre tract of land situated in the Joshua Richardson Survey, Abstract Number 693, Navarro County, Texas, and being more particularly described as a portion of that certain 173-1/2 acre tract of land described as First Tract conveyed to Ruth Chapman Cowles and Andrew G. Cowles Charitable Trust by Last Will and Testament of Ruth Chapman Cowles recorded in Volume 732, Page 249, Deed Records, Navarro County, Texas, and being further described in the accompanying survey plat for Parcel 883 attached hereto for the negotiated purchase price of \$25,000.

EXHIBIT "A"
Property Description

Being 5.693 acres (247,983 square feet) of land out of the Pedro Quero Survey, Abstract Number 669, Navarro County, Texas, and more particularly that certain 50 acre tract of land described as Second Tract and conveyed to Sonny's Farm Service, Inc. by deed recorded in Volume 1066, Page 18, Deed Records, Navarro County, Texas (D.R.N.C.T.), and being further described as follows:

COMMENCING at the Northwesterly corner of that certain tract of land tract conveyed to T. Lowell Wall and spouse, Nancy C. Wall by deed recorded in Volume 1511, Page 150, D.R.N.C.T., and the Southwesterly corner of that certain tract of land conveyed to Juan Guzman, et al by deed recorded in Volume 1799, Page 598, D.R.N.C.T., being in the Easterly line of said Sonny's Farm Service, Inc. tract and in County Road SE 3220, No Deed of Record Found (variable width right-of-way), from which a found 1/2 inch iron rod bears S 32°52'01" E, 19.31 feet being an angle point in the Southwesterly line of said County Road SE 3220;

THENCE S 32°31'46" E, along the Easterly line of said Sonny's Farm Service, Inc. tract and the Westerly line of said Wall tract, a distance of 602.97 feet to the Southeasterly corner of said Sonny's Farm Service, Inc. tract and the Northeasterly corner of that certain tract of land conveyed to Mellie Jo Howard by deed recorded in Volume 845, Page 489, D.R.N.C.T.;

THENCE S 59°10'32" W, along the Southerly line of said Sonny's Farm Service, Inc. tract and the Northerly line of said Howard tract, a distance of 1,272.96 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: 6,715,749.353, E: 2,675,507.071 Grid);

- (1) **THENCE** S 59°10'32" W, continuing along the Southerly line of said Sonny's Farm Service, Inc. tract and the Northerly line of said Howard tract and along the Southerly line of the tract herein described, at a distance of 50.66 feet passing a 1 inch iron pipe found for the Northwesterly corner of said Howard tract and the Northeasterly corner of that certain tract of land conveyed to Mellie Rendon Howard by deed recorded in Volume 1656, Page 311, D.R.N.C.T., continuing along the Southerly line of said Sonny's Farm Service, Inc. tract and the Northerly line of said Mellie Rendon Howard tract, and the Southerly line of the tract herein described a total distance of 153.07 feet to a set 5/8 inch iron rod with TranSystems cap for the Southwesterly corner of said Sonny's Farm Service, Inc. tract and the Southeasterly corner of that certain 54-1/3 acre tract of land described as Fifth Tract and conveyed to Sonny's Farm Service, Inc. by the aforementioned deed recorded in Volume 1066, Page 18, D.R.N.C.T. and being the Southwesterly corner of the tract herein described;
- (2) **THENCE** N 19°20'19" W, departing the Southerly line of said Sonny's Farm Service, Inc. tract and the Northerly line of said Mellie Rendon Howard tract, and along the Westerly line of the tract herein described, a distance of 1,274.30 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;

- (3) **THENCE N 06°15'42" E**, continuing along the Westerly line of the tract herein described, a distance of 370.09 feet to a set 5/8 inch iron rod with TranSystems cap for the point of intersection with the Northerly line of said Sonny's Farm Service, Inc. tract, being the Southerly line of said County Road SE 3220 and being the Northwesterly corner of the tract herein described;
- (4) **THENCE N 58°28'23" E**, along the Northerly line of said Sonny's Farm Service, Inc. tract and the Southerly line of said County Road SE 3220 and along the Northerly line of the tract herein described, a distance of 189.81 feet to a set 5/8 inch iron rod with TranSystems cap for the Northeasterly corner of the tract herein described;
- (5) **THENCE S 06°15'42" W**, departing the Northerly line of said Sonny's Farm Service, Inc. tract and the Southerly line of said County Road SE 3220 and along the Easterly line of the tract herein described, a distance of 452.31 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;
- (6) **THENCE S 19°20'19" E**, continuing along the Easterly line of the tract herein described, a distance of 1,209.74 feet to the **POINT OF BEGINNING**, containing 5.693 acres (247,983 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 9th day of October, 2014, 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 11, 2014, issued date of August 27, 2014, GF #CT13-380-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
TBPLS Firm Reg. No. 100383-00



Dated: 10/09/14

IPL PARCEL 882
 SONNY'S FARM SERVICE, INC.
 VOL. 1066, PG. 18
 D.R.N.C.T.

EXHIBIT "A"
 PARCEL 880

IPL PARCEL 881
 JUAN GUZMAN, ET AL
 VOL. 1799, PG. 598
 D.R.N.C.T.

GEORGE GARDINER
 SURVEY
 ABSTRACT 304

COUNTY ROAD SE 3220
 (NO DEED OF RECORD FOUND)
 VARIABLE WIDTH RIGHT-OF-WAY
 SURVEY LINE

2.5" CHATFIELD WATER SUPPLY
 (NO TONE) (QL D)

(NO COUNTY ROAD SE 3220
 VARIABLE WIDTH RIGHT-OF-WAY
 FOUND)

P.O.C.
 1/2" IRF BEARS
 S32°52'01"E 19.31'

IPL PARCEL 57
 T. LOWELL WALL
 AND SPOUSE,
 NANCY C. WALL
 VOL. 1511, PG. 1
 D.R.N.C.T.

TEXAS POWER & LIGHT COMPANY
 LINE No. 2
 VOL. 320, PG. 21
 D.R.N.C.T.

TEXAS POWER & LIGHT COMPANY
 LINE No. 1
 VOL. 320, PG. 21
 D.R.N.C.T.

SONNY'S FARM SERVICE, INC.
 VOL. 1066, PG. 18
 D.R.N.C.T.
 CALLED 50 ACRES

PEDRO QUERO
 SURVEY,
 ABSTRACT 669

PARCEL 880
 5.693 AC.
 247,983 SQ. FT.

SONNY'S FARM SERVICE, INC.
 VOL. 1066, PG. 18
 D.R.N.C.T.
 CALLED 54-1/3 ACRES

IPL PARCEL 879
 MELLIE JO HOWARD
 VOL. 845, PG. 489
 D.R.N.C.T.

NOTES:
 KNOWN UNDERGROUND UTILITIES SHOWN ARE
 QUALITY LEVEL D SUE - (12-27-2012)
 (U.O.N.) INDICATES UNLESS OTHERWISE NOTED

LEGEND

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

IPL PARCEL 1063
 MELLIE RENDON HOWARD
 VOL. 1656, PG. 311
 D.R.N.C.T.

P.O.B.
 N = 6,715,749.353
 E = 2,675,507.071
 (GRID)



GRAPHIC SCALE IN FEET
 1" = 300'

NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

TranSystems

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

PROJ NO:	P202090330
SCALE:	1" = 300'
DATE:	09-11-2014
DRAWN BY:	SMD
CHECKED BY:	RRD
REVISED DATE:	

PRINTED ON:
 10/9/2014
 8:33:45 AM

SHEET TITLE	
EXHIBIT "A" SEGMENT 16, PARCEL 880 SONNY'S FARM SERVICE, 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 0.9999460030	
PG. 4 OF 7	

EXHIBIT "A"
Property Description

Being 18.728 acres (815,799 square feet) of land out of the George Gardiner Survey, Abstract Number 304, Navarro County, Texas, and more particularly that certain 418 acre tract of land also called Fourth Tract conveyed to Sonny's Farm Service, Inc. by deed recorded in Volume 1066, Page 18, Deed Records, Navarro County, Texas (D.R.N.C.T.), and being further described as follows:

COMMENCING at a point in the Easterly line of said Sonny's Farm Service, Inc. tract, being an angle point in the Northerly line of that certain tract of land conveyed to Juan Guzman, et al by deed recorded in Volume 1799, Page 598, D.R.N.C.T., and being in the Easterly line of said George Gardiner Survey and the Westerly line of the Thomas R. Edmonson Survey, Abstract Number 261, from which a found 1/2 inch iron rod bears N 60°03'42" E, a distance of 1.67 feet;

THENCE N 31°11'16" W, along the Easterly line of said Sonny's Farm Service, Inc. tract and said George Gardiner Survey and the Westerly line of said Thomas R. Edmonson Survey, a distance of 1,801.87 feet to the Northeasterly corner of said Sonny's Farm Service, Inc. tract and the Southeasterly corner of that certain tract of land conveyed to Ruth Chapman Cowles and Andrew G. Cowles Charitable Trust by deed recorded in Volume 732, Page 249, D.R.N.C.T., being the Northeasterly corner of said George Gardiner Survey and the Southeasterly corner of the Joshua Richardson Survey, Abstract Number 63;

THENCE S 59°06'52" W, departing the Westerly line of said Thomas R. Edmonson Survey and along the Northerly line of said Sonny's Farm Service, Inc. tract and said George Gardiner Survey and the Southerly line of said Cowles Charitable Trust tract and said Joshua Richardson Survey, a distance of 1,401.49 feet to a set 5/8 inch iron rod with TranSystems cap for the Northeasterly corner and **POINT OF BEGINNING** of the tract herein described (N: 6,721,766.187, E: 2,672,264.066 Grid);

- (1) **THENCE** S 37°07'27" E, departing the Northerly line of said Sonny's Farm Service, Inc. tract and said George Gardiner Survey and the Southerly line of said Cowles Charitable Trust tract and said Joshua Richardson Survey and along the Easterly line of tract herein described, a distance of 1,993.83 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;
- (2) **THENCE** S 47°42'39" E, continuing along the Easterly line of the tract herein described, a distance of 244.72 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;
- (3) **THENCE** S 58°17'52" E, continuing along the Easterly line of the tract herein described, a distance of 416.02 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point, being in the Easterly line of said Sonny's Farm Service, Inc. tract and the Westerly line of said Guzman tract;
- (4) **THENCE** S 31°36'51" E, along the Easterly line of said Sonny's Farm Service, Inc. tract and the Westerly line of said Guzman tract and continuing along the Easterly line of the tract herein described, a distance of 2,303.48 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;

- (5) **THENCE** S 06°15'42" W, departing the Easterly line of said Sonny's Farm Service, Inc. tract and the Westerly line of said Guzman tract and continuing along the Easterly line of tract herein described, a distance of 418.42 feet to a set 5/8 inch iron rod with TranSystems cap for the point of intersection with the Southerly line of said Sonny's Farm Service, Inc. tract and the Northerly line of County Road SE 3220, No Deed of Record Found (variable width right-of-way), being the Southeasterly corner of the tract herein described;
- (6) **THENCE** S 58°28'23" W, along the Southerly line of said Sonny's Farm Service, Inc. tract and the Northerly line of said County Road SE 3220, and along the Southerly line of the tract herein described, a distance of 189.81 feet to a set 5/8 inch iron rod with TranSystems cap for the Southwesterly corner of the tract herein described;
- (7) **THENCE** N 06°15'42" E, departing the Southerly line of said Sonny's Farm Service, Inc. tract and the Northerly line of said County Road SE 3220 and along the Westerly line of the tract herein described, a distance of 483.25 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;
- (8) **THENCE** N 31°36'51" W, continuing along the Westerly line of the tract herein described, a distance of 2,070.35 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;
- (9) **THENCE** N 44°57'22" W, continuing along the Westerly line of the tract herein described, a distance of 284.30 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;
- (10) **THENCE** N 58°17'52" W, continuing along the Westerly line of tract herein described, a distance of 386.87 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;
- (11) **THENCE** N 37°07'27" W, continuing along the Westerly line of the tract herein described, a distance of 2,162.75 feet to a set 5/8 inch iron rod with TranSystems cap for the point of intersection with the Northerly line of said Sonny's Farm Service, Inc. tract and said George Gardiner Survey and the Southerly line of said Cowles Charitable Trust tract and said Joshua Richardson Survey, being the Northwesterly corner of the tract herein described;
- (12) **THENCE** N 59°06'52" E, along the Northerly line of said Sonny's Farm Service, Inc. tract and said George Gardiner Survey and the Southerly line of said Cowles Charitable Trust tract and said Joshua Richardson Survey and the Northerly line of the tract herein described, a distance of 150.89 feet to the **POINT OF BEGINNING**, containing 18.728 acres (815,799 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 9th day of October, 2014, 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 11, 2014, issued date of August 27, 2014, GF #CT13-380-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
TBPLS Firm Reg. No. 100383-00



Dated: 10/09/14

JOSHUA RICHARDSON
SURVEY
ABSTRACT 63

P.O.B.
N = 6,721,766.187
E = 2,672,264.066
(GRID)
N59°06'52"E
150.89'

IPL PARCEL 883
RUTH CHAPMAN COWLES
AND ANDREW G. COWLES
CHARITABLE TRUST
VOL. 732, PG. 249
D.R.N.C.T.

EXHIBIT "A"
PARCEL 882

THOMAS R. EDMONSON
SURVEY
ABSTRACT 261

GEORGE GARDINER
SURVEY
ABSTRACT 304

SONNY'S FARM SERVICE, INC.
VOL. 1066, PG. 18
D.R.N.C.T.
FOURTH TRACT
(CALLED 418 ACRES)

PARCEL 882
18.728 AC.
815,799 SQ. FT.

MASTON WHITE
SURVEY
ABSTRACT 856

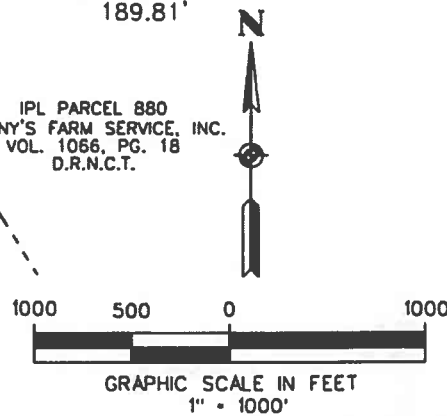
IPL PARCEL 881
JUAN GUZMAN, ET AL
VOL. 1799, PG. 598
D.R.N.C.T.

IPL PARCEL 880
SONNY'S FARM SERVICE, INC.
VOL. 1066, PG. 18
D.R.N.C.T.

2.5" CHATFIELD
WATER SUPPLY
(Q/L D)

COUNTY ROAD SE 3220
(NO DEED OF RECORD FOUND)
VARIABLE WIDTH RIGHT-OF-WAY

PEDRO QUERO
SURVEY
ABSTRACT 669



NOTES:
NO KNOWN UNDERGROUND UTILITIES- 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

NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

TranSystems

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

PROJ NO:	P202090330
SCALE:	1" = 1000'
DATE:	09-18-2014
DRAWN BY:	SMD
CHECKED BY:	RRD
REVISED DATE:	

PRINTED ON:
10/9/2014
8:34:48 AM

SHEET TITLE

EXHIBIT "A"
SEGMENT 16, PARCEL 882
SONNY'S FARM SERVICE, 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 0.9999460030

PG. 4 OF 7

EXHIBIT "A"
Property Description

Being 4.902 acres (213,552 square feet) of land situated in the Joshua Richardson Survey, Abstract Number 693, Navarro County, Texas and more particularly that certain 173-1/2 acre tract of land described as First Tract, conveyed to Ruth Chapman Cowles and Andrew G. Cowles Charitable Trust by Last Will and Testament of Ruth Chapman Cowles recorded in Volume 732, Page 249, Deed Records, Navarro County, Texas (D.R.N.C.T.), and being further described as follows:

COMMENCING at a point in the Easterly line of that certain tract of land conveyed to Sonny's Farm Service by deed recorded in Volume 1066, Page 18, D.R.N.C.T., from which a found 1/2 inch iron rod bears N 60°03'42" E, a distance of 1.67 feet;

THENCE N 31°11'16" W, along the Easterly line of said Sonny's Farm Service, Inc. tract, a distance of 1,801.87 feet to the Northeasterly corner of said Sonny's Farm Service, Inc. tract and the Southeasterly corner of said Ruth Chapman Cowles and Andrew G. Cowles Charitable Trust tract, being in the Southerly line of said Joshua Richardson Survey and the Northerly line of the George Gardiner Survey, Abstract Number 302;

THENCE S 59°06'52" W, along the Southerly line of said Ruth Chapman Cowles and Andrew G. Cowles Charitable Trust tract and the Northerly line of said Sonny's Farm Service, Inc. tract and the Southerly line of said Joshua Richardson Survey and the Northerly line of said George Gardiner Survey, a distance of 1,401.49 feet to a set 5/8 inch iron rod with TranSystems cap being the Southeasterly corner and **POINT OF BEGINNING** of the tract herein described (N: 6,721,766.187, E: 2,672,264.066 Grid);

- (1) **THENCE** S 59°06'52" W, continuing along the Southerly line of said Ruth Chapman Cowles and Andrew G. Cowles Charitable Trust tract and the Northerly line of said Sonny's Farm Service Inc. tract and the Southerly line of said Joshua Richardson Survey and the Northerly line of said George Gardiner Survey, and along the Southerly line of the tract herein described, a distance of 150.89 feet to a set 5/8 inch iron rod with TranSystems cap for the Southwesterly corner of the tract herein described;
- (2) **THENCE** N 37°07'27" W, departing the Southerly line of said Ruth Chapman Cowles and Andrew G. Cowles Charitable Trust tract and the Northerly line of said Sonny's Farm Service, Inc. tract and the Southerly line of said Joshua Richardson Survey and the Northerly line of said George Gardiner Survey, and along the Westerly line of the tract herein described, a distance of 1,393.22 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;
- (3) **THENCE** N 30°57'36" W, continuing along the Westerly line of the tract herein described, a distance of 30.20 feet to a set 5/8 inch iron rod with TranSystems cap for the Northwesterly corner of the tract herein described, being in the Northwesterly line of said Ruth Chapman Cowles and Andrew G. Cowles Charitable Trust tract and the existing Southerly right-of-way line of FM 1393, Volume 517, Page 403 and Volume 517, Page 406, D.R.N.C.T. (variable width right-of-way);

- (4) **THENCE N 58°56'06" E**, along the Northerly line of said Ruth Chapman Cowles and Andrew G. Cowles Charitable Trust tract and the existing Southerly right-of-way line of said FM 1393, and the Northerly 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 Northeasterly corner of the tract herein described;
- (5) **THENCE S 30°57'36" E**, departing the Northerly line of said Ruth Chapman Cowles and Andrew G. Cowles Charitable Trust tract and the existing Southerly right-of-way line of said FM 1393 and along the Easterly line of the tract herein described, a distance of 22.40 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;
- (6) **THENCE S 37°07'27" E**, continuing along the Easterly line of the tract herein described, a distance of 1,401.54 feet to the **POINT OF BEGINNING**, containing 4.902 acres (213,552 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 6th day of June, 2014, to Corsicana Title & Abstract Company, LLC, Commonwealth Land Title Insurance Company and Tarrant Regional Water District, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition IV Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements and other matters of record as listed in Schedule B of the Commitment for Title issued by Commonwealth Land Title Insurance Company, with an effective date of April 15, 2014, issued date of April 25, 2014, GF # CT13-1110-C affecting the subject property and listed in Exhibit "A-1" attached hereto.

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

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



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



Dated: 06/06/14

WILLIAM D. MOORE
SURVEY
ABSTRACT 532

EXHIBIT "A"
PARCEL 883

IPL PARCEL 1061
C. L. BROWN, III
VOL. 1539, PG. 89
D.R.N.C.T.

FM 1393 D.R.N.C.T.)
(VOL. 517, PG. 403 D.R.N.C.T.)
(VOL. 517, PG. 406 D.R.N.C.T.)
VARIABLE WIDTH RIGHT-OF-WAY

6" CHATFIELD WATER
SUPPLY (QL D)
CENTURY LINK
(QL B)



JOSHUA RICHARDSON
SURVEY
ABSTRACT 693

PARCEL 883
4.902 AC.
213,552 SQ. FT.

RUTH CHAPMAN COWLES
AND ANDREW G. COWLES
CHARITABLE TRUST
VOL. 732, PG. 249
D.R.N.C.T.
FIRST TRACT
CALLED 173-1/2 ACRES

IPL PARCEL 882
SONNY'S FARM SERVICE, INC.
VOL. 1066, PG. 1B
D.R.N.C.T.

IPL PARCEL 881
JUAN GUZMAN, ET AL
VOL. 1799, PG. 598
D.R.N.C.T.

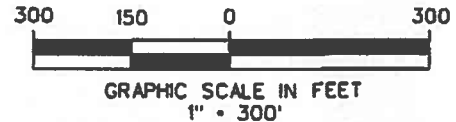
GEORGE GARDINER
SURVEY
ABSTRACT 302

NOTES:
KNOWN UNDERGROUND UTILITIES SHOWN
ARE QUALITY LEVEL B AND D SUE - 12-19-2012
(U.O.N.) INDICATES UNLESS OTHERWISE NOTED

LEGEND

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

NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.



500 WEST SEVENTH STREET
SUITE 1100
FORT WORTH, TX 76102
(817) 339-8950 (TEL)
(817) 338-2247 (FAX)
TBPLS FIRM REG. NO. 100383-00

PRINTED ON:
6/6/2014
10:53:04 AM



SHEET TITLE

EXHIBIT "A"
SEGMENT 16, PARCEL 883
RUTH CHAPMAN COWLES AND
ANDREW G. COWLES CHARITABLE TRUST

PROJECT

INTEGRATED PIPELINE PROJECT

PROJ NO: P202090338
SCALE: 1" = 300'
DATE: 05-14-2014
DRAWN BY: SMO
CHECKED BY: RRD
REVISED DATE:

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

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

17.

With the recommendation of management and General Counsel, Director Lane moved to approve the proposed settlement of claims in the Integrated Pipeline Project - Fagan (Parcel 708) condemnation for the amount of \$925,000. Funding for this settlement is included in the Bond Fund. Director Hill seconded the motion and the vote in favor was unanimous.

18.

With the recommendation of management, Director Lane moved to approve the sale of easement interests across a 0.3138-acre tract of land in the W. Hockaday Survey, Abstract 282, a 0.0105-acre tract of land in the J. T. Childress Survey, Abstract 143, and a 0.0367-acre tract of land in the Marcus Garcia Survey, Abstract 241, Henderson County, Texas, totaling 0.361 of an acre, to the Texas Department of Transportation for the amount of \$6,026. Director King seconded the motion and the vote in favor was unanimous.

19.

There were no future agenda items approved.

20.

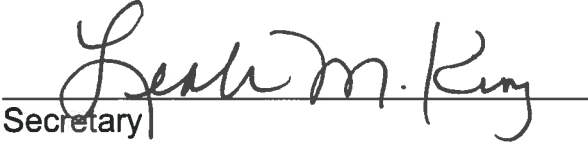
The next board meeting was scheduled for April 17, 2018 at 9:00 A.M.

21.

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



President



Secretary