

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF  
TARRANT REGIONAL WATER DISTRICT  
HELD ON THE 19<sup>th</sup> DAY OF APRIL 2022 AT 9:00 A.M.

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

Present  
Leah King  
James Hill  
Marty Leonard  
Mary Kelleher

Absent  
Jim Lane

Also present were Dan Buhman, Alan Thomas, Darrel Andrews, Darrell Beason, Frank Beaty, Lisa Cabrera, Steve Christian, Linda Christie, Woody Frossard, Ellie Garcia, Aaron Hoff, Rachel Ickert, Chad Lorance, Sandy Newby, Rick Odom, Stephen Tatum, and Ed Weaver of the Tarrant Regional Water District (District or TRWD). Also in attendance were Katie Long of Thompson & Horton LLP, and Michael Heiskell of Johnson Vaughn & Heiskell.

President King 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.

Public comment was received from Thomas Torlincasi, who indicated he would speak regarding all agenda items. Public comment was received from Daniel J. Bennett who indicated he would speak regarding transparency in response to PIA requests. Public

comment was received from Lon Burnam who indicated he would speak regarding agenda item 2.

3.

On a motion made by Director Leonard and seconded by Director Hill, the Directors voted to approve the minutes from the Board meeting held on March 22, 2022. 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 a credit change order in the amount of \$(232,190) for Tunnel Boring Machine modifications with Traylor Sundt Joint Venture for IPL Section 19 Long Tunnel Crossings. In addition, the General Manager, or his designee, is granted authority to execute all documents associated with this item. Funding for this item is included in the Dallas Bond Fund. Director Hill seconded the motion and the vote in favor was unanimous.

5.

With the recommendation of management, Director Kelleher moved to approve a contract in an amount not-to-exceed \$83,450 with Huitt-Zollars, Inc. for master planning and design services for the Operations Compound Relocation Phase 1. Funding for this item is included in the Bond Fund. Director Hill seconded the motion and the vote in favor was unanimous.

6.

With the recommendation of management, Director Kelleher moved to approve a purchase in the amount of \$105,304 from Huffman Communications Sales, Inc. of Corsicana, Texas, for a Prefabricated Concrete Control Building, a vital part of a project to upgrade and modernize the operation of the spillway. Funding for this item is included

in the Fiscal Year 2022 Revenue Fund Budget. Director Hill seconded the motion and the vote in favor was unanimous.

7.

The Board of Directors discussed the following proposed Board-adopted policy: Liability Insurance and Indemnification Policy. Director Hill inquired if the proposed Board policy was consistent with other similar governmental bodies. Katie Long of Thompson & Horton LLP explained how the proposed policy was consistent, as well as more detailed and more expansive than other similar governmental bodies.

8.

With the recommendation of management, Director Leonard moved to authorize TRWD becoming a party to an Interlocal Agreement with North Central Texas Council of Governments, Regional Transportation Council, and the City of Fort Worth wherein the parties agree that \$3.5 million of the \$5 million bridge loan for the Trinity River Vision Central City Bridge Project would be repaid using TIF revenue over the course of ten (10) years. The \$3.5 million TIF portion will come from revenue authorized for TRWD and will be paid to NCTCOG each year regardless of other TRWD expenses or the remaining TRWD loan amount under the Project Funding Agreement. Funding for this item is included in the Fiscal Year 2022 Special Projects/Contingency Fund. Director Hill seconded the motion and the vote in favor was unanimous.

9.

#### Staff Updates

- Watershed Programming Update and Award
- Water Resources Update

10.

The Board next held an Executive Session commencing at 9:49 a.m. 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 Discuss Pending or Contemplated Litigation; and Section 551.072 to Deliberate the Purchase, Exchange, Lease or Value of Real Property.

Upon completion of the executive session at 10:59 a.m., the Vice President reopened the meeting.

13.

With the recommendation of counsel, the Board considered approval of reimbursement to TRWD Board members for legal fees incurred related to a recently concluded inquiry from the Tarrant County District Attorney's Office that resulted in no charges or actions. Michael Heiskell, attorney representing the District in this matter, provided background on the investigation. Stephen Tatum, General Counsel, explained voting in the affirmative to authorize reimbursement for a Director means agreement with the following: 1) the acts or omissions giving rise to the DA inquiry was made in good faith and in the performance of the Director's official duties; and 2) the defense of the proceedings was in furtherance of the public interest of Tarrant Regional Water District.

President King made a motion to approve reimbursement of legal expenses, if any, incurred by Director Lane related to the DA inquiry. Director Leonard seconded the motion and the vote in favor was unanimous. Director Lane was absent from the meeting.

President King made a motion to approve reimbursement of legal expenses, if any, incurred by Director Kelleher related to the DA inquiry. Director Leonard seconded

the motion and the vote in favor was unanimous. Director Kelleher recused herself from the vote.

President King made a motion to approve reimbursement of legal expenses, if any, incurred by Director Hill related to the DA inquiry. Director Kelleher seconded the motion and the vote in favor was unanimous. Director Hill recused himself from the vote.

President King made a motion to approve reimbursement of legal expenses, if any, incurred by Director Leonard related to the DA inquiry. Director Hill seconded the motion and the vote in favor was unanimous. Director Leonard recused herself from the vote.

Director Hill made a motion to approve reimbursement of legal expenses, if any, incurred by President King related to the DA inquiry. Director Leonard seconded the motion and the vote in favor was unanimous. President King recused herself from the vote.

11.

With the recommendation of management, Director Hill moved to grant authority to acquire, by purchase, an easement interest in the following described tracts, which are necessary for the public use and purpose of construction and operation of the Integrated Pipeline Project.

**IPL Parcel 628AE  
(4WS Cedar Creek Ranch, Ltd.)**

**A temporary easement interest across a 0.375-acre tract of land situated in the Vinzens Survey, Abstract Number 288, Henderson County, Texas, and being more particularly described as a portion of that certain tract of land described by Deed to 4WS Cedar Creek Ranch, Ltd., recorded in Volume 2835, Page 179, Deed Records of Henderson County, Texas, and being further described in the accompanying resolution and in the survey plat attached hereto, together with the landowner's agreement to breach a pond dam encroaching on IPL Parcel 628, for the negotiated purchase price of \$150,000; and**

EXHIBIT "A"  
Property Description

Being 0.375 acres (16,338 square feet) of land situated in the Vinzens Henrich Survey, Abstract Number 288, Henderson County, Texas, and more particularly that certain tract of land described by deed to 4WS Cedar Creek Ranch, Ltd., recorded in Volume 2835, Page 179, Deed Records of Henderson County, Texas (D.R.H.C.T.), and being further described as follows:

**BEGINNING** at a 5/8 inch iron rod with TranSystems cap set in the south line of IPL Parcel 628 (no deed of record found) being the northwest corner of herein described tract (N: 6,751,116.313, E: 2,716,858.511 Grid), from which a 5/8 inch iron rod with TranSystems cap found being a southern corner of said IPL Parcel 628 bears S 89°57'57" W a distance of 345.98 feet;

- (1) **THENCE** N 89°57'57" E, along the south line of said IPL Parcel 628 and the north line of herein described tract, a distance of 50.46 feet to a 5/8 inch iron rod with TranSystems cap set being the northeast corner of herein described tract, from which a 5/8 inch iron rod with TranSystems cap found being a southern corner of said IPL Parcel 628 bears N 89°57'57" E a distance of 3,055.08 feet;
- (2) **THENCE** S 7°44'18" E, along the east line of herein described tract, a distance of 309.58 feet to a 5/8 inch iron rod with TranSystems cap set in the line of an old 5 feet tall wire fence being the south line of said 4WS tract and the north line of a tract of land described by deed to Town of Trinidad, TX, recorded in Volume 552, Page 42, D.R.H.C.T.;
- (3) **THENCE** S 78°14'09" W, along the south line of said 4WS tract, the north line of said Town of Trinidad tract, the line of said old 5 feet tall wire fence and the south line of herein described tract, a distance of 5.23 feet to a 6 inch wood fence post found;
- (4) **THENCE** S 48°23'44" W, continuing along the south line of said 4WS tract, the north line of said Town of Trinidad tract, the line of said old 5 feet tall wire fence and the south line of herein described tract, a distance of 53.94 feet to a 5/8 inch iron rod with TranSystems cap set for the southwest corner of herein described tract;
- (5) **THENCE** N 7°44'18" W, along the west line of herein described tract, a distance of 346.77 feet to the **POINT OF BEGINNING**, containing 0.375 acres (16,338 square feet) of land, more or less.

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

NOTE: Plat to accompany this legal description.

I do certify on this 7th day of August, 2021, to Attorney's Title Company of Henderson County, Fidelity National Title Insurance Company and Tarrant Regional Water District, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition IV Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements and other matters of record as listed in Schedule B of the Commitment for Title issued by Fidelity National Title Insurance Company, with an effective date of September 12, 2013, issued date of September 16, 2013, GF # 13-440-DD affecting the subject property and listed in Exhibit "A-1" attached hereto.

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

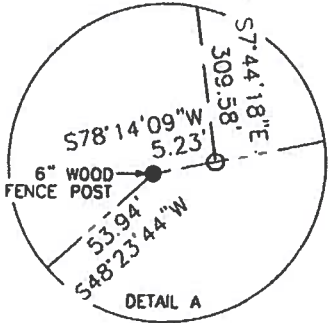
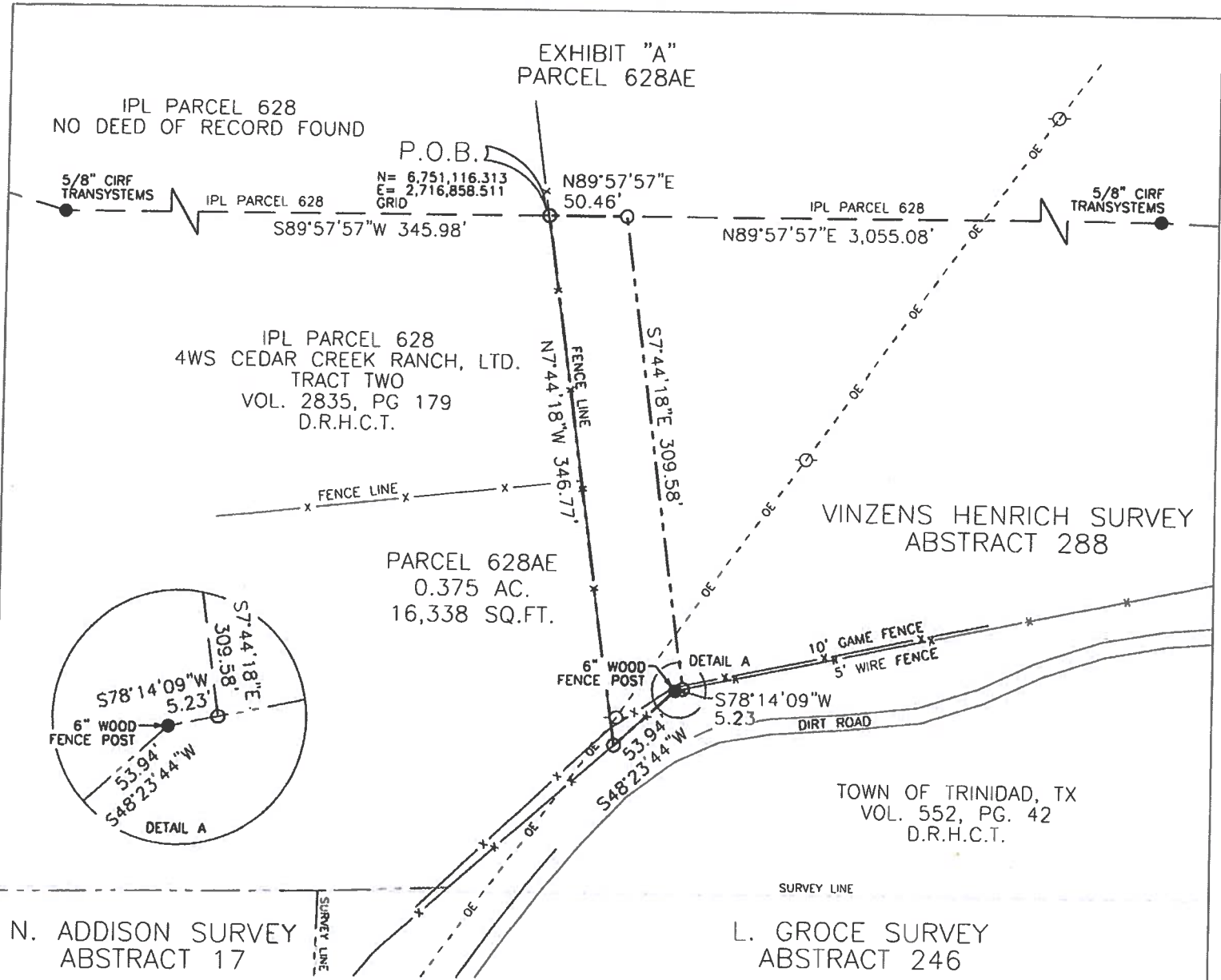
This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition IV Survey.



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Daniel M. Putman  
Registered Professional Land Surveyor  
Texas Registration Number 6729  
Texas Surveying Firm 10038300  
TranSystems Corporation  
500 West 7<sup>th</sup> Street, Suite 1100  
Fort Worth, TX 76102

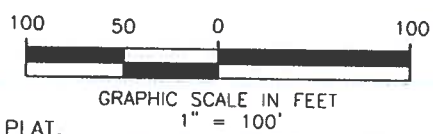




NOTES:  
KNOWN UNDERGROUND UTILITIES SHOWN ARE  
QUALITY LEVEL B & D SUE (01-24-2013)  
(U.O.N.) INDICATES UNLESS OTHERWISE NOTED

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) 549-7524 (FAX)  
TX SURV FIRM NO. 10038300

PROJ NO: P202090330  
SCALE: 1" = 200'  
DATE: 8-7-2021  
DRAWN BY: JWJ  
CHECKED BY: DMP  
REVISED DATE:

PRINTED ON:  
8/7/2021  
10:15 AM

STATE OF TEXAS  
REGISTERED  
DANIEL M. PUTMAN  
6729  
PROFESSIONAL  
LAND SURVEYOR

SHEET TITLE

EXHIBIT "A"  
SEGMENT 19-2, PARCEL 628AE  
4WS CEDAR CREEK RANCH, LTD.

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



**IPL Parcel 1123AE  
(Gary)**

**A permanent easement interest across a 1.320-acre tract of land situated in the Lucy J. Vaughn Survey, Abstract Number 788, and the D.M. Morgan Survey, Abstract Number 557, Henderson County, Texas, and being more particularly described as a portion of that certain tract of land described in a deed to Ann Gary recorded in Instrument Number 2014-00006770, Official Public Records, Henderson County, Texas, and being further described in the accompanying resolution and in the survey plat attached hereto for the negotiated purchase price of \$27,000.**

EXHIBIT "A"  
Property Description

Being 1.320 acres (57,495 square feet) of land situated in the Lucy J. Vaughn Survey, Abstract Number 788, and the D.M. Morgan Survey, Abstract Number 557, Henderson County, Texas, and more particularly that certain tract of land described by deed to Ann Gary, recorded in Instrument Number 2014-00006770, Official Public Records, Henderson County, Texas (O.P.R.H.C.T.) and being further described as follows:

**BEGINNING** at a PK nail found in the center of County Road 4610, a variable width right-of-way, no deed of record found, being the southwest corner of said Gary tract, the southeast corner of a tract of land described by deed to John L. Carter and Shirley A. Carter, recorded in Volume 1941, Page 507 O.P.R.H.C.T. and the southwest corner of herein described tract (N: 6,731,477.985, E: 2,806,399.076 Grid), from which a 60D Nail found being bears S 85°26'25" W, a distance of 494.56 feet;

- (1) **THENCE** N 1°19'34" W along the west line of said Gary tract, the east line of said Carter tract and the west line of herein described tract, a distance of 1,918.67 feet to a 5/8 inch iron rod with TranSystems cap set in the south line of a tract of land described by deed as a Water Pipeline(s) Easement and Right-of-Way to Tarrant Regional Water District, recorded in Instrument Number 2015-00010371 O.P.R.H.C.T. being the northwest corner of herein described tract;
- (2) **THENCE** S 79°55'38" E, along the south line of said easement and the north line of the herein described tract, a distance of 8.30 feet to a 5/8 inch iron rod with TranSystems cap set;
- (3) **THENCE** N 88°04'37" E continuing along the south line of said easement and the north line of the herein described tract, a distance of 21.87 feet to a 5/8 inch iron rod with TranSystems cap set, being the northeast corner of the herein described tract;
- (4) **THENCE** S 1°19'34" E, along the east line of herein described tract, a distance of 1,915.56 feet to a Mag Nail set in south line of said Gary tract and the center of said County Road 4610 for the southeast corner of herein described tract;
- (5) **THENCE** S 85°26'25" W, along the south line of said Gary tract, the center of said County Road 4610 and the south line of herein described tract, a distance of 30.05 feet to the **POINT OF BEGINNING**, containing 1.320 acres (57,495 square feet) of land, more or less.

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

NOTE: Plat to accompany this legal description.

I do certify on this 20<sup>th</sup> day of August, 2021, to Attorney's Title Company of Henderson County, Fidelity National Title Insurance Company and Tarrant Regional Water District, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition IV Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements and other matters of record as listed in Schedule B of the Commitment for Title issued by Fidelity National Title Insurance Company, with an effective date of July 8, 2014, issued date of July 15, 2014 GF # 14-442-DD affecting the subject property and listed in Exhibit "A-1" attached hereto.

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

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



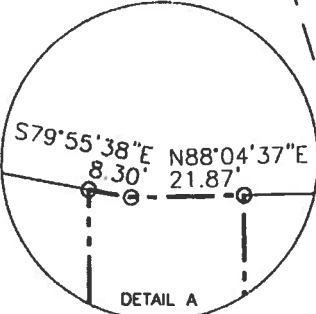
Daniel M. Putman  
Registered Professional Land Surveyor  
Texas Registration Number 6729  
Texas Surveying Firm 10038300  
TranSystems Corporation  
500 West 7<sup>th</sup> Street, Suite 1100  
Fort Worth, TX 76102



EXHIBIT "A"  
PARCEL 1123AE

TARRANT REGIONAL  
WATER DISTRICT  
INST. NO. 2015-00010371  
O.P.R.H.C.T.

JOHN L. CARTER AND  
SHIRLEY A. CARTER  
EASEMENT FOR USING AND  
MAINTAINING A RUNWAY  
VOL. 1941, PG. 541  
D.R.H.C.T.



JOHN L. CARTER AND  
SHIRLEY A. CARTER  
EASEMENT FOR USING AND  
MAINTAINING A RUNWAY  
VOL. 1941, PG. 545  
D.R.H.C.T.

JOHN L. CARTER AND  
SHIRLEY A. CARTER  
VOL 1941 PG 507  
O.P.R.H.C.T.

T.W. FRIZZELL SURVEY  
ABSTRACT 237

ANN GARY  
INSTRUMENT No. 2014-00006770  
O.P.R.H.C.T.  
CALLED 104.043 AC. TR.

PARCEL 1123AE  
1.320 AC.  
57,495 SQ.FT.

D.M. MORGAN SURVEY  
ABSTRACT 557

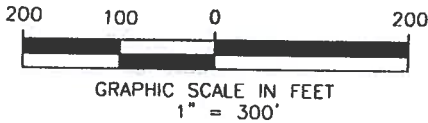
N. NUGENT SURVEY  
ABSTRACT 981

GAY COLLEY ET AL  
INST. NO. 2015-0013766  
O.P.R.H.C.T.

COUNTY ROAD NO. 4610  
VARIABLE WIDTH RIGHT-OF-WAY  
NO DEED OF RECORD FOUND

N. LOVEL SURVEY  
ABSTRACT 448

NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.  
NOTE: NO KNOWN UTILITIES FOUND 2/19/2013.



LEGEND

- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- D.R.H.C.T. DEED RECORDS,  
HENDERSON COUNTY, TEXAS
- O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS  
HENDERSON COUNTY, TEXAS
- = MARKER FOUND AS NOTED
- = 5/8" IRON ROD WITH TRANSYSTEMS CAP SET  
(UNLESS OTHERWISE NOTED)

TEXAS POWER AND  
LIGHT COMPANY  
VOL. 114, PG. 448  
D.R.H.C.T.

P.O.R.  
60D NAIL  
S85°26'25"W  
494.56'

P.O.B.  
N: 6,731,477.985  
E: 2,806,399.076  
GRID

MAG NAIL  
SET  
OVERHEAD  
ELECTRIC  
ASPHALT

S85°26'25"W  
30.05'

PK NAIL  
FENCE

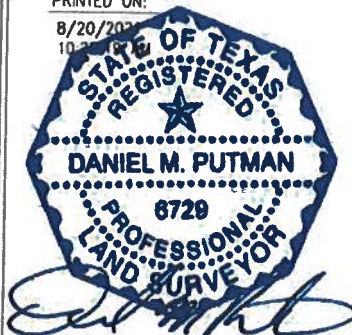


500 WEST SEVENTH STREET  
SUITE 1100  
FORT WORTH, TX 76102  
(817) 339-8950 (TEL)  
(817) 549-7524 (FAX)  
TX SURV FIRM NO. 10038300

PROJ NO: P202090330  
SCALE: 1" = 300'  
DATE: 8-20-2021  
DRAWN BY: JWJ  
CHECKED BY: DMP  
REVISED DATE:

PRINTED ON:

8/20/2021  
10:23 AM



SHEET TITLE

EXHIBIT "A"  
SEGMENT 19-2, PARCEL 1123AE  
ANN GARY

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 Kelleher seconded the motion and the vote in favor was unanimous.

12.

With the recommendation of management, Director Hill moved to grant authority to execute and deliver one or more deeds conveying fee simple title to the land described on Exhibit "A" attached hereto and incorporated herein by reference (the "Exchange Property") to Robert A. Clark, Sr., Charles Allen Bounds, and Wiley D. Stroud, Trustee for Richard Ashly Bounds (collectively, "Clark").

EXHIBIT "A"

FIRST TRACT:

All that certain lot, tract or parcel of land, lying and being situated in Navarro County, Texas, and being a part of the M. Boren Survey, A. 56 and a part of a tract of 200 acres of land which was caused to be plotted by A. Y. Ward into 8 tracts of 25 ac. each, numbered from 1 to 8 inclusive, and the tract herein described being "Lot 1" of said subdivision and more particularly described as follows:

BEGINNING at the SW corner of 100 ac. tract sold to S. G. Ward by deed which is recorded in Vol. 88, Page 50 of the Deed Records of Navarro County, Texas;

THENCE N. 60 E. 353.22 varas along the South line of said 100 ac. tract to the SW corner of "Lot 2";

THENCE N. 30 W. 399.5 varas to the NW corner of "Lot 2";

THENCE S. 60 W. 353.22 varas to a stake in the West line of said 200 ac. tract;

THENCE S. 30 E. 399.5 varas to the Place of Beginning, and containing 25 acres of land more or less.

SECOND TRACT:

All that certain lot or tract of land lying and being situated in Navarro County, Texas, being a part of the M. Boren Sur. A-56 and a part of a 200 acre tract which was caused to be plotted into 8 tracts of 25 acres each, numbered 1 through 8 inclusive, and the land herein described being "Lot 2" of said subdivision and is more particularly described as follows:

BEGINNING at the SE corner of the above "Lot 1";

THENCE N. 60 E. 353.22 varas to the SW corner of "Lot 3" of said subdivision and in the South line of said 200 acre tract;

THENCE N. 30 W. 399.5 varas to the NW corner of "Lot 3";

THENCE S. 60 W. 353.22 varas to the NE corner of "Lot 1" of said subdivision;

THENCE S. 30 E. 399.5 varas to the Place of Beginning, and containing 25 acres of land, more or less.

THIRD TRACT:

All that certain lot or tract of land in the M. Boren Survey, A-56, Navarro County, Texas and being "Lot 3" of the A. Y. Ward subdivision of 200 acres, above referred to, and being more particularly described as follows;

BEGINNING at the SE corner of "Lot 2" above described;

THENCE N. 60 E. 353.22 varas to the SW corner of "Lot 4";

THENCE N. 30 W. 399.5 varas to the NW corner of "Lot 4";

THENCE S. 60 W. 353.22 varas to the NE corner of "Lot 2";

THENCE S. 30 E. 399.5 varas to the Place of Beginning and containing 25 acres of land more or less.

FOURTH TRACT:

All that certain lot or tract of land in the M. Boren Survey, A-56, Navarro County, Texas being known as "Lot 4" of the A. Y. Ward subdivision of 200 acres above referred to, and being more particularly described as follows:

BEGINNING at the SE corner of Lot 3 of said subdivision and in the South line of said 200 acre tract;

THENCE N. 60 E. 353.22 varas to the SW corner of 25.5 acre tract, same being the residue of a 227.5 acre tract;

THENCE N. 30 W. 399.5 varas;

THENCE S. 60 W. 353.22 varas to the NE corner of "Lot 3";

THENCE S. 30 E. 399.5 varas to the Place of Beginning and containing 25 acres of land, more or less.

FIFTH TRACT:

All that certain lot or tract of land in the M. Boren Survey A-56, Navarro County, Texas, being known as "Lot 5" of the A. Y. Ward subdivision of 200 acres above referred to, and being more particularly described as follows:

BEGINNING in the North line of a 127.5 acre tract sold to Ward by deed recorded in Vol. 84, Page 287 of the Deed Records of Navarro County, Texas at the NE corner of "Lot 6";

THENCE N. 60 E. 353.22 varas along the North line said 127.5 ac. tract;  
THENCE S. 30 E. 399.5 varas to the NE corner of "Lot 4";  
THENCE S. 60 W. 353.22 varas to the NW corner of "Lot 4";  
THENCE N. 30 W. 399.5 varas to the Place of Beginning and containing 25 acres  
of land, more or less.

SIXTH TRACT:

All that certain lot or tract of land in the M. Boren Survey, A-56, Navarro County, Texas, being known as "Lot 7" of the A. Y. Ward subdivision of 200 acres above referred to, and being more particularly described as follows:

BEGINNING at the NW corner of "Lot 6" of said subdivision in the North line of a 127.5 acre tract;  
THENCE S. 30 E. 399.5 varas to the SW corner of "Lot 6";  
THENCE S. 60 W. 353.22 varas to the NW corner of "Lot 2";  
THENCE N. 30 W. 399.5 varas to the North line of said 127.5 acre tract;  
THENCE N. 60 E. 353.22 varas to the Place of Beginning, and containing 25 acres more or less.

SEVENTH TRACT:

All that certain lot or tract of land in the M. Boren Survey, A-56, Navarro County, Texas and being known as "Lot 8" of the A. Y. Ward subdivision of 200 acres of land as above referred to, and being more particularly described as follows:

BEGINNING at the NW corner of said 127.5 acre tract above referred to;  
THENCE N. 60 E. 353.22 varas to the NW corner of "Lot 7";  
THENCE S. 30 E. 399.5 varas to the SW corner of "Lot 7";  
THENCE S. 60 W. 353.22 varas to the West line of said 127.5 acre tract;  
THENCE N. 30 W. 399.5 varas to the Place of Beginning, and containing 25 acres of land more or less.

EIGHTH TRACT:

All that certain tract or parcel, being 97.59 acres of land, more or less, being a part of the Thomas Ross Survey, Abstract No. 672, Navarro County, Texas and being a part of a 212.20 acre tract of land described in a deed from A. M. Milligan to S. C. Ward, dated July 1, 1899 and recorded in Vol. 94, Page 275 of the Deed Records of Navarro County, Texas.

BEGINNING at the Northwest corner of said 212.20 acre tract;  
THENCE North 60 East 1062 varas to the Northeast corner of said 212.20 acre tract in a public road;  
THENCE South 40 East 510 varas with the meanders of said public road to a stake for corner;  
THENCE South 60 West 1144 varas to a stake for corner in the West boundary line of said 212.20 acre tract;  
THENCE North 30 West 508.5 varas to the Place of Beginning and containing 97.59 acres of land more or less, and being the same land described as first tract for Mrs. Nellie Ross in a Partition Deed dated December 19, 1946 and recorded in Vol. 461, Page 383 of the Deed Records of Navarro County, Texas.

NINTH TRACT:

All that certain lot, tract or parcel of land lying and being situated in Navarro County, Texas, being part of the M. Boren Survey, Abstract Number 56, and a part of a tract of 200 acres of land which was caused to be platted into 8 tracts of 25 acres each, numbered from one to eight inclusive, the land hereby conveyed being Lot Number Six of the subdivision of said 200 acres it further described as follows:

BEGINNING in the North line of said 127-1/2 acre tract at the Northwest corner of Lot Number 5;  
THENCE South 30 East 399-1/2 varas to the Southwest corner of said Lot Number 5;  
THENCE South 60 West 353.22 varas to the Northwest corner of Lot Number 3;  
THENCE North 30 West 399-1/2 varas to the North line of said 127-1/2 acre tract;  
THENCE North 60 East 353.22 varas to the PLACE OF BEGINNING.

TENTH TRACT:

All that certain lot, tract or parcel of land lying partly in the following surveys, THOMAS ROSS SURVEY, Abstract 672 and CHAS. R. SANDERS SURVEY, Abstract 744 and the M. BOREN SURVEY, Navarro County, Texas, being 63.67 acres of land and being a portion of a called 97.5 acre tract found upon resurvey to contain 95.00 acres of land and being the tract of land described in a deed from J. D. Bell and Edith Bell to H. P. Bonner, dated September 12, 1980 and recorded in Volume 943, Page 285, Deed Records, Navarro County, Texas. Said 63.67 acre tract described to-wit:

BEGINNING at a 3" iron pipe and 2" X 2" hub at the most Westerly corner of said 95 acre tract, being in the Easterly line of the Brown estate 345.7 acre tract;  
THENCE South 30° East, 1122.0 feet (called 980.6 feet) along the Westerly fence of said 95 acre tract to an ell corner;  
THENCE South 60° West, 88.0 feet (called 80 feet) to an ell corner of said 95 acre tract;  
THENCE South 30° East, 702.0 feet (called 838.9 feet) continuing along the Westerly fence of said 95 acre tract to a tee bar post set therein for corner;  
THENCE North 60° 36' East, (called North 60° East) 1533.60 feet along a new cut line to a tee bar post set therein for corner;  
THENCE North 27° 52' West, 1841.22 feet to a tee bar post set in the Northwestern fence line of said 95 acre tract;  
THENCE South 60° West, 1514.0 feet along said Northwestern fence line to the point of Beginning, containing 63.67 acres of land of which approximately 10.4 acres lie in the Thomas Ross Survey, Abstract 672, 42.6 acres lie in the N. Boren Survey and 10.67 acres lie in the Charles R. Sanders Survey, Abstract 744, Navarro County, Texas.

ELEVENTH TRACT:

All that certain tract or parcel of land lying and situated in Navarro County, Texas; a part of the Thomas Ross Survey, Abst. No. 672; and being a part of and the middle portion of a tract called 212.21 acres, as conveyed by A. M. Milligan to S. G. Ward by Warranty Deed of record in Vol. 94, Page 275, of the Deed Records of Navarro County, Texas; and being the same tract called the Second Portion or Lot No. 2, as set aside to Mrs. Pansy E. Morriss in that certain Partition Deed- in the Partition of the Estate of Mrs. A. Y. Ward, Decd. - between Mrs. Willie Blanchard, Edward C. Ward, Et Al, said deed dated the 19th day of December, 1946, and recorded in Vol. 461, Page 383, of the said Deed Records; this parcel or tract of land being described by metes and bounds as follows, to-wit: The Surface Estate Only

BEGINNING at a 2" pipe and 8" Mesquite corner post, set for the Southwest corner of this lot or parcel of land, said corner stake stands in the West line of the Thomas Ross Survey (A-672), and in the East line of the Matthew Boren Survey (A-56), said stake is set approximately 122 varas N 30° W from the original Southwest corner of the Ross Survey, and being the Northwest corner of 27.26 acres, out of the Ross Survey, as set apart in Portion Three of 97.5 acres for Beryl Calhoun, Mack Liddell Ward, Et Al, in said Partition Deed;

THENCE running N 59° 30' E with the fence on the South line of this tract, 261.6 feet (94.2 vrs) to a 30" Hackberry tree, at angle point in fence;

THENCE N 60° 30' E with the fence, 1157.7 (416.77 vrs) to a stake at root of a 15" Mesquite at angle point;

THENCE N 59° 54' E with the fence 700 feet (252 vrs) to a 1" pipe at angle point;

THENCE N 59° 18' E with the fence, 1278 feet (460.08 varas) to a 2" pipe and 8" Mesquite corner post for Southeast corner, in the West line of a County Road, known as the Cade to Richland Road, this being the Northeast corner of a tract of 27.26 acres, called the Third Portion, and stands N 40° W 341.7 feet (123 vrs) from the Southeast corner of the 212 acres tract;

THENCE N 40° W with the fence on the West line of the County Road, 1180.6 feet (425 vrs) to a 2" pipe under fence for Northeast corner, this being the Southeast corner of Lot No. 1, called 97.59 acres;

THENCE S 60° W with the North line of this tract and South line of the 97.59 acres, on a new line that is unfenced, 3187.1 feet (1147.36 vrs) to a 2" pipe for Northwest corner in the West line of the Survey, the fence on the West line meanders on and off the line;

THENCE S 29° 34' E with the West line of this tract, 890.2 feet (320.47 vrs) to a 1" pipe and corner post;

THENCE S 29° 40' E with the fence, 282 feet (101.52 varas) to the Place of Beginning and containing 88.740 acres.



TWELFTH TRACT:

All that certain lot, tract, or parcel of land, being a part of the M. Boren league survey being the part of the 1000 acres set apart to J. H. and Levinia Lippard in the case of Cook vs. Boren in the District Court of Navarro County, Texas, conveyed by J. H. & Levinia Lippard to J. L. Halbert and N. C. Read;

BEGINNING at the north corner of 1042 acres set apart to S. C. Cook in said suit a stake;

THENCE North 60 East 1440 vrs. to a stake in T. Ross west line the southeast corner of 566 acres set apart to Nancy Boren;

THENCE South 30 East 1345 1/2 vrs. to a stake in prairie;

THENCE South 60 West 1431 1/2 vrs. to a stake in the west line of the Lippard 1000 acres aforesaid;

THENCE North 30 West 1374 1/2 vrs. to the beginning and containing 345 7/10 acres of land, more or less.

All that certain lot, tract, or parcel of land, being 214.4 acres of the Thomas Ross Survey in Navarro County, Texas, particularly described as follows, to wit:

BEGINNING at a stake in the West line of the Thomas Ross Survey at the N. W. corner of a 212 20/100 acre tract sold to S. G. Ward on July 1st, 1899;

THENCE N. 60 E. 1073 vrs. to a stake in Richland and Cade Public road;

THENCE N. 40 W. with said road 1260 vrs. to a stake in the same;

THENCE S. 60 W. 895 vrs. to a stake, whence a mesquite 4 in.

dia. brs. S. 41 W. 6 1-2 vrs. and do 4 in. dia. brs. N. 55 W. 6 1/2 vrs;

THENCE S. 30 E. 1229 vrs. to the place of beginning, and being the same tract of land described as third tract in Warranty Deed from Callie Pearce to W. C. Pearce, dated Dec. 15, 1917, of record in Volume 204, Page 688 of the Deed Records of Navarro County, Texas.

In addition, the General Manager or his designee is granted authority to execute all documents necessary to complete this transaction. Director Kelleher seconded the motion and the vote in favor was unanimous.

14.

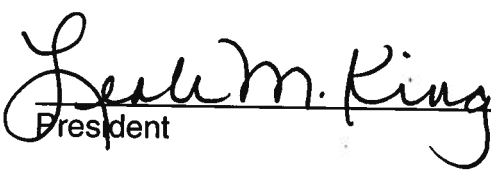
Director Kelleher requested a future staff update regarding open records requests received under the Public Information Act which are forwarded to the Attorney General's office.

15.

The next board meeting was scheduled for May 17, 2022 at 9:00 a.m.

16.

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

  
\_\_\_\_\_  
President

  
\_\_\_\_\_  
Vice President