

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF
TARRANT REGIONAL WATER DISTRICT
HELD ON THE 16th DAY OF JULY 2019 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, Steve Christian, Linda Christie, Dustan Compton, Samantha Drumm, David Geary, Jason Gehrig, JD Granger, Nancy King, Chad Lorange, David Marshall, Boyd Miller, Brianna Morris, Sandy Newby, Tina Nikolic, Wayne Owen, and Kirk Thomas of the Tarrant Regional Water District (District or TRWD).

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 the District; Steve Schellenberg of Allied Electronics; Max Baker; Denis Qualls of Dallas Water Utilities; David King of Allied Electronics, Inc.; Dave Aftandilian of Texas Christian University; CB Team of Ellis & Tinsley; Donald Lange; Greg Schaecher and Molly Carson of McCall, Parkhurst & Horton; Marice Richter of Fort Worth Business Press; Kris Savage; and Luke Ranker of Fort Worth Star-Telegram.

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 Leonard, the Directors voted unanimously to approve the minutes from the Board meeting held on June 18, 2019. It was accordingly ordered that these minutes be placed in the permanent files of the District.

3.

A presentation was given by TCU regarding to the interdisciplinary effort to re-story the Trinity River.

4.

With the recommendation of management, Director Hill moved to approve the resolution authorizing the issuance, sale, and delivery of Tarrant Regional Water District, a Water Control and Improvement District, Water Revenue Extendable Commercial Paper (ECP) Series A Refunding Bonds, pledging revenues for the payment of the bonds, approving an official statement, and authorizing other instruments and procedures relating thereto. Director Leonard seconded the motion and the vote in favor was unanimous.

5.

With the recommendation of management, Director Lane moved to support a request by Allied Electronics, Inc. to designate its distribution facility located at 7151 Jack Newell Boulevard South as a Zone Site within Foreign Trade Zone No. 39 which is overseen by DFW International Airport. Director King seconded the motion and the vote in favor was unanimous.

6.

With the recommendation of management, Director Lane moved to approve a change order in the amount of \$127,530 with Val-Matic Valve and Manufacturing Corporation to manufacturing, assemble and delivery of an additional 72" butterfly valve for the Kennedale Balancing Reservoir Expansion Project. Funding for this item 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 Leonard moved to approve a contract in an amount not-to-exceed \$107,592 with Sturm Welding, Inc. to replace seven pieces of pipe at the George W. Shannon Wetlands River Pump Station. Funding for this item is included in the Bond Fund. Director Hill seconded the motion and the vote in favor was unanimous.

8.

With the recommendation of management, Director Lane moved to approve a change order in the amount of \$71,398.13 with BAR Constructors, Inc. for the Kennedale Balancing Reservoir Pressure Reducing Station (1X10 Interconnect) of the Integrated Pipeline Project. Funding for this item is included in the Bond Fund. Director Hill seconded the motion and the vote in favor was unanimous.

9.

Staff Updates

- Conservation Public Outreach
- TRWD New Website Update
- FWBCC Community Partnership Award
- LaGrave Field Update

- Trinity River Vision Project Funding
- System Status Update

10.

Public Comment

Kris Savage of Fort Worth presented concerns regarding Panther Island.

The Board of Directors recessed for a break from 10:10 a.m. to 10:22 a.m.

11.

The presiding officer next called an executive session at 10:22 a.m. under Texas 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; and under Section 551.072 to Deliberate the Purchase, Exchange, Lease or Value of Real Property. Upon completion of the executive session at 11:05 a.m., the President reopened the meeting.

12.

With the recommendation of management, Director Lane moved to grant authority to acquire, by purchase, interests in the following described tracts, which are necessary for the public use and purpose of construction and operation of the Cedar Creek Wetland Project. Funding for these acquisitions is included in the Bond Fund.

Parcel 4 (Heather)

A permanent easement interest across a 1.080-acre tract of land located in the William S. Campbell Survey, Abstract No. 173, Henderson County, Texas, said 1.080-acre tract of land also being a portion of a called 67.982-acre tract of land conveyed to Robert Heather, by deed as recorded in Instrument No. 2013-00007271, Deed Records, Henderson County, Texas, and being further described in the

accompanying resolution and in the survey plat for Parcel 4 attached thereto for the negotiated purchase price of \$50,000; and

**Parcel 11
(Poteet)**

A permanent easement interest across a 5.386-acre tract of land located in the Beaufort W. Brown Survey, Abstract No. 72, Henderson County, Texas, said 5.386-acre tract of land also being a portion of a called 100.00-acre tract of land described as "Second Tract", conveyed to Fred G. Poteet, by deed as recorded in Volume 790, Page 25, Deed Records, Kaufman County, Texas, said 5.386-acre tract of land also being a portion of a called 12.5 acre tract of land conveyed to Fred G. Poteet, by deed as recorded in Volume 1827, Page 565, Deed Records, Henderson County, Texas, and being further described in the accompanying resolution and in the survey plat for Parcel 11 attached thereto for the negotiated purchase price of \$60,000.

EXHIBIT "A"
Property Description

BEING a 1.080 acre (47,031 square feet) tract of land located in the William S. Campbell Survey, Abstract No. 173, Henderson County, Texas, said 1.080 acre tract of land also being a portion of a called 67.982 acre tract of land conveyed to **ROBERT HEATHER**, by deed as recorded in Instrument No. 2013-00007271, Deed Records, Henderson County, Texas (D.R.H.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at a 1-1/4 inch iron pipe found at a northeast property corner of the said 67.982 acre tract, same being a south property corner of a called 20.00 acre tract of land conveyed to John M. Lacy, by deed as recorded in Volume 4093, Page 1, Deed Records, Kaufman County, Texas (D.R.K.C.T.);

THENCE North 89°59'19" West, along a north property line of the said 67.982 acre tract and along the said south property line of the 20.00 acre tract, a distance of 1,244.69 feet;

THENCE North 09°44'34" West, along an east property line of the said 67.982 acre tract and along the west property line of the said 20.00 acre tract, a distance of 486.75 feet to a 1/2 inch iron rod with a cap stamped "SPOONER & ASSOCIATES" set (hereinafter referred to as an iron rod set) at the **POINT OF BEGINNING** of the herein described tract of land (having a grid coordinate of N:6,819,974.260 E:2,623,994.601);

THENCE North 89°33'35" West, over and across the said 67.892 acre tract, a distance of 478.13 feet to an iron rod set on the west property line of the said 67.982 acre tract, same being an east property line of a called 81.134 acre tract of land conveyed to Rebecca R. Horner, Trustee of the Rebecca R. Horner Revocable Trust, from which a 1/2 inch iron rod found at the southwest property corner of the said 67.982 acre tract of land bears South 00°53'24" East, a distance of 1,892.70 feet;

THENCE North 00°53'24" West, along the said property lines, a distance of 100.03 feet to an iron rod set from which the northwest corner of the said 67.982 acre tract, same being a northeast corner of the said 81.134 acre tract bears North 00°53'24" West, a distance of 17.27 feet;

THENCE South 89°33'35" East, over and across the said 67.982 acre tract and generally along a fence line on the south side of County Road No. 4072, a distance of 462.49 feet to an iron rod set on the east property line of the said 67.982 acre tract, same being the west property line of the aforesaid 20.00 acre tract, from which the northeast corner of the said 67.982 acre tract, same being the northwest property corner of the said 20.00 acre tract bears North 09°44'34" West, a distance of 16.36 feet;

THENCE South 09°44'34" East, along the said property lines, a distance of 101.60 feet to the **POINT OF BEGINNING**, and containing **1.080 acres (47,031 square feet)** of land, more or less.

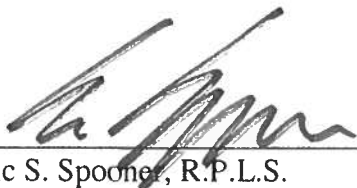
NOTE: Basis of Bearings is the Texas State Plane Coordinate System, North Central Zone (4202) North American Datum (NAD83)(2007) with all distances scaled from N:6,280,412.879 E:2,638,417.218 by a project combined scale factor of 0.99993245856.

NOTE: Plat to accompany this legal description

I do certify on this 8th day of November, 2016, to Attorney's Title Company of Henderson County, Fidelity National Title Insurance Company Fidelity National Title Insurance Company, and Tarrant Regional Water District, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition IV Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements and other matters of record as listed in Schedule B of the Commitment for Title issued by Fidelity National Title Insurance Company, with an effective date of July 21, 2016, issued date of August 1, 2016, GF # 13-084-DD 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, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration Number 5922

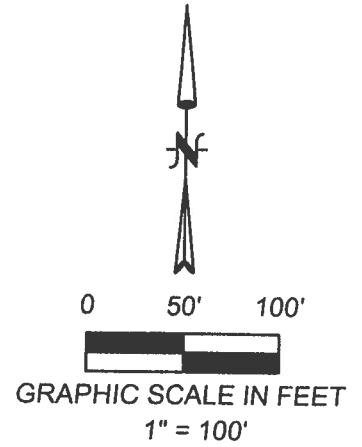
11-8-16
Date



EXHIBIT "A" PARCEL 4

LINE TABLE		
NO.	DIRECTION	DIST.
L1	N89°33'35"W	478.13'
L2	N00°53'24"W	100.03'
L3	S89°33'35"E	462.49'
L4	S09°44'34"E	101.60'

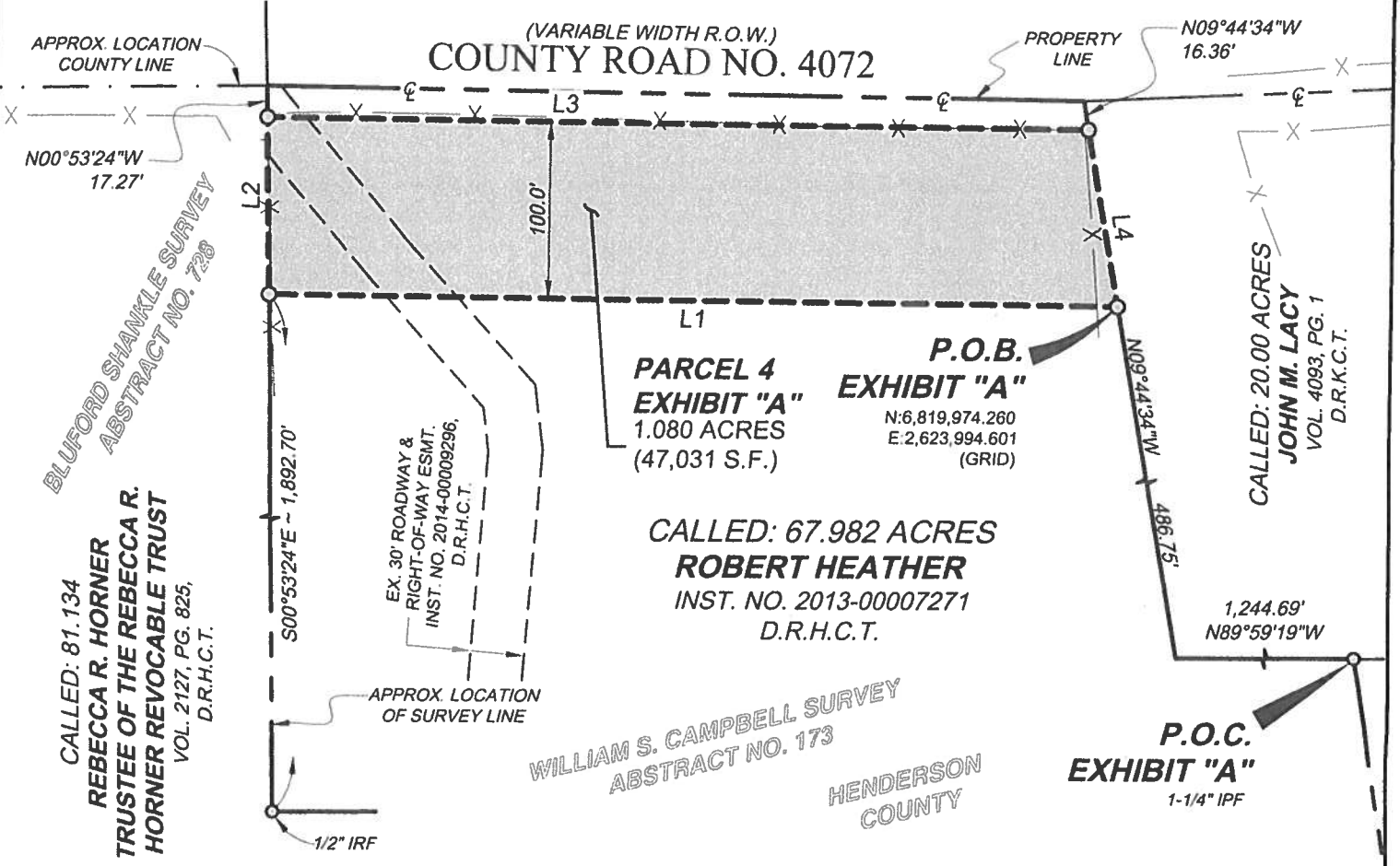
CALLED: 164.208 ACRES
SANDRA KAYE LACY
VOL. 2441, PG. 536,
D.R.K.C.T.



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

KAUFFMAN
COUNTY

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



**PARCEL 4
EXHIBIT "A"**
1.080 ACRES
(47,031 S.F.)

**CALLLED: 67.982 ACRES
ROBERT HEATHER**
INST. NO. 2013-00007271
D.R.H.C.T.

CALLLED: 20.00 ACRES
JOHN M. LACY
VOL. 4093, PG. 1
D.R.K.C.T.

**P.O.C.
EXHIBIT "A"**
1-1/4" IPF

NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS

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

PROJ NO: 09-086-3
SCALE: 1" = 100'
DATE OF SURVEY: 07/21/2015
DRAWN BY: C.R.R.
CHECKED BY: E.S.S.
REVISED DATE: 11/08/2016

11-8-16

ERIC S. SPOONER
5922
PROFESSIONAL
LAND SURVEYOR

SHEET TITLE
**EXHIBIT "A"
PARCEL 4
ROBERT HEATHER**

PROJECT
CEDAR CREEK
FINISHED WATER PIPELINE

BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83)(2007) WITH ALL DISTANCES SCALED FROM N:6,820,412.879, E: 2,838,417.218 BY A PROJECT COMBINED SCALE FACTOR OF 0.99993245856.

PG. 3 OF 4

EXHIBIT "A"
Property Description

BEING a 5.386 acre (234,605 square feet) of land located in the Beaufort W. Brown Survey, Abstract No. 72, Henderson County, Texas, said 5.386 acre tract of land also being a portion of a called 100.00 acre tract of land described as "Second Tract", conveyed to **FRED G. POTEET**, by deed as recorded in Volume 790, Page 25, Deed Records, Kaufman County, Texas (D.R.K.C.T.), said 5.386 acre tract of land also being a portion of a called 12.5 acre tract of land conveyed to **FRED G. POTEET**, by deed as recorded in Volume 1827, Page 565, Deed Records, Henderson County, Texas, said 5.386 acre tract of land 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 east property line of the said 12.5 acre tract and being North 00°53'46" West, a distance of 556.52 feet from the southeast property corner of the said 12.5 acre tract (said beginning point having a grid coordinate of N:6,820,228.102 E:2,636,981.630);

THENCE South 87°45'07" West, over and across the said 12.5 acre tract, a distance of 142.91 feet an iron rod set at the beginning of a curve to the left having a radius of 11,930.00 feet;

THENCE along said curve to the left, at an arc length of 330.43 feet, passing the west property line of the said 12.5 acre tract, same being the east property line of the said 100.00 acre tract, and continuing over and across the said 100.00 acre tract, in all a total arc length of 334.76 feet, and across a chord which bears South 86°56'53" West, 334.75 feet to an iron rod set;

THENCE South 86°08'40" West, a distance of 693.71 feet to an iron rod set at the beginning of a curve to the right having a radius of 12,070.00 feet;

THENCE along said curve to the right, an arc length of 758.07 feet, and across a chord which bears South 87°56'37" West, a distance of 757.95 feet to an iron rod set;

THENCE South 89°44'34" West, a distance of 416.26 feet to a point on the west property line of the said 100.00 acre tract, same being the east property line of a called 135.75 acre tract of land conveyed to Henry Sherman Heather and Fairy Elizabeth Heather Warren, by deed as recorded in Volume 1567, Page 803, D.R.K.C.T., from which the southwest property corner of the said 100.00 acre tract bears South 01°16'56" East, a distance of 499.60 feet;

THENCE North 01°16'56" West, along the said property lines, a distance of 100.02 feet to an iron rod set from which the northwest property corner of the said 100.00 acre tract bears North 00°30'25" East, a distance of 1,717.17 feet;

THENCE North 89°44'34" East, a distance of 418.05 feet to an iron rod set at the beginning of a curve to the left having a radius of 11,970.00 feet;

THENCE along said curve to the left, an arc length of 751.79 feet, and across a chord which bears North 87°56'37" East, a distance 751.67 feet to an iron rod set;

THENCE North 86°08'40" East, a distance of 693.71 feet to an iron rod set at the beginning of a curve to the right having a radius of 12,030.00 feet;

THENCE along said curve to the right, at an arc length of 9.50 feet passing the east property line of the said 100.00 acre tract, same being the west property line of the aforesaid 12.5 acre tract, and continuing over and across the said 12.5 acre tract, in all a total arc length of 337.57 feet, and across a chord which bears North 86°56'53" East, a distance of 337.55 feet to an iron rod set;

THENCE North 87°45'07" East, a distance of 145.27 feet to an iron rod set on the east property line of the said 12.5 acre tract, from which the northeast property corner of the said 12.5 acre tract bears North 00°53'46" West, a distance of 496.78 feet;

THENCE South 00°53'46" East, along the said property line, a distance of 100.03 feet to the **POINT OF BEGINNING**, and containing **5.386 acres (234,605 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 3rd day of January, 2018, 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 Fidelity National Title Insurance Company, with an effective date of November 30, 2015, issued date of December 9, 2015, GF # 13-077-DD, affecting the subject property.

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

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

Eric S. Spooner, RPLS
Registered Professional Land Surveyor
Texas Registration Number 5922

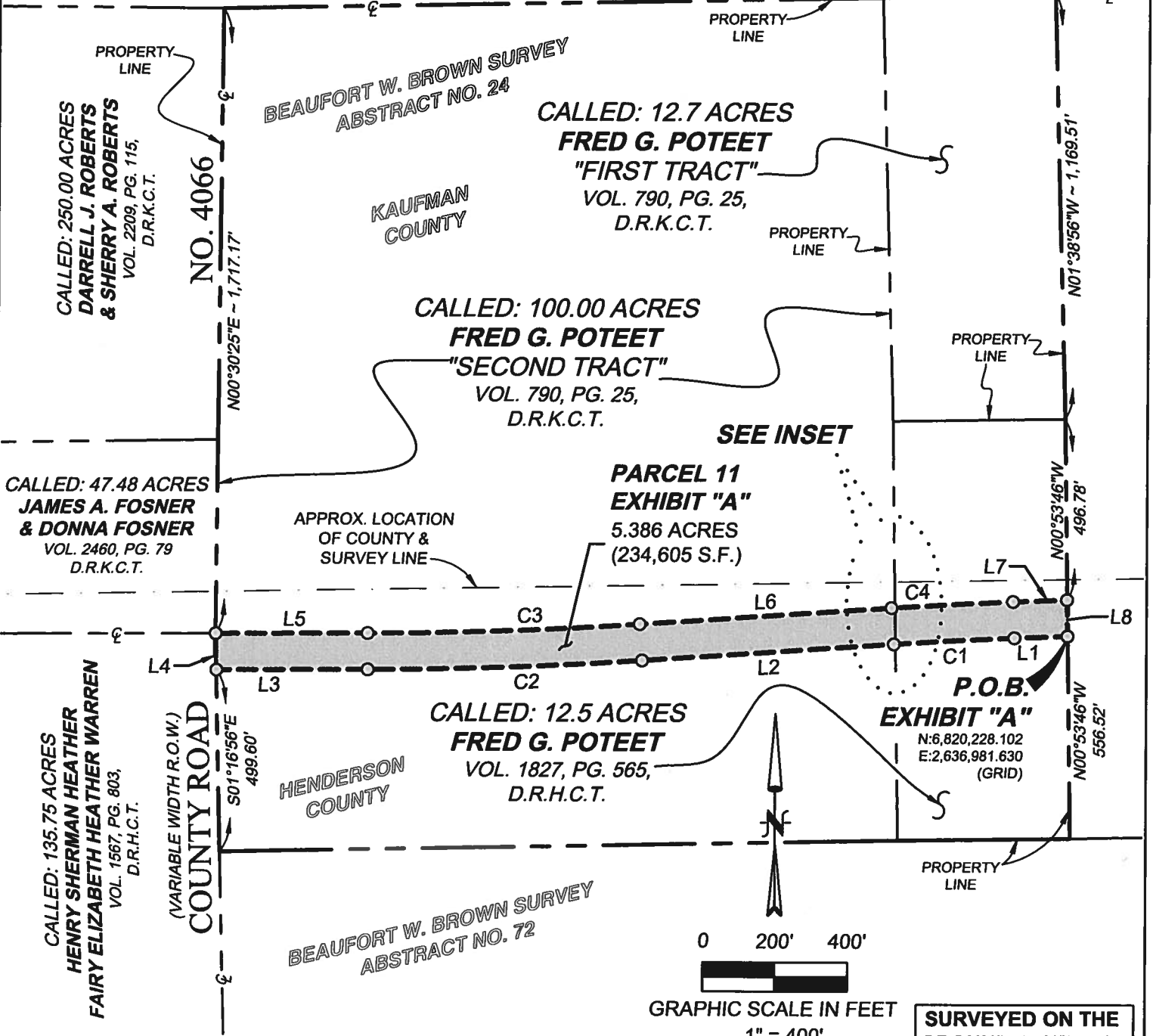


EXHIBIT "A" PARCEL 11

SEE SHEET 4 OF 5
FOR CURVE TABLE, LINE
TABLE, AND INSET.

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

COUNTY ROAD NO. 4071



NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

SURVEYED ON THE
GROUND JUNE-2013



SPOONER AND ASSOCIATES, INC.
309 BYERS STREET, SUITE 100
EULESS, TEXAS 76039
TEL 817-685-8448

PROJ NO: 09-086-3
SCALE: 1" = 400'
DATE: 06/10/2013
DRAWN BY: C.R.R.
CHECKED BY: E.S.S.
REVISED DATE: 01/10/2018



SHEET TITLE

EXHIBIT "A"

**PARCEL 11
FRED G. POTEET**

PROJECT

**CEDAR CREEK
FINISHED WATER PIPELINE**

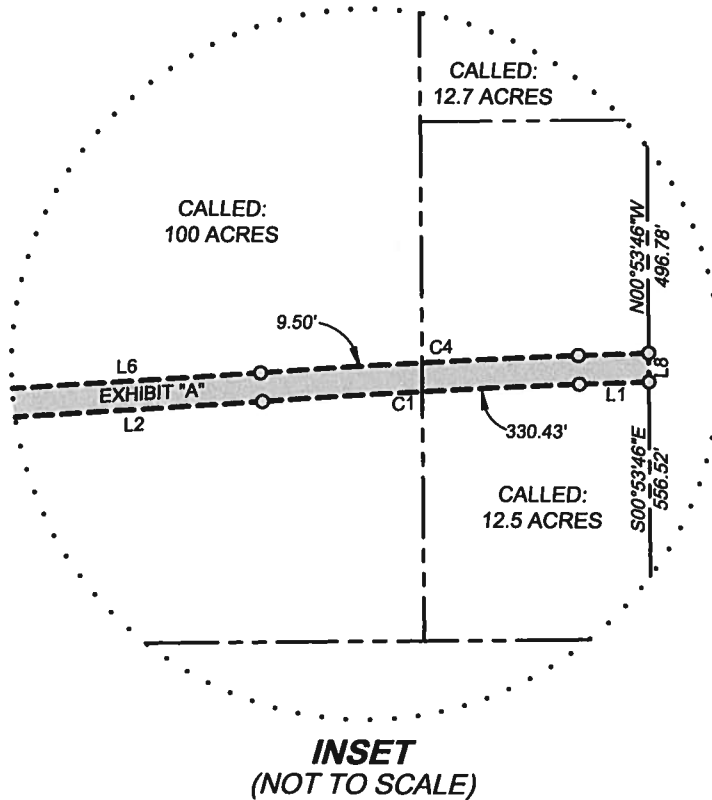
BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE
SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM
(NAD83)(2007) WITH ALL DISTANCES SCALED FROM N:6,820,412.879, E:
2,638,417.218 BY A PROJECT COMBINED SCALE FACTOR OF 0.99993245856.

PG. 3 OF 5

EXHIBIT "A" PARCEL 11

CURVE TABLE				
NO.	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	11,930.00	334.76'	S86°56'53"W	334.75'
C2	12,070.00	758.07'	S87°56'37"W	757.95'
C3	11,970.00	751.79'	N87°56'37"E	751.67'
C4	12,030.00	337.57'	N86°56'53"E	337.55'

LINE TABLE		
NO.	DIRECTION	DIST.
L1	S87°45'07"W	142.91'
L2	S86°08'40"W	693.71'
L3	S89°44'34"W	416.26'
L4	N01°16'56"W	100.02'
L5	N89°44'34"E	418.05'
L6	N86°08'40"E	693.71'
L7	N87°45'07"E	145.27'
L8	S00°53'46"E	100.03'



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

NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

SURVEYED ON THE GROUND JUNE-2013

SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYOR

SPOONER AND ASSOCIATES, INC.
309 BYERS STREET, SUITE 100
EULESS, TEXAS 76039
TEL 817-685-8448

PROJ NO: 09-086-3
SCALE: 1" = 400'
DATE: 06/10/2013
DRAWN BY: C.R.R.
CHECKED BY: E.S.S.
REVISED DATE: 01/10/2018

02/01/2018

ERIC S. SPOONER
5922
PROFESSIONAL
LAND SURVEYOR

SHEET TITLE	EXHIBIT "A"	
	PARCEL 11	
	FRED G. POTEET	
PROJECT	CEDAR CREEK FINISHED WATER PIPELINE	
BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83)(2007) WITH ALL DISTANCES SCALED FROM N:6,820,412.879, E: 2,638,417.218 BY A PROJECT COMBINED SCALE FACTOR OF 0.99993245856.		
		PG. 4 OF 5

In addition, the General Manager or his designee are granted authority to execute all documents necessary to complete these transactions and to pay all reasonable and necessary closing and related costs incurred with these acquisitions. Director King seconded the motion and the vote in favor was unanimous.

13.

Trinity River Vision Authority (TRVA) Board Members Jim Oliver and James Hill presented an update on the TRVA Board.

14.

There were no future agenda items approved.

15.

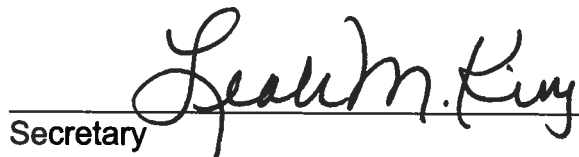
The next board meeting was scheduled for August 20, 2019 at 9:00 A.M.

16.

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



President



Secretary