

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF
TARRANT REGIONAL WATER DISTRICT
HELD ON THE 15th DAY OF SEPTEMBER 2020 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

Director Stevens appeared in person. Directors Leonard, King, Hill and Lane appeared via videoconference. Also present were Jim Oliver, Alan Thomas, Dan Buhman, Darrell Beason, Lisa Cabrera, Steve Christian, Linda Christie, Woody Frossard, Jason Gehrig, JD Granger, Rachel Ickert, Nancy King, Mick Maguire, David Marshall, Sandy Newby, Wayne Owen, and Ed Weaver of the Tarrant Regional Water District (District or TRWD).

Also in attendance was Lee F. Christie and Ethel Steele of Pope, Hardwicke, Christie, Schell, Kelly & Taplett, L.L.P., General Counsel for the District; and Mark Mazzanti of Mazzanti & Associates LLC.

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.

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

3.

On a motion made by Director Leonard and seconded by Director King, the Directors voted unanimously to approve the minutes from the Board meeting held on August 18, 2020 and the Tax Rate Hearing held on September 10, 2020. It was accordingly ordered that these minutes be placed in the permanent files of the District.

4.

With the recommendation of management, Director Leonard moved to approve the District's 2020-2022 Strategic Plan. Director Stevens seconded the motion and the vote in favor was unanimous.

5.

With the recommendation of management, Director Lane moved to approve the Fiscal Year 2021 General Fund Budgets which include expenditures of \$26,106,296 for Flood Control and \$3,586,125 for Recreation. Funding for these items is included in the Fiscal Year 2021 General Fund. Director Leonard seconded the motion and the vote in favor was unanimous.

6.

With the recommendation of management, Director Lane moved to approve Fiscal Year 2021 Revenue Fund Budget of \$152,353,514. This budget includes water supply expenditures of \$152,353,514 offset by expected non-contract revenues of \$7,548,230 for a proposed net revenue requirement from contract customers of \$144,805,284. Funding for this item is included in the Fiscal Year 2021 Revenue Fund. Director Leonard seconded the motion and the vote in favor was unanimous.

7.

With the recommendation of management, Director Leonard moved to adopt an

ad valorem tax rate of \$.0287/\$100 for tax year 2020. Director Lane seconded the motion and the vote in favor was unanimous.

8.

With the recommendation of management, Director King moved to approve a contract amendment in an amount not-to-exceed \$205,067 with Carollo Engineers, Inc. for professional services for design of a back-up sodium hypochlorite feed facility and electro-hydraulic actuator installation at Richland-Chambers Lake Pump Station. 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 Lane moved to approve a change order in the amount of \$152,607.69 with Integrated Pipeline Partners, Inc. for contract road repair and maintenance allowance items that were unintentionally credited in Change Order 9. In addition, the General Manager, or his designee, is granted authority to execute all documents associated with this change order. Director King seconded the motion and the vote in favor was unanimous.

10.

With the recommendation of management, Director Hill moved to approve a change order in the amount of \$81,747.66 with MSB Constructors, Inc. for the construction of the West Bank Renovation. Funding for this item is included in the Chisholm Trail Mitigation Funds / Fiscal Year 2020 General Fund Budget. Director Lane seconded the motion and the vote in favor was unanimous.

11.

With the recommendation of management, Director Leonard moved to approve

capital and operations maintenance expenditures as listed below.

Tarrant Regional Water District
Board of Directors Meeting
September 2020
Capital Expenditures

Project	Vendor	Amount	Purpose	Source	Budget	Amount
1 ITB No. 21-010 1 Ton 4wd Ext Cab LWB UTL - Unit 2-405	Rockdale Country Ford	\$48,899.00	New unit will replace unit 2-252 2008 Dodge 3/4 Ton 4wd Ext Cab Utility Truck with approximately 92,000 miles. New unit will be assigned to a Operations & Maintenance Technician. Unit 2-252 will be evaluated for a pool replacement or sold at auction. The purchase will be made utilizing the State of Texas Co-Op program, TXSmarbuy, in accordance with Local Government Code 271.083.	Revenue	\$47,500.00	
Total for Unit 2-405		\$48,899.00				
2 ITB No. 21-010 1 Ton 4wd Ext Cab LWB UTL - Unit 2-406	Rockdale Country Ford	\$48,899.00	New unit will replace unit 2-263 2008 Dodge 3/4 Ton 2wd Ext Cab Utility Truck with approximately 128,000 miles. New unit will be assigned to EM Operations. Unit 2-263 will be evaluated for a pool replacement or sold at auction. The purchase will be made utilizing the State of Texas Co-Op program, TXSmarbuy, in accordance with Local Government Code 271.083.	Revenue	\$47,500.00	
Total for Unit 2-406		\$48,899.00				
3 ITB No. 21-010 1 Ton 4wd Ext Cab LWB UTL - Unit 2-407	Rockdale Country Ford	\$48,899.00	New unit will replace unit 2-281 2010 Chevrolet 1 Ton 2wd Ext Cab Utility Truck with approximately 119,000 miles. New unit will be assigned to a Industrial Machinery Mechanic. Unit 2-281 will be evaluated for a pool replacement or sold at auction. The purchase will be made utilizing the State of Texas Co-Op program, TXSmarbuy, in accordance with Local Government Code 271.083.	Revenue	\$47,500.00	
Total for Unit 2-407		\$48,899.00				
4 ITB No. 21-010 1 Ton 4wd Ext Cab LWB UTL - Unit 2-408	Rockdale Country Ford	\$48,899.00	New unit will replace unit 2-325 2015 Ford 1 Ton 2wd Ext Cab Utility Truck with approximately 93,500 miles. New unit will be assigned to a Operations & Maintenance Technician. Unit 2-325 will be evaluated for a pool replacement or sold at auction. The purchase will be made utilizing the State of Texas Co-Op program, TXSmarbuy, in accordance with Local Government Code 271.083.	Revenue	\$47,500.00	
Total for Unit 2-408		\$48,899.00				
5 ITB No. 21-002 1/2 Ton 4WD Crew Cab SWB Pickup - Unit 2-409	Caldwell Country Chevrolet	\$31,369.00	New unit will replace unit 2-347 2016 Dodge 1/2 Ton 4wd Crew Cab SWB Pickup with approximately 127,000 miles. New unit will be assigned to Environmental Tech. Unit 2-347 will be evaluated for a pool replacement or sold at auction. The purchase will be made utilizing the State of Texas Co-Op program, TXSmarbuy, in accordance with Local Government Code 271.083.	Revenue	\$34,000.00	
Total for Unit 2-409		\$31,369.00				
6 ITB No. 21-002 1/2 Ton 4WD Crew Cab SWB Pickup - Unit 2-410	Caldwell Country Chevrolet	\$31,369.00	New unit will replace unit 2-357 2017 Dodge 1/2 Ton 4wd Crew Cab SWB Pickup with approximately 85,000 miles. New unit will be assigned to Pipeline Operations Manager. Unit 2-357 will be evaluated for a pool replacement or sold at auction. The purchase will be made utilizing the State of Texas Co-Op program, TXSmarbuy, in accordance with Local Government Code 271.083.	Revenue	\$34,000.00	
Total for Unit 2-410		\$31,369.00				
7 ITB No. 21-002 1/2 Ton 4WD Crew Cab SWB Pickup - Unit 2-411	Caldwell Country Chevrolet	\$31,369.00	New unit will replace unit 2-365 2017 Chevrolet 1/2 Ton 4wd Crew Cab SWB Pickup with approximately 99,000 miles. New unit will be assigned to Electrical Supervisor. Unit 2-365 will be evaluated for a pool replacement or sold at auction. The purchase will be made utilizing the State of Texas Co-Op program, TXSmarbuy, in accordance with Local Government Code 271.083.	Revenue	\$34,000.00	
Total for Unit 2-411		\$31,369.00				

Tarrant Regional Water District
Board of Directors Meeting
September 2020
Capital Expenditures

Project	Vendor	Amount	Purpose	Budget
8 ITB No. 21-002 1/2 Ton 4WD Crew Cab SWB Pickup - Unit 2-412	Caldwell Country Chevrolet	\$31,369.00	New unit will replace unit 2-242 2006 Ford 1 Ton 4wd Crew Cab LWB Pickup that is currently ten years old with approximately 70,000 miles. New unit will be assigned to Operations Assistant Supervisor. Unit 2-242 will be sold at auction. The purchase will be made utilizing the State of Texas Co-Op program, TXSmartbuy, in accordance with Local Government Code 271.083.	\$34,000.00
Total for Unit 2-412		\$31,369.00		Revenue
9 ITB No. 21-002 1/2 Ton 4WD Crew Cab SWB Pickup - Unit 2-418	Caldwell Country Chevrolet	\$31,369.00	New unit will replace 2-313 2013 Dodge 1/2 Ton 2WD Crew Cab Pickup and will be assigned to Reservoir Manager - East. Unit 2-313 will be evaluated for a pool replacement or sold at auction. The purchase will be made utilizing the State of Texas Co-Op, TXSmartbuy, in accordance with Local Government Code 271.083.	\$34,000.00
Total for Unit 2-418		\$31,369.00		Revenue
10 ITB No. 21-002 3/4 Ton 4WD Ext Cab & Chassis W/UJility Bed - Unit 2-413	Caldwell Country Chevrolet	\$43,534.00	New unit will replace 2-307 2012 Ford 3/4 Ton 2WD Ext Cab Utility Truck with approximately 168,500 miles. New unit will be assigned to Facilities. Unit 2-307 will be evaluated for a pool replacement or sold at auction. The purchase will be made utilizing the State of Texas Co-Op program, TXSmartbuy, in accordance with Local Government Code 271.083.	\$42,500.00
Total for Unit 2-413		\$43,534.00		General
11 ITB No. 21-002 Full Size SUV 4WD - Unit 2-414	Caldwell Country Chevrolet	\$45,240.00	New unit will replace 2-235 2006 Dodge 3/4 Ton 4WD Ext Cab Pickup that is currently fourteen years old with approximately 98,000 miles. New unit will be assigned to EMSO Coordinator. Unit 2-235 will be evaluated for a pool replacement or sold at auction. The purchase will be made utilizing the Buyboard Contract 601-19, a local Governmental Purchasing Cooperative, in accordance with Government Code 791.025.	\$60,250.00
Vehicle Outfitting	Dana Safety Supplies	\$14,692.41	The purchase will be made utilizing the Buyboard Contract 603-20, a local Governmental Purchasing Cooperative, in accordance with Government Code 791.025.	
Total for Unit 2-414		\$59,932.41		General
12 ITB No. 21-002 1/2 Ton 4WD Ext Cab SWB Pickup - Unit 2-415	Caldwell Country Chevrolet	\$29,000.01	New unit will replace unit 2-331 2014 Ford 1/2 Ton 4wd Ext Cab LWB Pickup with approximately 169,000 miles. New unit will be assigned to IPL Inspector. Unit 2-331 will be sold at auction. The purchase will be made utilizing the State of Texas Co-Op program, TXSmartbuy, in accordance with Local Government Code 271.083.	\$29,000.00
Total for Unit 2-415		\$29,000.01		Revenue
13 ITB No. 21-002 1/2 Ton 4WD Ext Cab SWB Pickup - Unit 2-416	Caldwell Country Chevrolet	\$29,000.01	New unit will replace unit 2-340 2014 Ford 1/2 Ton 4wd Ext Cab LWB Pickup with approximately 143,000 miles. New unit will be assigned to IPL Inspector. Unit 2-340 will be sold at auction. The purchase will be made utilizing the State of Texas Co-Op program, TXSmartbuy, in accordance with Local Government Code 271.083.	\$29,000.00
Total for Unit 2-416		\$29,000.01		Revenue
14 ITB No. 21-002 1/2 Ton 4WD Ext Cab SWB Pickup - Unit 2-417	Caldwell Country Chevrolet	\$29,000.01	New unit will replace unit 2-341 2014 Ford 1/2 Ton 4wd Ext Cab LWB Pickup with approximately 150,000 miles. New unit will be assigned to IPL Inspector. Unit 2-341 will be sold at auction. The purchase will be made utilizing the State of Texas Co-Op program, TXSmartbuy, in accordance with Local Government Code 271.083.	\$29,000.00
Total for Unit 2-417		\$29,000.01		Revenue

Tarrant Regional Water District
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Project	Vendor	Amount	Purpose	Budget
16 ITB No. 21-004 Tractor 4wd Utility W/Cab & Box Blade - Unit 6-180	RDO Equipment Co	\$82,332.09	New unit will replace 6-140 2007 New Holland U-80 Loader Box Blade Tractor. New unit will be assigned to the Operations Resource Calendar. Unit 6-140 will be evaluated for a pool replacement or sold at auction. The purchase will be made utilizing the Interlocal Cooperative, Sourcewell Contract 032119 in accordance with Government Code 791.025.	General \$81,000.00
Total for Unit 6-180		\$82,332.09		
17 ITB No. 21-009 Tractor 140 Hp W/Cab - Unit 6-181	United AG & Turf	\$104,505.74	New unit will replace 6-130 2006 Case MAXM155 4wd Tractor with approximately 3700 hours. New unit will be assigned to the Operations. Unit 6-130 will be evaluated for a pool replacement or sold at auction. The purchase will be made utilizing the Interlocal Cooperative, HGACBuy Contract GR01-20 in accordance with Government Code 791.025.	General \$81,000.00
Total for Unit 6-181		\$104,505.74		
18 ITB No. 21-009 Tractor 140 Hp W/Cab - Unit 6-182	United AG & Turf	\$104,505.74	New unit will replace 6-155 2010 John Deere 7230 4wd Tractor with approximately 5908 hours. New unit will be assigned to the Operations. Unit 6-155 will be evaluated for a pool replacement or sold at auction. The purchase will be made utilizing the Interlocal Cooperative, HGACBuy Contract GR01-20 in accordance with Government Code 791.025.	Revenue \$105,000.00
Total for Unit 6-182		\$104,505.74		
19 ITB No. 21-009 Heavy Duty 15' Flexwing Mower - Unit 7-144	United AG & Turf	\$21,090.29	New unit will replace 7-127 2009 John Deere CX20 Flexwing Mower. New unit will be assigned to the Operations. Unit 7-127 will be evaluated for a pool replacement or sold at auction. The purchase will be made utilizing the Interlocal Cooperative, HGACBuy Contract GR01-20 in accordance with Government Code 791.025.	General \$105,000.00
Total for Unit 7-144		\$21,090.29		
20 ITB No. 21-005 Heavy Duty Compact Loader - Unit 8-79	Holt Caterpillar	\$88,749.47	New unit will replace 8-69 2010 Komatsu CK35-1 Compact Loader. New unit will be assigned to the Operations Resource Calendar. Unit 8-69 will be sold at auction. The purchase will be made utilizing the Interlocal Cooperative, Sourcewell Contract 032119 in accordance with Government Code 791.025.	Revenue \$21,000.00
Total for Unit 8-79		\$88,749.47		
21 ITB No. 21-003 60KW Stand-by Generator - Unit 12-208	Loftin Equipment Company, Inc.	\$30,277.00	New unit will be an addition and will be emergency back up power for the new BBC Communication Building. The purchase will be made utilizing the Interlocal Cooperative, HGACBuy in accordance with Government Code 791.025.	General \$91,000.00
Total for Unit 12-208		\$30,277.00		
22 ITB No. 21-003 45KW Stand-by Generator - Unit 12-209	Loftin Equipment Company, Inc.	\$29,375.00	New unit will be an addition and will be emergency back up power for the new RC Communication Building. The purchase will be made utilizing the Interlocal Cooperative, HGACBuy in accordance with Government Code 791.025.	Revenue \$31,000.00
Total for Unit 12-209		\$29,375.00		
23 ITB No. 21-006 Heavy Duty Brush Bandit - Unit 12-270	Bobcat of Dallas	\$58,337.60	New unit will replace 12-306 2001 Brush Bandit currently nineteen years old. New unit will be assigned to the Operations Resource Calendar. Unit 12-306 will be sold at auction. The purchase will be made utilizing the Interlocal Cooperative, Sourcewell Contract 062117 in accordance with Government Code 791.025.	Revenue \$29,500.00
Total for Unit 12-270		\$58,337.60		
Total for Unit 12-270		\$58,337.60		\$59,000.00

Tarrant Regional Water District
Board of Directors Meeting
September 2020
Capital Expenditures

Project	Vendor	Amount	Purpose	Budget
24 ITB No. 21-007 Portable 185 CFM Compressor - Unit 12-271	Kirby Smith Machinery	\$22,850.00	New unit will replace 12-17 2000 Atlas Co Air Compressor currently 20 years old and in poor condition. New unit will be assigned to the Operations Resource Calendar. Unit 12-17 will be sold at auction. The purchase will be made utilizing the Buyboard Contract 597-19, a local Government Purchasing Cooperative, in accordance with Government Code 791.025	\$23,000.00
Total for Unit 12-271		\$22,850.00		
25 ITB No. 21-008 All Terrain Crew Cab Utility Vehicle - Unit 12-273	Polaris Sales, Inc.	\$17,779.00	New unit will replace 12-148 2011 John Deere XUV855D with approximately 2000 hours. New unit will be assigned to the Environmental for Wetlands Support. Unit 12-148 will be sold at auction. The purchase will be made utilizing the Interfocal Cooperative, Sourcewell Contract 051717 in accordance with Government Code 791.025.	
Total for Unit 12-273		\$17,779.00		
26 ITB No. 21-013 Heavy Duty Lifter Picker - Unit 12-274	H. Barber & Sons, Inc.	\$61,488.00	New unit will be an addition to the Fleet and assigned to Operations Resource Calendar. Unit will be utilized for after special events clean-up. The purchase will be made utilizing the Interfocal Cooperative, HGACBuy in accordance with Government Code 791.025.	\$17,800.00
Total for Unit 12-274		\$61,488.00		
General Actuals				\$59,100.00
Revenue Actuals				\$519,850.00
Capital Equipment Actual Total				\$651,300.00
VENDOR TOTALS				\$1,171,150.00
Grand Total for Holt Caterpillar		\$88,749.47		
Grand Total for Kirby Smith		\$22,850.00		
Grand Total for Caldwell Country Chevrolet		\$332,619.03		
Grand Total for Rockdale Country Ford		\$195,596.00		
Grand Total for Polaris Sales, Inc.		\$17,779.00		
Grand Total for RDO Equipment Co		\$82,332.09		
Grand Total for Bobcat of Dallas		\$58,337.60		
Grand Total for Loftin Equipment Company, Inc.		\$59,652.00		
Grand Total for Dana Safety Supply		\$14,692.41		
Grand Total for H. Barber & Sons Inc.		\$61,488.00		
Grand Total for United AG & Turf		\$230,101.77		
Capital Equipment Total		\$1,164,197.37		

Funding for this item is included in the Fiscal Year 2021 General/Revenue Fund Budgets. Director King seconded the motion and the vote in favor was unanimous.

12.

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

13.

Staff Updates

- Water Resources Update
- TRVA Update

The Board of Directors went into Executive Session at 9:39 a.m.

14.

The Board next held an Executive Session under 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 10:37 a.m., the President reopened the meeting.

15.

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, including any improvements thereon, 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 units of real property described below. Funding for these acquisitions is included in the Bond Fund.

- **IPL Parcel 1151
(Kennedy)**

Fee simple title to the surface estate only, including any improvements located thereon, of a 0.959-acre tract of land situated in the John Ferguson Survey, Abstract Number 22, Anderson County, Texas, and being more particularly a portion of that certain called 26.448-acre tract (Tract Two) conveyed to Robert Kennedy and Kimberly Kennedy, husband and wife, described by deed, as recorded in Volume 1901, Page 779, Official Public Records of Anderson County, Texas, such tracts being further described in the accompanying resolution and in the survey plat for Parcel 1151 attached hereto. An appraisal prepared by an independent, qualified real estate appraiser using standard accepted valuation techniques established the amount of \$7,250.00 as just compensation for the above-described property.

EXHIBIT "A"
Property Description

Being 0.959 acres (41,755 square feet) of land situated in the John Ferguson Survey, Abstract Number 22, Anderson County, Texas, and more particularly in that certain called 26.448 acre tract (Tract Two) conveyed to Robert Kennedy and Kimberly Kennedy, husband and wife, described by deed, as recorded in Volume 1901, Page 779, Official Public Records of Anderson County, Texas, (O.P.R.A.C.T.), being further described as follows:

COMMENCING at a found 3/4 inch iron rod at the Southwest corner of said Kennedy 26.448 acre tract (Tract Two) and the Southeast corner of that certain tract of land conveyed to Lester G. Roberts by deed, as recorded in Instrument Number 2018-6986, O.P.R.A.C.T., being in the North line of that certain tract conveyed to Mark Vincent Wagley by deed, as recorded in Volume 1954, Page 647, O.P.R.A.C.T., in the South line of said John Ferguson Survey and the North line of the Joseph Ferguson Survey, Abstract Number 23:

THENCE N 87°59'09" E, along the South line of said Kennedy tract and the North Line of said Wagley tract and the South Line of said John Ferguson Survey and the North line of said Joseph Ferguson Survey, a distance of 325.40 feet to a set 5/8 inch iron rod with TranSystems cap for the Southwesterly corner and **POINT OF BEGINNING** of the tract herein described (N: 6,719,866.225, E: 2,892,932.793 Grid);

- (1) **THENCE N 65°35'10" E**, departing the South line of said Kennedy tract and the North Line of said Wagley tract and the South Line of said John Ferguson Survey and the North line of said Joseph Ferguson Survey, and along the North line of the tract herein described, a distance of 128.42 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;
- (2) **THENCE N 87°59'07" E**, continuing along the North line of tract herein described, a distance of 634.75 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;
- (3) **THENCE S 83°16'11" E**, continuing along the North line of tract herein described, a distance of 321.95 feet to a set 5/8 inch iron rod with TranSystems cap for the Southeasterly corner of the tract herein described, being in the South line of said Kennedy tract and the North line of that certain tract conveyed to Frankston Independent School District by deed, as recorded in Volume 674, Page 459, Deed Records, Anderson County, Texas (D.R.A.C.T.) and the South line of said John Ferguson Survey and the North line of said Joseph Ferguson Survey;
- (4) **THENCE S 88°18'17" W**, along the South line of said Kennedy tract and the North line of said Frankston Independent School District tract and the South Line of said John Ferguson Survey and the North line of said Joseph Ferguson Survey, a distance of 1.00 feet to a found 1/2 inch iron rod with cap stamped "KLK #4687" for the Northwesterly corner of said Frankston Independent School District tract and the Northeasterly corner of said Wagley tract;
- (5) **THENCE S 87°59'09" W**, continuing along the South line of said Kennedy tract and the North line of said Wagley tract and the South line of said John Ferguson Survey and the North line of said Joseph Ferguson Survey, a distance of 1,070.70 feet to the **POINT OF BEGINNING** containing 0.959 acre (41,755 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.

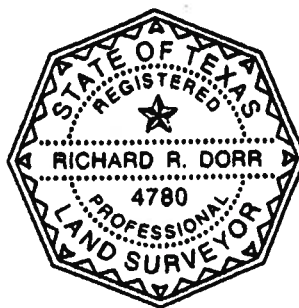
NOTE: Plat to accompany this legal description

I do certify on this 18th day of February, 2020 to First National Title Insurance Company, Texas First Title Company, L.L.C., 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 First National Title Insurance Company, with an effective date of January 24, 2020, issued date of January 28, 2020, GF # 13820 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.


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



Dated: 02/18/2020

EXHIBIT "A"
PARCEL 1151

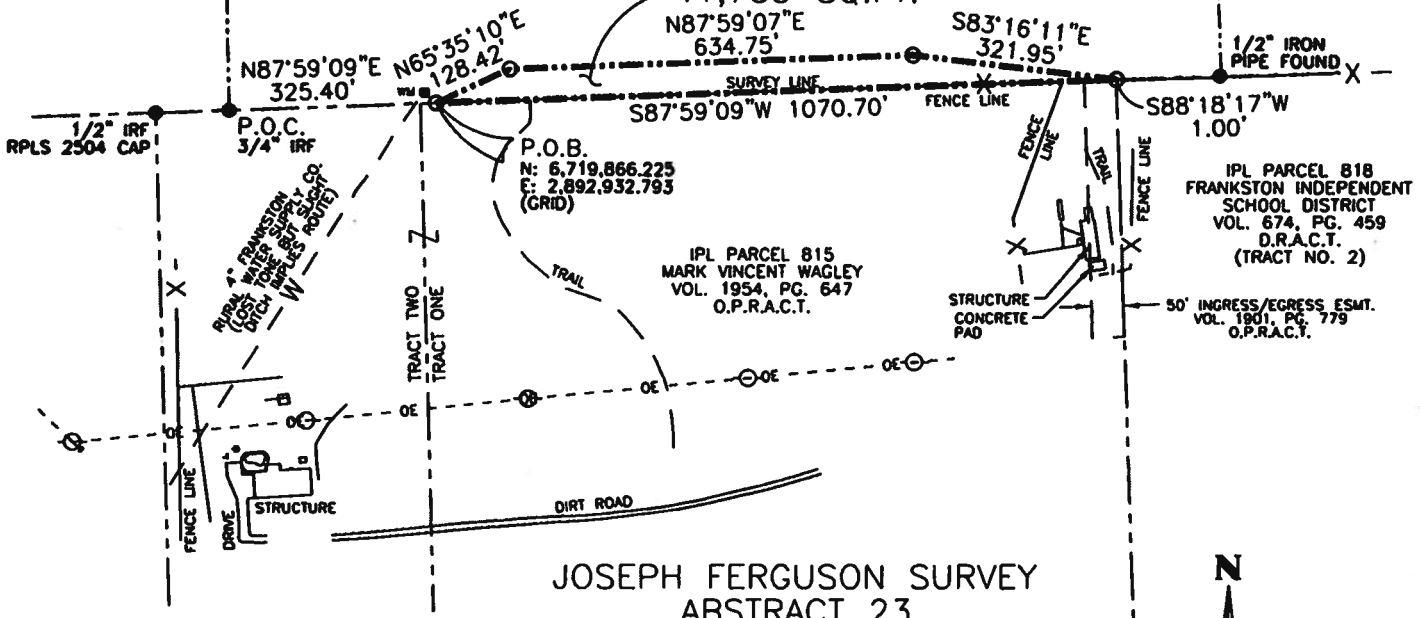
JOHN FERGUSON SURVEY
ABSTRACT 22

ROBERT KENNEDY AND
KIMBERLY KENNEDY,
HUSBAND AND WIFE
VOL. 1901, PG. 779
O.P.R.A.C.T.
TRACT TWO
CALLED 26.448 AC.

SJA PROPERTIES, LTD.
VOL. 1795, PG. 521
O.P.R.A.C.T.

LESTER G. ROBERTS
INST. # 2018-6986
O.P.R.A.C.T.

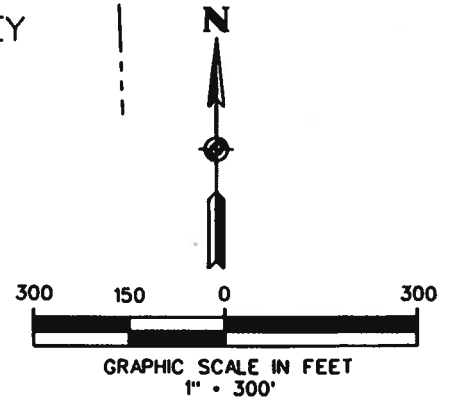
PARCEL 1151
0.959 AC.
41,755 SQ.FT.



NOTES:
SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE LOCATION OF ANY UNDERGROUND UTILITIES, WHICH MAY AFFECT THE USE, OR DEVELOPMENT OF THE SUBJECT AREA.
(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.

<p>TranSystems</p> <p>500 WEST SEVENTH STREET SUITE 1100 FORT WORTH, TX 76102 (817) 339-8950 (TEL) (817) 336-2247 (FAX) TBPLS FIRM REG. NO. 100383-00</p> <p>PROJ NO: P282098139 SCALE: 1" = 300' DATE: 02-11-2020 DRAWN BY: SMD CHECKED BY: RRD REVISED DATE:</p>	<p>PRINTED ON: 2/18/2020 7:56:47 AM</p> <p>RICHARD DORR 4780 PROFESSIONAL SURVEYOR 02/18/2020</p>	<p>SHEET TITLE</p> <p>EXHIBIT "A" SEGMENT 19-1, PARCEL 1151 ROBERT KENNEDY AND KIMBERLY KENNEDY, HUSBAND AND WIFE</p> <p>PROJECT</p> <p>INTEGRATED PIPELINE PROJECT</p> <p>BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83)(2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED SCALE FACTOR 0.9999804020</p>
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In addition, the General Manager and 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 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. Funding for this item 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, by purchase, an easement interest in the following described tract, which is necessary for the public use and purpose of construction and operation of the Integrated Pipeline Project.

- **IPL Parcel 1153
(Allen)**

A permanent easement across a 2.845-acre tract of land out of the Alexander Parks Survey, Abstract Number 607, Henderson County, Texas, and being a portion of a called 14.173-acre tract of land described in the deed to Bob D. Allen and Flossie Deann Allen, recorded in Volume 2413, Page 329, Official Public Records of Henderson County, Texas, and being further described in the accompanying resolution and in the survey plat for Parcel 1153 attached hereto for the negotiated purchase price of \$175,000.00.

Exhibit 'A'
Property Description

Being a 2.845 acre (123,939 square feet) tract of land out of the Alexander Parks Survey, Abstract Number 607, Henderson County, Texas, and being a portion of a called 14.173 acre tract of land described in the Special Deed Without Warranty with Vendor's Lien to Bob D. Allen and Flossie Deann Allen, recorded in Volume 2413, Page 329, Official Public Records of Henderson County, Texas, (O.P.R.H.C.T.) and being further described as follows:

COMMENCING at a 5/8" iron rod found for the northeast corner of said 14.173 acre Allen tract and the northwest corner of a called 34.017 acre tract of land described in the Warranty Deed with Vendor's Lien to Vance Anderson and Billie Anderson, recorded in Document Number 2016-00017348 of said O.P.R.H.C.T., and being in the apparent south right-of-way line of County Road 4515 (CR 4515) (variable width right of way);

THENCE S01°19'08"E, with the east line of said 14.173 acre Allen tract and the west line of said 34.017 acre Anderson tract, a distance of 666.19 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "SAM, LLC" set for the northeast corner of the tract herein described and the **POINT OF BEGINNING** (N: 6,732,231.005, E: 2,813,484.712 Grid);

- (1) **THENCE** S01°20'16"E, with the east line of the tract herein described and continuing with the east line of said 14.173 acre Allen tract and the west line of said 34.017 acre Anderson tract, a distance of 150.04 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "SAM, LLC" set for the southeast corner of the tract herein described, from which a 2-inch iron pipe found for the southeast corner of a tract of land described in the Deed to Patricia Mitchell recorded in Volume 936, Page 181 of said O.P.R.H.C.T. and the southwest corner of said 34.017 acre Anderson tract, bears S01°20'16"E, a distance of 369.17 feet;
- (2) **THENCE** S87°20'30"W, with the south line of the tract herein described and across said 14.173 acre Allen tract, a distance of 796.79 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "SAM, LLC" set for the southwest corner of the tract herein described, also being in the east right-of-way line of Farm to Market Road 1615 (FM 1615) (an 80 foot wide right-of-way);
- (3) **THENCE** N 23°12'44" W, with west line of the tract herein described, the northeasterly right-of-way line of said FM 1615 and the west line of said 14.173 acre Allen tract, a distance of 154.54 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "SAM, LLC" set for the northwest corner of the tract herein described;

- (4) **THENCE N 72°11'01" E**, with the north line of the tract herein described and across said 14.173 acre Allen tract, a distance of 20.25 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "SAM, LLC" set for corner;

- (5) **THENCE N 87°20'30" E**, with the north line of the tract herein described and across said 14.173 acre Allen tract, a distance of 834.96 feet to the **POINT OF BEGINNING** and containing 2.845 acres (123,939 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.

NOTE: All 5/8-inch iron rods set have a yellow cap stamped "SAM LLC."

I do certify on this 2nd day of December, 2019, to 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 October 31, 2018, issued date of November 12, 2018 GF# FT-44122-9001221800290-LE 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



Michael A. Medina
Registered Professional Land Surveyor
No. 6692 State of Texas

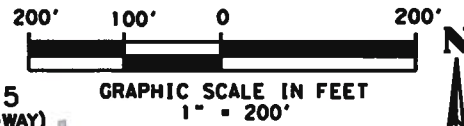
Dated: December 2, 2019

SURVEYING AND MAPPING, LLC
Texas Firm Registration No. 10064300
1341 W. Mockingbird Lane
Suite 400W
Dallas, Texas 75247
241-631-7888

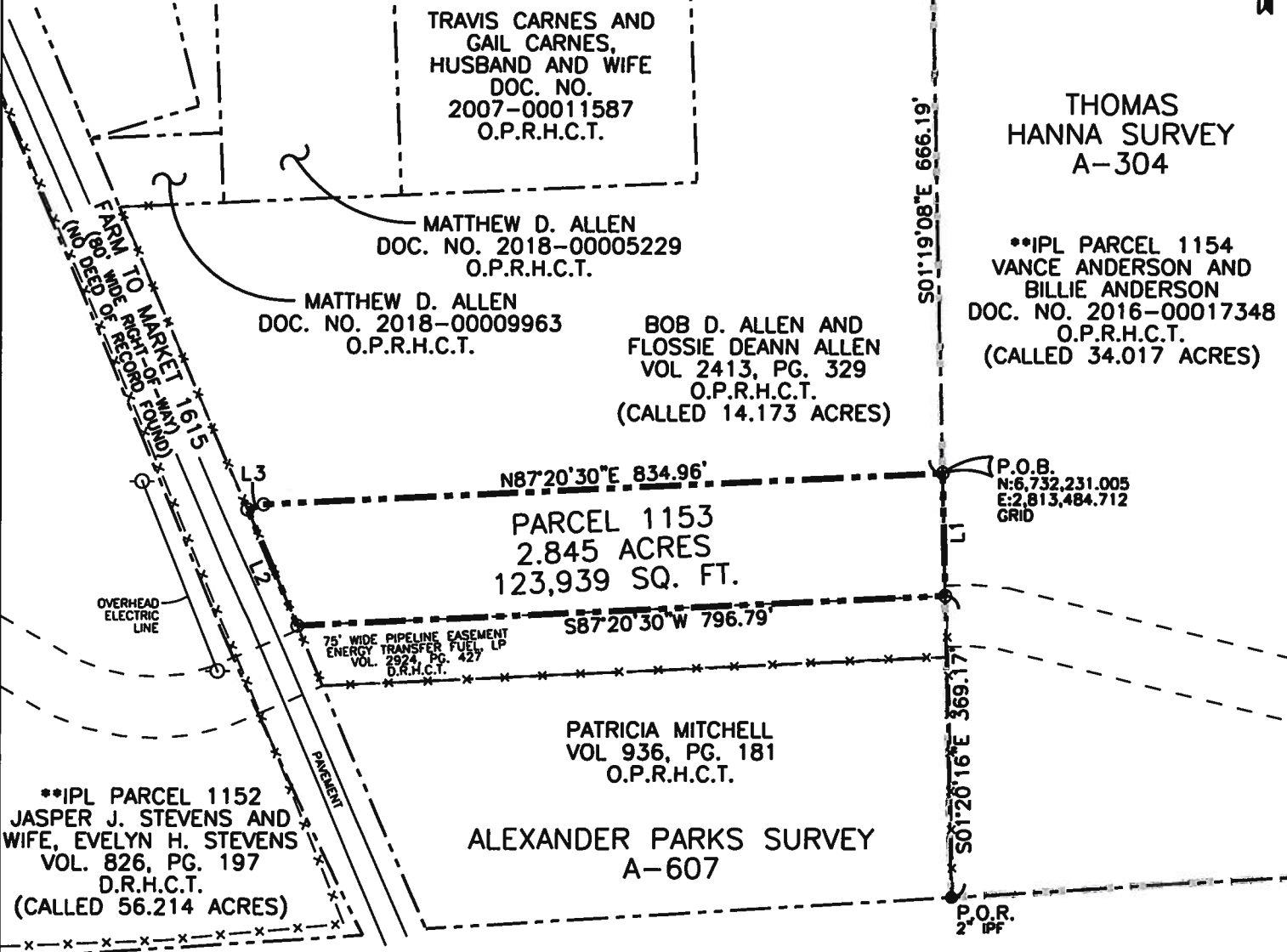
LEGEND

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- D.R.H.C.T. DEED RECORDS,
HENDERSON COUNTY, TEXAS
- O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS
HENDERSON COUNTY, TEXAS
- SET 5/8" IRON ROD W/YELLOW
PLASTIC CAP STAMPED "SAM LLC"
- FOUND IRON ROD AS NOTED

**EXHIBIT "A"
PARCEL 1153**



COUNTY ROAD 4515
(VARIABLE WIDTH RIGHT-OF-WAY)
(NO DEED OF RECORD FOUND)



**IPL PARCEL 1152
JASPER J. STEVENS AND
WIFE, EVELYN H. STEVENS
VOL. 826, PG. 197
D.R.H.C.T.
(CALLED 56.214 ACRES)

**IPL PARCEL 1154
VANCE ANDERSON AND
BILLIE ANDERSON
DOC. NO. 2016-00017348
O.P.R.H.C.T.
(CALLED 34.017 ACRES)

GENERAL NOTES:

1. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE LOCATION OF ANY UNDERGROUND UTILITIES, WHICH MAY AFFECT THE USE, OR DEVELOPMENT OF THE SUBJECT AREA.

NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT

LINE TABLE

NO.	BEARING	DISTANCE
L1	S 01° 20' 16" E	150.04'
L2	N 23° 12' 44" W	154.54'
L3	N 72° 11' 01" E	20.25'

1341 W. MOCKINGBIRD LANE
SUITE 400W
DALLAS, TEXAS 75247
(214) 631-7888
FAX: (214) 631-7103

FILE NAME: Parcel1153.DGN
PROJ NO: 1018045677
SCALE: 1"=200'
DATE: 12/02/2019
DRAWN BY: MR
CHECKED BY: MM
REVISED DATE:

PRINTED ON:
01/02/2020
11:00 PM

SHEET TITLE
**EXHIBIT "A"
SEGMENT 19-1, PARCEL 1153
BOB D. ALLEN AND
FLOSSIE DEANN ALLEN**

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.

In addition, the General Manager or his designee is granted authority to execute all documents necessary to complete this transaction and to pay all reasonable and necessary closing and related costs. Funding for this item is included in the Bond Fund. Director Lane seconded the motion and the vote in favor was unanimous.

17.

With the recommendation of management and General Counsel, Director Hill moved to approve the settlement of claims in the Integrated Pipeline Project - Sazy (81) lawsuit for payment in the sum of \$97,500. Funding for this item is included in the Bond Fund. Director Leonard seconded the motion and the vote in favor was unanimous.

18.

With the recommendation of management and the Land Committee, Director King moved not to further extend the existing lease of approximately eight (8) acres in the F. Mulliken Survey, Abstract No. 1045, Tarrant County, Texas, to commence the lease termination process, and upon termination to direct staff to prepare a Request for Proposals for a future lease. Director Hill 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 October 20, 2020 at 9:00 a.m.

21.

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



President



Secretary