

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF
TARRANT REGIONAL WATER DISTRICT
HELD ON THE 16th DAY OF JUNE 2026 AT 9:00 A.M.

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

Present
Leah King
Paxton Motheral
C.B. Team
Skylar O'Neal
Johnathan Killebrew

Also present were Dan Buhman, Chris Akers, Susan Alanis, Darrell Beason, Kate Beck, Rick Carroll, Steve Christian, John Farris, Ellie Garcia, Jason Gehrig, Zachary Huff, Rachel Ickert, Donald Mayes, Jennifer Mitchell, Sandy Newby, Stephen Tatum, Kirk Thomas of the Tarrant Regional Water District (District or TRWD).

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 requests from the public to address the Board of Directors during the Public Comment portion of the agenda.

3.

Director Team moved to approve the minutes from the meeting held on May 19, 2026. Director O'Neal seconded the motion, and the votes were 5 in favor, 0 against. It was accordingly ordered that these minutes be placed in the permanent files of the District.

4.

With the recommendation of management, Director Motheral moved to approve the consent agenda:

- 1) change in the calculation of the retainage being held for Gadberry Construction to the amount of \$415,259.96, equivalent to 5% of the contract price, for electrical room cooling improvements for Richland-Chambers High-Capacity Pump Station at Waxahachie. All remaining contract payments are to be made in full. However, any changes to the contract price by change order or alternate base bid work for the project will require adjustment to the retainage schedule. Funding for this item is included in the Bond Fund.
- 2) change in the calculation of the retainage being held for BAR Constructors, Inc. to the amount of \$203,920.85, equivalent to 5% of the contract price, for the ASR Well Demonstration Study - Surface Facilities Project. All remaining contract payments will be made in full. However, any changes to the contract price by change order or alternate base bid work for the project will require adjustment to the retainage schedule. Funding for this item is included in the Bond Fund.
- 3) insurance renewal for a one-year period in an amount not-to-exceed \$1,986,000 for Property Lines of Coverage, Casualty Lines of Coverage, and Workers Compensation Coverage with Sedgwick as the selected vendor of the Texas Water Association Risk Management Fund. The cost of Workers Compensation coverage will be based on actual salaries times job classification rates and the TRWD experience modifier. The insurance coverage period for Property, Casualty, and

Workers Compensation Coverage is 7/1/2026 – 6/30/2027. Funding for this item is included in the Fiscal Year 2026 and proposed Fiscal Year 2027 budgets.

Director Team seconded the motion, and the votes were 5 in favor, 0 against.

5.

With the recommendation of management, Director Killebrew moved to approve a contract in an amount not-to-exceed \$759,957 with Ross Valve Manufacturing Company for a 36” multi orifice valve and actuator at the Arlington Outlet and a 42” multi orifice valve and actuator at the Section 5x15 Interconnect facilities. Funding for this item is included in the Fiscal Year 2026 Revenue Fund Budget and Proposed Fiscal Year 2027 Revenue Fund Budget. Director Team seconded the motion, and the votes were 5 in favor, 0 against.

6.

With the recommendation of management, Director Killebrew moved to approve the Fourth Amendment to the 2015 Additional Party Raw Water Supply Contract-Municipal with Rockett Special Utility District to increase the annual not-to-exceed volume by 0.72 MGD (from 12.296 MGD to 13.016 MGD) and the minimum amount by 0.21 MGD (from 3.69 MGD to 3.9 MGD). Director Team seconded the motion, and the votes were 5 in favor, 0 against.

7.

With the recommendation of management, Director Motheral moved to ratify an Interlocal Agreement with Tarrant County to approve ongoing in-kind services for the construction of the Panther Island Canal Project. Director O’Neal seconded the motion, and the votes were 5 in favor, 0 against.

8.

With the recommendation of management, Director O'Neal moved to approve a contract in an amount not-to-exceed \$100,000 with Ashlar Projects for communication and marketing services for Panther Island land development, Public Improvement District operations, and activation for an initial term through September 30, 2027, with two (2) one-year options to renew for up to \$75,000 annually. Funding for this item is included in the Fiscal Years 2026 and 2027 Public Improvement District Reimbursements and Proposed Fiscal Year 2027 Governmental Contingency Fund and Special Projects. Director Team seconded the motion, and the votes were 5 in favor, 0 against.

9.

Presentations

- Water Resources presented by Rachel Ickert, Chief Engineering Officer
- Fort Worth's Fourth presented by Darrell Beason, Chief Operations Officer
- Recognize 50 Years of Service for Donald Mayes presented by Darrell Beason, Chief Operations Officer

The Board of Directors recessed for a break from 9:35 a.m. to 9:40 a.m.

10.

The Board next held an Executive Session commencing at 9:40 a.m. under Section 551.071 of the Texas Government Code to Consult with Legal Counsel on a Matter in Which the Duty of Counsel Under the Texas Disciplinary Rules of Professional Conduct Conflicts with Chapter 551, Texas Government Code; Specifically Related to Legal Issues Associated with Future Water Supply Projects; and Section 551.072 of the Texas

Government Code to Deliberate the Purchase, Exchange, Lease or Value of Real Property Related to the Cedar Creek Pipeline Rehab Project and Panther Island.

Upon completion of the executive session at 10:34 a.m., the President reopened the meeting.

11.

With the recommendation of management, Director Motheral moved to approve authorization 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 Pipeline Rehab Project.

Temporary easement interest across an approximately 0.2545-acre tract of land situated in the J. Baker Survey, Abstract No. 214, Tarrant County, Texas, being a portion of that certain 3.91-acre tract conveyed to Charles R. Daugherty by deed filed for record in Tarrant County Clerk's Instrument No. D203314450, Official Public Records, Tarrant County, Texas, for the negotiated purchase price of \$9,000.00.

Exhibit "A"

**TARRANT REGIONAL WATER DISTRICT
CEDAR CREEK SECTION II PIPELINE REPLACEMENT & IMPROVEMENTS**

**PARCEL NO. 20
J. BAKER SURVEY, ABSTRACT NO. 214
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS**

BEING a 0.2545 acre tract of land located in the J. Baker Survey, Abstract No. 214, City of Mansfield, Tarrant County, Texas, said 0.2545 acre tract of land being a portion of a called 3.91 acre tract of land conveyed to **CHARLES R. DAUGHERTY**, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D203314450, Official Public Records, Tarrant County, Texas, said 0.2545 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found (Controlling Monument) on the north property line of the said 3.91 acre tract, same being the south property line of a called 0.709 acre tract of land conveyed to Kenneth Daugherty, by deed thereof filed for record in Volume 5185, Page 508, Deed Records, Tarrant County, Texas (D.R.T.C.T.), and being the northwest property corner of a called 0.33 acre tract of land conveyed to Kenneth W. Daugherty, by deed thereof filed for record in Volume 8015, Page 1331, D.R.T.C.T., from which a 1/2 inch iron rod found (Controlling Monument) at the most easterly northeast property corner of the said 3.91 acre tract bears North 89°06'33" East, a distance of 225.45 feet;

THENCE South 89°06'33" West, along the said north property line and along the said south property line, a distance of 10.00 feet to the southwest property corner of the said 0.709 acre tract, same being the southeast property corner of a called 1.05 acre tract of land conveyed to Charles R. Daugherty, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D203314450, O.P.R.T.C.T.;

THENCE South 89°19'53" West, continuing along the said north property line of the 3.91 acre tract and along the south property line of the said 1.05 acre tract, a distance of 175.06 feet to the most westerly northwest property corner of the said 3.91 acre tract, same being the southwest property corner of the said 1.05 acre tract, and being on an east property line of a called 3.75 acre tract of land conveyed to Joshua C. Escobar and Juan-Carlos Escobar, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D216207868, O.P.R.T.C.T.;

THENCE South 14°56'21" East, along the most westerly property line of the said 3.91 acre tract and along the said east property line of the 3.75 acre tract, a distance of 258.25 feet to the **POINT OF BEGINNING** of the herein described tract of land, said beginning point having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 6,907,634.98 and E: 2,372,395.49;

THENCE South 52°20'12" East, departing the said property lines, over and across the said 3.91 acre tract, a distance of 274.27 feet to a south property line of the said 3.91 acre tract, same being a northwest property line of a called 8.383 acre tract of land conveyed to Donald R. Daugherty, by deed thereof filed for record in Volume 8015, Page 1327, D.R.T.C.T.;

THENCE South 76°06'52" West, along the said property lines, a distance of 63.84 feet to the intersection of the said property lines with the northeast line of an existing 130 feet wide Pipeline Right-of-Way Easement described as "Parcel 34", conveyed to Tarrant County Water Control and Improvement District No. 1, by deed thereof filed for record in Volume 4674, Page 961, D.R.T.C.T.;

THENCE North 52°20'12" West, departing the said property lines, over and across the said 3.91 acre tract, in part along the said existing easement line and in part along the northeast line of an existing 130 feet wide Pipeline Right-of-Way Easement described as "Parcel 33", conveyed to Tarrant County Water Control and Improvement District No. 1, by deed thereof filed for record in Volume 3717, Page 310, D.R.T.C.T., a distance of 169.18 feet to the aforesaid west property line of the 3.91 acre tract, same being the aforementioned east property line of the 3.75 acre tract;

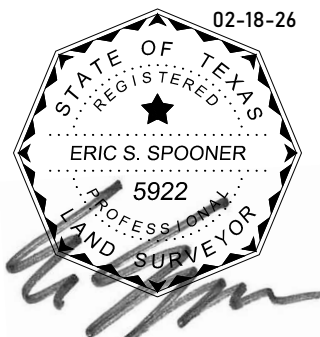
THENCE North 14°56'21" West, along the said property lines, a distance of 82.32 feet to the **POINT OF BEGINNING**.

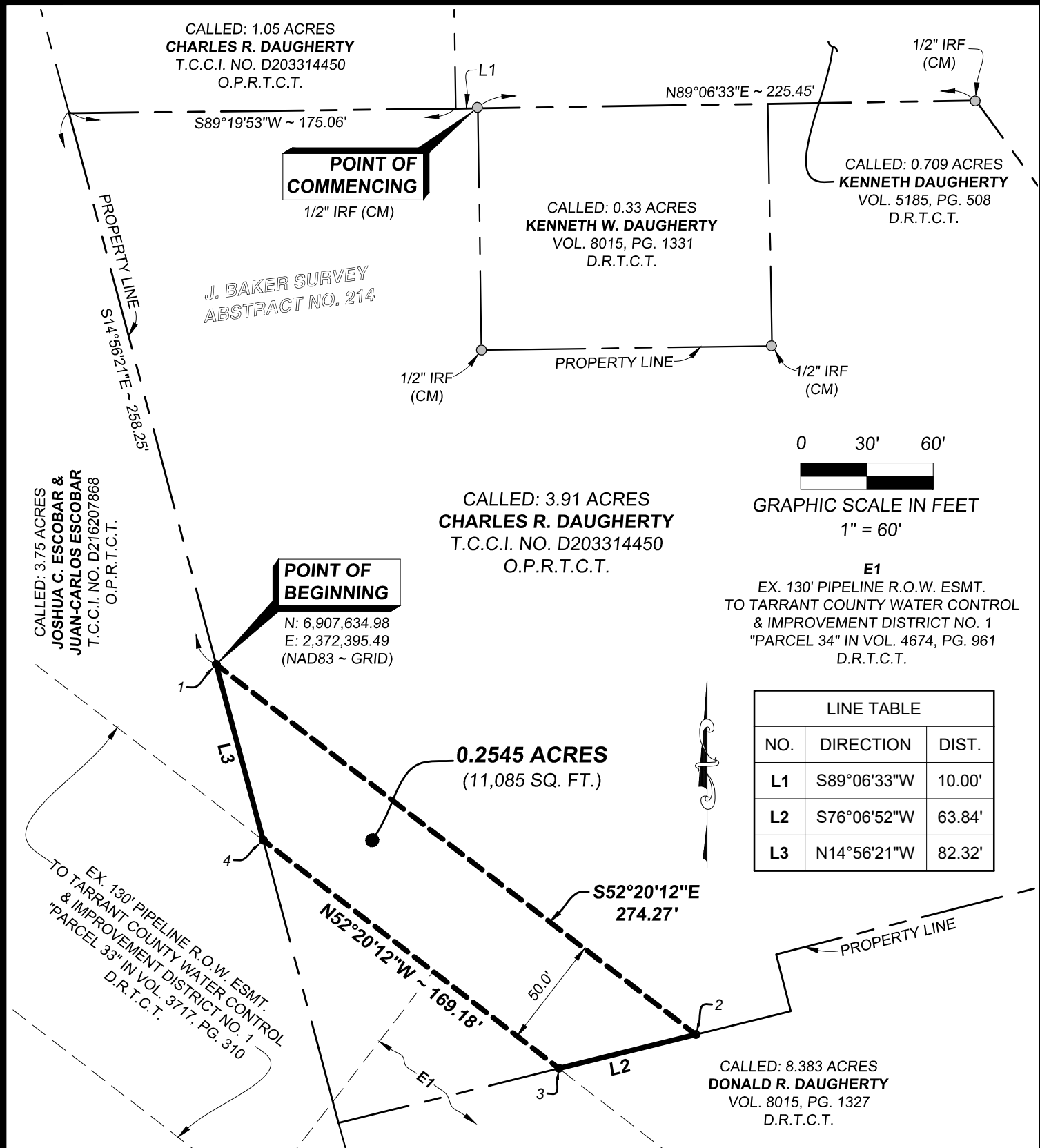
The hereinabove described tract of land contains a computed area of **0.2545 acres (11,085 square feet)** of land, more or less.

The bearings recited hereinabove are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, NAD83, 2011 Adjustment.

I Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the foregoing description accurately sets out the metes and bounds description of the easement tract described herein.

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





TARRANT REGIONAL WATER DISTRICT
CEDAR CREEK SECTION II PIPELINE
REPLACEMENT & IMPROVEMENTS
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS
COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4202,
NAD83, 2011 ADJUSTMENT.

PROPERTY: CHARLES R. DAUGHERTY, T.C.C.I. NO. D203314450
WHOLE PROPERTY ACREAGE: CALLLED 3.91 ACRES (DEED)
24104 P20 DAUGHERTY TCE.dwg

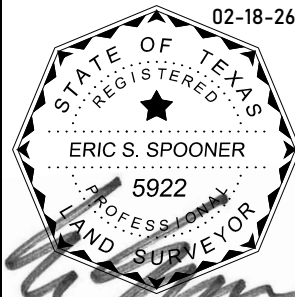
S&A JOB NO.: 24104
DATE: 02/18/2026

DRAWN BY: C. REEDER
CHECKED BY: E. SPOONER



SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 30 YEARS OF SERVICE

309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900



POINT TABLE				
POINT	PROJECT N	PROJECT E	GRID N	GRID E
1	6,908,463.90	2,372,680.17	6,907,634.98	2,372,395.49
2	6,908,296.31	2,372,897.29	6,907,467.41	2,372,612.58
3	6,908,280.99	2,372,835.32	6,907,452.09	2,372,550.61
4	6,908,384.36	2,372,701.40	6,907,555.45	2,372,416.70

COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. PROJECT COORDINATES ARE SCALED AT 0,0 USING A COMBINED SCALE FACTOR OF 1.000120000.

TARRANT REGIONAL WATER DISTRICT
CEDAR CREEK SECTION II PIPELINE
REPLACEMENT & IMPROVEMENTS

CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS
COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4202,
NAD83, 2011 ADJUSTMENT.

PROPERTY: CHARLES R. DAUGHERTY, T.C.C.I. NO. D203314450
WHOLE PROPERTY ACREAGE: CALLED 3.91 ACRES (DEED)
24104 P20 DAUGHERTY TCE.dwg

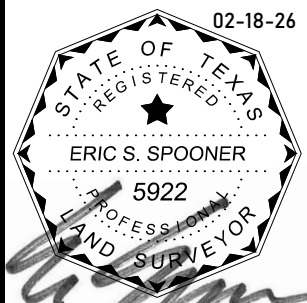
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Temporary easement interest across an approximately 0.1257-acre tract of land situated in the M.E.P. & P.R.R. Co. Survey, Abstract No. 1828, being a portion of that certain 1.219-acre tract conveyed to William Preusser by deed filed for record in Tarrant County Clerk's Instrument No. D203416820, Official Public Records, Tarrant County, Texas, for the negotiated purchase price of \$5,144.63.

Exhibit "A"

**TARRANT REGIONAL WATER DISTRICT
CEDAR CREEK SECTION II PIPELINE REPLACEMENT & IMPROVEMENTS**

**PARCEL NO. 26
M.E.P. & P.R.R. CO. SURVEY, ABSTRACT NO. 1828
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS**

BEING a 0.1257 acre tract of land located in the M.E.P. & P.R.R. CO. Survey, Abstract No. 1828, City of Mansfield, Tarrant County, Texas, said 0.1257 acre tract of land being a portion of the remainder of a called 1.219 acre tract of land conveyed to **WILLIAM PREUSSER**, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D203416820, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said 0.1257 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point on the most southerly property line of the said 1.219 acre tract, same being a northwest property line of a called 5.1535 acre tract of land conveyed to Connect Church, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D223087725, O.P.R.T.C.T., said beginning point being at the intersection of the said property lines with the northeast line of an existing 130 feet wide Pipeline Right-of-Way Easement described as "Parcel 38", conveyed to Tarrant County Water Control and Improvement District No. 1, by deed thereof filed for record in Volume 3707, Page 506, Deed Records, Tarrant County, Texas (D.R.T.C.T.), said beginning point also having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 6,906,440.32 and E: 2,373,861.57, said beginning point also being North 59°47'59" East, a distance of 189.00 feet from a 3/8 inch iron rod found (Controlling Monument) at the most westerly property corner of the said 5.1535 acre tract;

THENCE North 52°20'12" West, departing the said property lines, over and across the said 1.219 acre tract, in part long the said existing easement line, and in part along the northeast line of an existing 130 feet wide Pipeline Right-of-Way Easement described as "Parcel 37", conveyed to Tarrant County Water Control and Improvement District No. 1, by deed thereof filed for record in Volume 3725, Page 227, D.R.T.C.T., a distance of 83.68 feet to the intersection of the said existing easement line with the west property line of the said 1.219 acre tract, same being the east property line of that certain tract of land conveyed to Mary Jennifer Spivey and B.B. Spivey, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D208269266, O.P.R.T.C.T.;

THENCE North 05°33'02" East, along the said property lines, a distance of 59.03 feet;

THENCE South 52°20'12" East, departing the said property lines, over and across the said 1.219 acre tract, and along a line 50 feet northeast of and parallel with the said existing easement lines, a distance of 135.40 feet to a point for corner on the aforesaid southerly property line of the 1.219 acre tract, same being the said northwest property line of the 5.1535 acre tract, from which the southeast property corner of the said 1.219 acre tract, same being the most southerly property corner of a called 0.9913 acre tract of land conveyed to Connect Church, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D223197634, O.P.R.T.C.T. bears North 59°47'59" East, a distance of 17.59 feet;

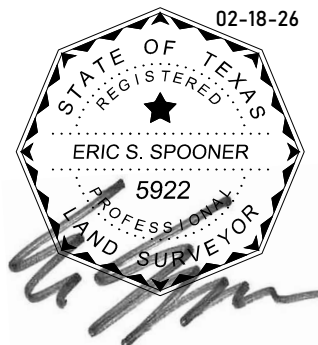
THENCE South 59°47'59" West, along the said property lines, a distance of 53.98 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **0.1257 acres (5,477 square feet)** of land, more or less.

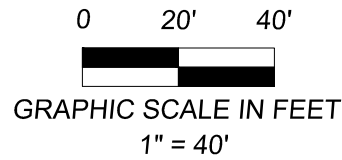
The bearings recited hereinabove are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, NAD83, 2011 Adjustment.

I Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the foregoing description accurately sets out the metes and bounds description of the easement tract described herein.

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



LINE TABLE		
NO.	DIRECTION	DIST.
L1	N52°20'12"W	83.68'
L2	N05°33'02"E	59.03'
L3	S52°20'12"E	135.40'
L4	S59°47'59"W	53.98'
L5	N59°47'59"E	17.59'



CALLED: 0.1262 ACRES
WILLIAM PREUSSER
T.C.C.I. NO. D222260527
O.P.R.T.C.T.

CALLED: 0.9913 ACRES
CONNECT CHURCH
T.C.C.I. NO. D223197634
O.P.R.T.C.T.

REMAINDER OF
CALLED: 1.219 ACRES
WILLIAM PREUSSER
T.C.C.I. NO. D203416820
O.P.R.T.C.T.

OWNER
**MARY JENNIFER SPIVEY
& B.B. SPIVEY**
T.C.C.I. NO. D208269266
O.P.R.T.C.T.

EX. 130' PIPELINE R.O.W. ESMT. TO
TARRANT COUNTY WATER CONTROL
& IMPROVEMENT DISTRICT NO. 1
"PARCEL 37" IN VOL. 3725, PG. 227,
D.R.T.C.T.

0.1257 ACRES
(5,477 SQ. FT.)

M.E.P. & P.R.R. CO. SURVEY
ABSTRACT NO. 1828

**POINT OF
BEGINNING**

N: 6,906,440.32
E: 2,373,861.57
(NAD83 ~ GRID)

CALLED: 5.1535 ACRES
CONNECT CHURCH
T.C.C.I. NO. D223087725
O.P.R.T.C.T.

TARRANT REGIONAL WATER DISTRICT
CEDAR CREEK SECTION II PIPELINE
REPLACEMENT & IMPROVEMENTS

CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS
COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4202,
NAD83, 2011 ADJUSTMENT.

PROPERTY: WILLIAM PREUSSER, T.C.C.I. NO. D203146820, O.P.R.T.C.T.
WHOLE PROPERTY ACREAGE: REM. OF CALLED 1.219 ACRES (DEED)
24104 P26 PREUSSER TCE.dwg

S&A JOB NO.: 24104
DATE: 02/18/2026

DRAWN BY: C. REEDER
CHECKED BY: E. SPOONER



**SPOONER &
ASSOCIATES**
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TBPLS FIRM NO. 10054900

PARCEL 26 ~ PREUSSER ~ PAGE 2 OF 3



POINT TABLE				
POINT	PROJECT N	PROJECT E	GRID N	GRID E
1	6,907,269.09	2,374,146.44	6,906,440.31	2,373,861.57
2	6,907,320.22	2,374,080.19	6,906,491.44	2,373,795.34
3	6,907,378.97	2,374,085.90	6,906,550.18	2,373,801.04
4	6,907,296.24	2,374,193.09	6,906,467.46	2,373,908.22

COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. PROJECT COORDINATES ARE SCALED AT 0,0 USING A COMBINED SCALE FACTOR OF 1.000120000.

TARRANT REGIONAL WATER DISTRICT
CEDAR CREEK SECTION II PIPELINE
REPLACEMENT & IMPROVEMENTS

CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS
COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4202,
NAD83, 2011 ADJUSTMENT.

PROPERTY: WILLIAM PREUSSER, T.C.C.I. NO. D203146820, O.P.R.T.C.T.
WHOLE PROPERTY ACREAGE: REM. OF CALLED 1.219 ACRES (DEED)
24104 P26 PREUSSER TCE.dwg

S&A JOB NO.: 24104
DATE: 02/18/2026

DRAWN BY: C. REEDER
CHECKED BY: E. SPOONER



SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 30 YEARS OF SERVICE

309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
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TBPLS FIRM NO. 10054900



Temporary easement interest across an approximately 0.3161-acre tract of land situated in the M.E.P. & P.R.R. Co. Survey, Abstract No. 1828, Tarrant County, Texas, being a portion of that certain 5.1535-acre tract conveyed to Connect Church by deed filed for record in Tarrant County Clerk's Instrument No. D223087725, Official Public Records of Tarrant County, Texas, for the negotiated purchase price of \$15,000.00.

Exhibit "A"

TARRANT REGIONAL WATER DISTRICT CEDAR CREEK SECTION II PIPELINE REPLACEMENT & IMPROVEMENTS

PARCEL NO. 27 M.E.P. & P.R.R. CO. SURVEY, ABSTRACT NO. 1828 CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

BEING a 0.3161 acre tract of land located in the M.E.P. & P.R.R. CO. Survey, Abstract No. 1828, City of Mansfield, Tarrant County, Texas, said 0.3161 acre tract of land being a portion of a called 5.1535 acre tract of land conveyed to **CONNECT CHURCH**, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D223087725, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said 0.3161 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point on the southeast property line of the said 5.1535 acre tract, same being the northwest lot line of Tract 2, Marba Acres Addition, being an Addition to the said City and State, according to the plat thereof filed for record in Volume 388-82, Page 48, Plat Records, Tarrant County, Texas (P.R.T.C.T.), said beginning point being at the intersection of the said property line and the said lot line with the northeast line of an existing 130 feet wide Pipeline Right-of-Way Easement described as "Parcel 38", conveyed to Tarrant County Water Control and Improvement District No. 1, by deed thereof filed for record in Volume 3707, Page 506, Deed Records, Tarrant County, Texas, said beginning point having a NAD83 Texas North Central Zone (4202) Grid Coordinate of N: 6,906,269.37 and E: 2,374,083.04, said beginning point also being North 50°39'23" East, a distance of 18.18 feet from the most westerly lot corner of said Tract 2;

THENCE North 52°20'12" West, departing the said property line and the said lot line, over and across the said 5.1535 acre tract and along the said existing easement line, a distance of 279.80 feet to the intersection of the said existing easement line with the northwest property line of the said 5.1535 acre tract, same being the south property line of the remainder of a called 1.219 acre tract of land conveyed to William Preusser, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D203146820, O.P.R.T.C.T., from which a 3/8 inch iron rod found (Controlling Monument) at the most westerly northwest property corner of the said 5.1535 acre tract bears South 59°47'59" West, a distance of 188.90 feet;

THENCE North 59°47'59" East, along the said property lines, a distance of 53.98 feet;

THENCE South 52°20'12" East, departing the said property lines, over and across the said 5.1535 acre tract, and along a line 50 feet northeast of and parallel with the said existing easement line, a distance of 270.99 feet to the aforementioned southeast property line of the 5.1535 acre tract, same being the said northwest lot line of Tract 2;

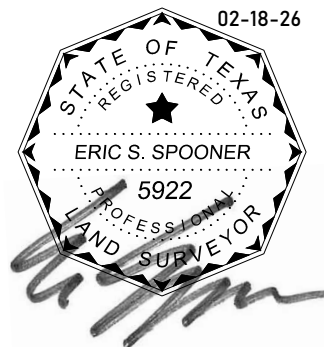
THENCE South 50°39'23" West, along the said property line and the said lot line, a distance of 51.31 feet to the **POINT OF BEGINNING**.

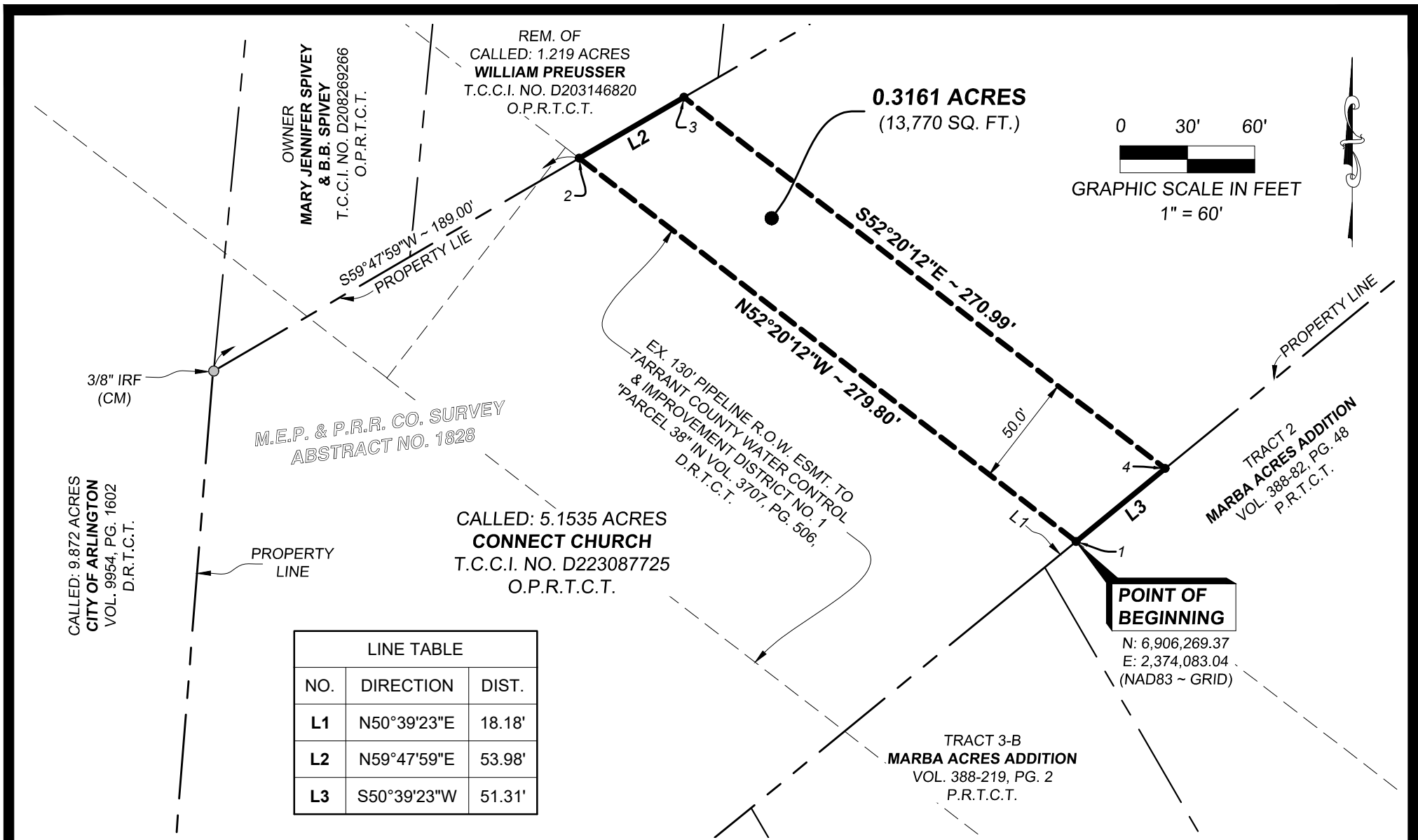
The hereinabove described tract of land contains a computed area of **0.3161 (13,770 square feet)** of land, more or less.

The bearings recited hereinabove are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, NAD83, 2011 Adjustment.

I Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the foregoing description accurately sets out the metes and bounds description of the easement tract described herein.

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





**TARRANT REGIONAL WATER DISTRICT
CEDAR CREEK SECTION II PIPELINE
REPLACEMENT & IMPROVMENTS
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS**

THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE
SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4202, NAD83, 2011 ADJUSTMENT.

PROPERTY: CONNECT CHURCH, T.C.C.I. NO. D223087725 O.P.R.T.C.T. | PROPERTY ACREAGE: CALLED 5.1535 ACRES (DEED)

24104 P27 CONNECT CHURCH TCE.dwg

DRAWN BY: C. REEDER | CHECKED BY: E. SPOONER



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REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 30 YEARS OF SERVICE

309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900

PAR. 27 ~ CONNECT CHURCH ~ PG. 2 OF 3



POINT TABLE				
POINT	PROJECT N	PROJECT E	GRID N	GRID E
1	6,907,098.13	2,374,367.93	6,906,269.37	2,374,083.04
2	6,907,269.09	2,374,146.44	6,906,440.31	2,373,861.57
3	6,907,296.24	2,374,193.09	6,906,467.46	2,373,908.22
4	6,907,130.66	2,374,407.61	6,906,301.90	2,374,122.72

COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. PROJECT COORDINATES ARE SCALED AT 0,0 USING A COMBINED SCALE FACTOR OF 1.000120000.

**TARRANT REGIONAL WATER DISTRICT
CEDAR CREEK SECTION II PIPELINE
REPLACEMENT & IMPROVMENTS
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS**

THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4202, NAD83, 2011 ADJUSTMENT.

PROPERTY: CONNECT CHURCH, T.C.C.I. NO. D223087725 O.P.R.T.C.T. | PROPERTY ACREAGE: CALLED 5.1535 ACRES (DEED)

24104 P27 CONNECT CHURCH TCE.dwg

DRAWN BY: C. REEDER | CHECKED BY: E. SPOONER



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TBPLS FIRM NO. 10054900

PAR. 27 ~ CONNECT CHURCH ~ PG. 3 OF 3



02-18-26

Temporary easement interest across an approximately 0.1106-acre tract of land situated in the J. McDonald Survey, Abstract No. 997, Tarrant County, Texas, being a portion of the remainder of that certain 41.57-acre tract conveyed to James Christopher Knapp by deed filed for record in Tarrant County Clerk's Instrument No. D206329589, Official Public Records of Tarrant County, Texas, for the negotiated purchase price of \$6,000.00.

Exhibit "A"

**TARRANT REGIONAL WATER DISTRICT
CEDAR CREEK SECTION II PIPELINE REPLACEMENT & IMPROVEMENTS**

**PARCEL NO. 36
J. McDONALD SURVEY, ABSTRACT NO. 997
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS**

BEING a 0.1106 acre tract of land located in the J. McDonald Survey, Abstract No. 997, City of Mansfield, Tarrant County, Texas, said 0.1106 acre tract of land being a portion of the remainder of a called 41.57 acre tract of land conveyed to **JAMES CHRISTOPHER KNAPP**, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D206329589, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said 41.57 acre tract being described as "Tract 3" in the deed thereof filed for record in Volume 2987, Page 202, Deed Records, Tarrant County, Texas (D.R.T.C.T.), said 0.1106 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point at the intersection of the northeast right-of-way line of Gertie Barrett Road (being a variable width public right-of-way) with the north line of an existing 130 feet wide Pipeline Right-of-Way Easement described as "Parcel 39", conveyed to Tarrant County Water Control and Improvement District No. 1, by deed thereof filed for record in Volume 5602, Page 87, D.R.T.C.T., said beginning point having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 6,905,330.90 and E: 2,375,730.83;

THENCE North 30°31'07" West, along the said right-of-way line, a distance of 22.97 feet to a point or corner being South 30°31'07" East, a distance of 20.39 feet from the south property corner of a called 0.779 acre tract of land conveyed to the City of Mansfield, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D219126827, O.P.R.T.C.T.;

THENCE North 88°57'14" East, departing the said right-of-way line, over and across the said remainder of 41.57 acre tract, and along a line 20 feet north of and parallel with the said existing easement line, a distance of 237.71 feet to a point for corner on the west right-of-way line of North Main Street (being a variable width public right-of-way), said being point South 42°36'21" East, a distance of 142.22 feet from the east property corner of the said 0.779 acre tract;

THENCE South 42°36'21" East, along the said right-of-way line, a distance of 26.73 feet to the intersection of the said west right-of-way line of North Main Street with the north line of the said existing easement;

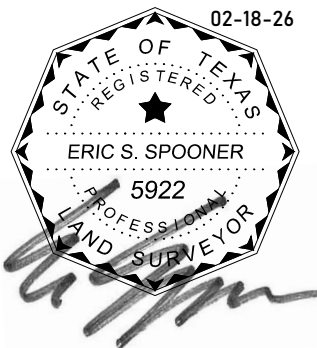
THENCE South 88°57'14" West, departing the said right-of-way line, over and across the said remainder of 41.57 acre tract, and along the said existing easement line, a distance of 244.14 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **0.1106 acres (4,819 square feet)** of land, more or less.

The bearings recited hereinabove are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, NAD83, 2011 Adjustment.

I Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the foregoing description accurately sets out the metes and bounds description of the easement tract described herein.

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



E1

EX. 130' PIPELINE R.O.W. ESMT. TO
TARRANT COUNTY WATER CONTROL
& IMPROVEMENT DISTRICT NO. 1
"PARCEL 39" IN VOL. 5602, PG. 87
D.R.T.C.T.

CALLED: 0.779 ACRES
CITY OF MANSFIELD
T.C.C.I. NO. D219126827
O.P.R.T.C.T.

CALLED: 0.393 ACRES
ALLR INVESTMENTS, LLC
T.C.C.I. NO. D224202600
O.P.R.T.C.T.

LOT 1
AMLOTTE ADDITION
T.C.C.I. NO. D202127647
O.P.R.T.C.T.

SIMPSON LANE
(VARIABLE WIDTH PUBLIC R.O.W.)

NORTH MAIN STREET
(VARIABLE WIDTH PUBLIC R.O.W.)

LOT 1X, BLOCK 2
**TRIPLE DIAMOND
RANCH, PHASE 1**
T.C.C.I. NO. D219251796
O.P.R.T.C.T.

**POINT OF
BEGINNING**

N: 6,905,330.90
E: 2,375,730.83
(NAD83 ~ GRID)

GERTIE BARRETT ROAD
(VARIABLE WIDTH PUBLIC R.O.W.)

J. McDONALD SURVEY
ABSTRACT NO. 997

REMAINDER OF
CALLED: 41.57 ACRES
JAMES CHRISTOPHER KNAPP
T.C.C.I. NO. D206329589
DESCRIBED AS "TRACT 3"
IN VOL. 2987, PG. 202
D.R.T.C.T.

LINE TABLE		
NO.	DIRECTION	DIST.
L1	N30°31'07"W	22.97'
L2	S30°31'07"E	20.39'
L3	N88°57'14"E	237.71'
L4	S42°36'21"E	26.73'
L5	S88°57'14"W	244.14'

0 30' 60'
GRAPHIC SCALE IN FEET
1" = 60'

TARRANT REGIONAL WATER DISTRICT CEDAR CREEK SECTION II PIPELINE REPLACEMENT & IMPROVMENTS CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE
SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4202, NAD83, 2011 ADJUSTMENT.

PROPERTY: JAMES CHRISTOPHER KNAPP

PROPERTY ACREAGE: REMAINDER OF A CALLED 41.57 ACS. (DEED)

24104 P36 KNAPP TCE.dwg

DRAWN BY: C. REEDER CHECKED BY: E. SPOONER



**SPOONER &
ASSOCIATES**
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 30 YEARS OF SERVICE

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TBPLS FIRM NO. 10054900

PARCEL 36 ~ KNAPP ~ PG. 2 OF 3



POINT TABLE				
POINT	PROJECT N	PROJECT E	GRID N	GRID E
1	6,906,159.54	2,376,015.92	6,905,330.90	2,375,730.83
2	6,906,179.33	2,376,004.25	6,905,350.69	2,375,719.17
3	6,906,183.67	2,376,241.93	6,905,355.03	2,375,956.81
4	6,906,164.00	2,376,260.02	6,905,335.36	2,375,974.90

COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. PROJECT COORDINATES ARE SCALED AT 0,0 USING A COMBINED SCALE FACTOR OF 1.000120000.

**TARRANT REGIONAL WATER DISTRICT
CEDAR CREEK SECTION II PIPELINE
REPLACEMENT & IMPROVMENTS
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS**

THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4202, NAD83, 2011 ADJUSTMENT.

PROPERTY: JAMES CHRISTOPHER KNAPP

PROPERTY ACREAGE: REMAINDER OF A CALLED 41.57 ACS. (DEED)

24104 P36 KNAPP TCE.dwg

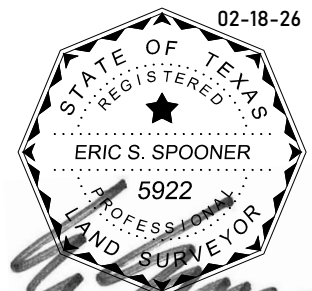
DRAWN BY: C. REEDER CHECKED BY: E. SPOONER



SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 30 YEARS OF SERVICE

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TBPLS FIRM NO. 10054900

PARCEL 36 ~ KNAPP ~ PG. 3 OF 3



02-18-26

Temporary easement interests across (i) an approximately 0.1320-acre tract of land, and (ii) an approximately 0.1307-acre tract of land, each situated in the J. McDonald Survey, Abstract No. 997, Tarrant County, Texas, and being portions of those certain tracts conveyed to Oakdale Baptist Church by deed filed for record in Tarrant County Clerk's Instrument No. D206150685, Official Public Records of Tarrant County, Texas, and (iii) an approximately 0.1421-acre tract of land situated in said J. McDonald Survey, being a portion of that certain tract conveyed to Oakdale Baptist Church by deed filed for record in Tarrant County Clerk's Instrument No. D206222830, Official Public Records of Tarrant County, Texas, for the negotiated purchase price of \$16,575.96.

Exhibit "A-1"

**TARRANT REGIONAL WATER DISTRICT
CEDAR CREEK SECTION II PIPELINE REPLACEMENT & IMPROVEMENTS**

**PARCEL NO. 38
J. McDONALD SURVEY, ABSTRACT NO. 997
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS**

BEING a 0.1320 acre tract of land located in the J. McDonald Survey, Abstract No. 997, City of Mansfield, Tarrant County, Texas, said 0.1320 acre tract of land being a portion of that certain tract of land described as Tract I, conveyed to **OAKDALE BAPTIST CHURCH**, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D206150685, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said 0.1320 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner on the northwest property line of said Tract I, same being a southeast property line of that certain tract of land conveyed to Phillips Equity Capital, LLC, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D222219140, O.P.R.T.C.T., said beginning point being at the intersection of the said property lines with the north line of an existing 130 feet wide Pipeline Right-of-Way Easement described as "Parcel 34", conveyed to Tarrant County Water Control and Improvement District No. 1, by deed thereof filed for record in Volume 3707, Page 508, Deed Records, Tarrant County, Texas, said beginning point also having a NAD83 Texas North Central Zone 4202 grid coordinate of N: 6,905,403.66 and E: 2,376,508.25, from which a 3 inch aluminum monument stamped "TCWC & ID NO. 1" found (Controlling Monument) at the most westerly property corner of said Tract I, same being a south property corner of the said Phillips Equity tract bears South 58°46'40" West, a distance of 345.46 feet;

THENCE North 58°46'40" East, along the said property lines, a distance of 58.00 feet to a point for corner from which the most northerly property corner of said Tract I bears North 58°46'40" East, a distance of 1,804.54 feet;

THENCE South 61°39'53" East, departing the said property lines, over and across said Tract I, and along a line 50 feet northeast of and parallel with the said existing easement line, a distance of 114.99 feet to the southeast property line of said Tract I, same being the northwest property line of that certain tract of land described as "Tract II", conveyed to the said Oakdale Baptist Church by the deed filed for record in Tarrant County Clerk's Instrument No. D206150685, O.P.R.T.C.T.;

THENCE South 58°46'40" West, along the common property line of said Tracts I and II, a distance of 58.00 feet to the intersection of the said property lines with the aforesaid existing easement line;

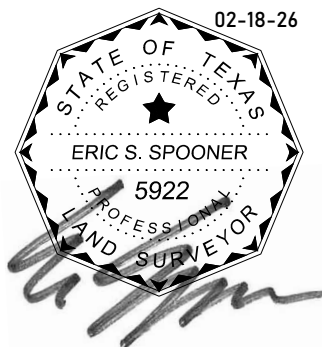
THENCE North 61°39'53" West, departing the said property lines, over and across said Tract I, and along the said existing easement line, a distance of 114.99 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **0.1320 acres (5,749 square feet)** of land, more or less.

The bearings recited hereinabove are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, NAD83, 2011 Adjustment.

I Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the foregoing description accurately sets out the metes and bounds description of the easement tract described herein.

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



(R1)

3" ALUM. MON. FND. "TCWC
& ID NO. 1" (CM) BEARS
S58°46'40"W ~ 345.46'

(R2)

N. PROPERTY CORNER
OF TRACT 1 BEARS
N58°46'40"E ~ 1,804.54'



0 20' 40'



GRAPHIC SCALE IN FEET
1" = 40'

LINE TABLE		
NO.	DIRECTION	DIST.
L1	N58°46'40"E	58.00'
L2	S61°39'53"E	114.99'
L3	S58°46'40"W	58.00'
L4	N61°39'53"W	114.99'

OWNER
PHILLIPS EQUITY CAPITAL, LLC
T.C.C.I. NO. D222219140
O.P.R.T.C.T.

OWNER
OAKDALE BAPTIST CHURCH
"TRACT I" IN
T.C.C.I. NO. D206150685
O.P.R.T.C.T.

OWNER
OAKDALE BAPTIST CHURCH
"TRACT II" IN
T.C.C.I. NO. D206150685
O.P.R.T.C.T.

**POINT OF
BEGINNING**

N: 6,905,403.66
E: 2,376,508.25
(NAD83 ~ GRID)

0.1320 ACRES
(5,749 SQ. FT.)

EX. 130' PIPELINE R.O.W. ESMT. TO
TARRANT COUNTY WATER CONTROL
& IMPROVEMENT DISTRICT NO. 1
"PARCEL 41" IN VOL. 3707, PG. 508
D.R.T.C.T.

J. McDONALD SURVEY
ABSTRACT NO. 997

**TARRANT REGIONAL WATER DISTRICT
CEDAR CREEK SECTION II PIPELINE
REPLACEMENT & IMPROVMENTS
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS**

THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE
SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4202, NAD83, 2011 ADJUSTMENT.

PROPERTY: OAKDALE BAPTIST CHURCH

PROPERTY ACREAGE: 4.952 ACRES (CALC - DEED)

24104 P38 OAKDALE BAPTIST.dwg

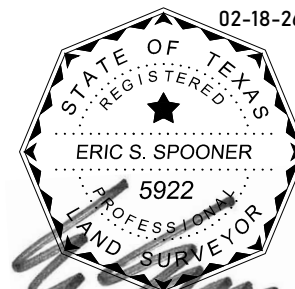
DRAWN BY: C. REEDER CHECKED BY: E. SPOONER



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TBPLS FIRM NO. 10054900

PAR. 38 ~ OAKDALE BAPTIST ~ PG. 2 OF 3



POINT TABLE				
POINT	PROJECT N	PROJECT E	GRID N	GRID E
1	6,906,232.31	2,376,793.43	6,905,403.66	2,376,508.25
2	6,906,262.37	2,376,843.03	6,905,433.72	2,376,557.84
3	6,906,207.80	2,376,944.24	6,905,379.15	2,376,659.04
4	6,906,177.73	2,376,894.64	6,905,349.09	2,376,609.45

COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. PROJECT COORDINATES ARE SCALED AT 0,0 USING A COMBINED SCALE FACTOR OF 1.000120000.

**TARRANT REGIONAL WATER DISTRICT
CEDAR CREEK SECTION II PIPELINE
REPLACEMENT & IMPROVMENTS
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS**

THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4202, NAD83, 2011 ADJUSTMENT.

PROPERTY: OAKDALE BAPTIST CHURCH

PROPERTY ACREAGE: 4.952 ACRES (CALC - DEED)

24104 P38 OAKDALE BAPTIST.dwg

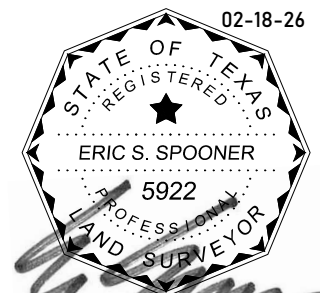
DRAWN BY: C. REEDER CHECKED BY: E. SPOONER



SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 30 YEARS OF SERVICE

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(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900

PAR. 38 ~ OAKDALE BAPTIST ~ PG. 3 OF 3



02-18-26

Exhibit "A-2"

TARRANT REGIONAL WATER DISTRICT CEDAR CREEK SECTION II PIPELINE REPLACEMENT & IMPROVEMENTS

PARCEL NO. 39 J. McDONALD SURVEY, ABSTRACT NO. 997 CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

BEING a 0.1307 acre tract of land located in the J. McDonald Survey, Abstract No. 997, City of Mansfield, Tarrant County, Texas, said 0.1307 acre tract of land being a portion of that certain tract of land described as "Tract II", conveyed to **OAKDALE BAPTIST CHURCH**, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D206150685, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said 0.1307 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point on the the northwest property line of said Tract II, same being a southeast property line of that certain tract of land described as "Tract I" conveyed to said Oakdale Baptist Church, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D206150685, O.P.R.T.C.T., said point being at the intersection of the said property lines with the north line of an existing 130 feet wide Pipeline Right-of-Way Easement described as "Parcel 41", conveyed to Tarrant County Water Control and Improvement District No. 1, by deed thereof filed for record in Volume 3707, Page 508, Deed Records, Tarrant County, Texas (D.R.T.C.T.), said beginning point also having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 6,905,349.09 and E: 2,376,609.45, from said beginning point a 3 inch aluminum monument stamped "TCWC & ID No. 1" found (Controlling Monument) at the most westerly property corner of said Tract I bears South 58°46'40" West, a distance of 382.89 feet and North 43°05'20" West, a distance of 101.30 feet;

THENCE North 58°46'40" East, along the said property lines, a distance of 58.00 feet to a point for corner from which the north property corner of said Tract II bears North 58°46'40" East, a distance of 1,787.61 feet;

THENCE South 61°39'53" East, departing the said property lines, over and across said Tract II and along a line 50 feet northeast of and parallel with the said existing easement line, a distance of 113.85 feet to the southeast property line of said Tract II, same being a northwest property line of that certain tract of land conveyed to Oakdale Baptist Church, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D206222830, O.P.R.T.C.T.;

THENCE South 58°46'40" West, along the said property lines, a distance of 58.00 feet to the intersection of the said property lines with the north line of an existing 130 feet wide Pipeline Right-of-Way Easement described as "Parcel 43", conveyed to Tarrant County Water Control and Improvement District No. 1, by deed thereof filed for record in Volume 3703, Page 476, D.R.T.C.T.;

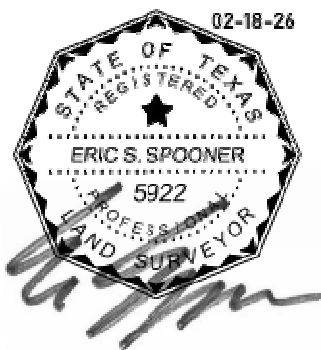
THENCE North 61°39'53" West, departing the said property lines, over and across said Tract II, in part along the existing north easement line of said Parcel 43 and in part along the existing easement line of the aforesaid Parcel 41, a distance of 113.85 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **0.1307 acres (5,693 square feet)** of land, more or less.

The bearings recited hereinabove are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, NAD83, 2011 Adjustment.

I Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the foregoing description accurately sets out the metes and bounds description of the easement tract described herein.

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



(R1)

3" ALUM. MON. FND. "TCWC
& ID NO. 1" (CM) BEARS
S58°46'40"W ~ 382.89' &
N43°05'20"W ~ 101.30'

(R2)

N. PROPERTY CORNER
OF TRACT II BEARS
N58°46'40"E ~ 1,787.61'

E1

EX. 130' PIPELINE R.O.W. ESMT. TO
TARRANT COUNTY WATER CONTROL
& IMPROVEMENT DISTRICT NO. 1
"PARCEL 43" IN VOL. 3703, PG. 476
D.R.T.C.T.

OWNER
OAKDALE BAPTIST CHURCH
"TRACT I" IN
T.C.C.I. NO. D206150685
O.P.R.T.C.T.

OWNER
OAKDALE BAPTIST CHURCH
"TRACT II" IN
T.C.C.I. NO. D206150685
O.P.R.T.C.T.

OWNER
OAKDALE BAPTIST CHURCH
T.C.C.I. NO. D206222830
O.P.R.T.C.T.

**POINT OF
BEGINNING**

N: 6,905,349.09
E: 2,376,609.45
(NAD83 ~ GRID)

0.1307 ACRES
(5,693 SQ. FT.)

EX. 130' PIPELINE R.O.W. ESMT. TO
TARRANT COUNTY WATER CONTROL
& IMPROVEMENT DISTRICT NO. 1
"PARCEL 41" IN VOL. 3707, PG. 508
D.R.T.C.T.

LINE TABLE

NO.	DIRECTION	DIST.
L1	N58°46'40"E	58.00'
L2	S61°39'53"E	113.85'
L3	S58°46'40"W	58.00'
L4	N61°39'53"W	113.85'

0 20' 40'
GRAPHIC SCALE IN FEET
1" = 40'

TARRANT REGIONAL WATER DISTRICT
CEDAR CREEK SECTION II PIPELINE
REPLACEMENT & IMPROVMENTS
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE
SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4202, NAD83, 2011 ADJUSTMENT.

PROPERTY: OAKDALE BAPTIST ~ TRACT II

PROPERTY ACREAGE: 4.99 ACRES (CALC - DEED)

24104 P39 OAKDALE BAPTIST TCE.dwg

DRAWN BY: C. REEDER CHECKED BY: E. SPOONER



**SPOONER &
ASSOCIATES**
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 30 YEARS OF SERVICE

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(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900

PARCEL 39 ~ OAKDALE BAPTIST~ PG. 2 OF 3



POINT TABLE				
POINT	PROJECT N	PROJECT E	GRID N	GRID E
1	6,906,177.73	2,376,894.64	6,905,349.09	2,376,609.45
2	6,906,207.80	2,376,944.24	6,905,379.15	2,376,659.04
3	6,906,153.76	2,377,044.45	6,905,325.12	2,376,759.24
4	6,906,123.70	2,376,994.85	6,905,295.06	2,376,709.65

COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. PROJECT COORDINATES ARE SCALED AT 0,0 USING A COMBINED SCALE FACTOR OF 1.000120000.

**TARRANT REGIONAL WATER DISTRICT
CEDAR CREEK SECTION II PIPELINE
REPLACEMENT & IMPROVMENTS
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS**

THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4202, NAD83, 2011 ADJUSTMENT.

PROPERTY: OAKDALE BAPTIST ~ TRACT II

PROPERTY ACREAGE: 4.99 ACRES (CALC - DEED)

24104 P39 OAKDALE BAPTIST TCE.dwg

DRAWN BY: C. REEDER CHECKED BY: E. SPOONER



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REGISTERED PROFESSIONAL LAND SURVEYORS
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TBPLS FIRM NO. 10054900

PARCEL 39 ~ OAKDALE BAPTIST~ PG. 3 OF 3

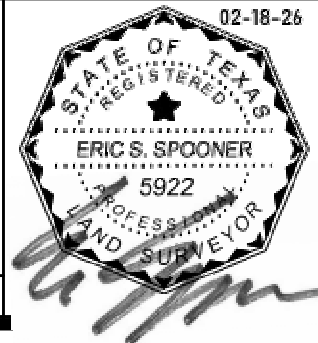


Exhibit "A-3"

TARRANT REGIONAL WATER DISTRICT CEDAR CREEK SECTION II PIPELINE REPLACEMENT & IMPROVEMENTS

PARCEL NO. 40 J. McDONALD SURVEY, ABSTRACT NO. 997 CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

BEING a 0.1421 acre tract of land located in the J. McDonald Survey, Abstract No. 997, City of Mansfield, Tarrant County, Texas, said 0.1421 acre tract of land being a portion of that certain tract of land conveyed to **OAKDALE BAPTIST CHURCH**, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D206222830, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said 0.1421 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point on the northwest property line of the said Oakdale Baptist Church tract, same being the southeast property line of that certain tract of land described as "Tract II" conveyed to Oakdale Baptist Church, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D206150685, O.P.R.T.C.T., said beginning point being at the intersection of the said property lines with the north line of an existing 130 feet wide Pipeline Right-of-Way Easement described as "Parcel 43", conveyed to Tarrant County Water Control and Improvement District No. 1, by deed thereof filed for record in Volume 3703, Page 476, Deed Records, Tarrant County, Texas, said beginning point also having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 6,905,295.06 and E: 2,376,709.65, from said beginning point a 3 inch aluminum monument stamped "TCWC & ID No. 1" found (Controlling Monument) at the most westerly property corner of a that certain tract of land described as "Tract I", conveyed to Oakdale Baptist Church by deed thereof filed for record in Tarrant County Clerk's Instrument No. D206150685, O.P.R.T.C.T. bears South 58°46'40" West, a distance of 419.96 feet and North 43°05'20" West, a distance of 201.60 feet;

THENCE North 58°46'40" East, along the said property lines, a distance of 58.00 feet to a point for corner from which the north property corner of the said Oakdale Baptist Church tract bears North 58°46'40" East, a distance of 366.91 feet;

THENCE South 61°39'53" East, departing the said property lines, over and across the said Oakdale Baptist Church tract, and along a line 50 feet northeast of and parallel with the said existing easement, a distance of 123.84 feet to the southeast property line of the said Oakdale Baptist Church tract, same being the northwest property line of a called 4.971 acre tract of land described as "Tract 2", conveyed to Akram Chowdhury and Nasima Akther Chowdhury, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D219246352, O.P.R.T.C.T.;

THENCE South 58°53'11" West, along the said property lines, a distance of 58.06 feet to the intersection of the said property lines with the said existing easement;

THENCE North 61°39'53" West, departing the said property lines, over and across the said Oakdale Baptist Church tract, and along the said existing easement line, a distance of 123.71 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **0.1421 acres (6,189 square feet)** of land, more or less.

The bearings recited hereinabove are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, NAD83, 2011 Adjustment.

I Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the foregoing description accurately sets out the metes and bounds description of the easement tract described herein.

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



(R1)

3" ALUM. MON. FND. "TCWC
& ID NO. 1" (CM) BEARS
S58°46'40"W ~ 419.96' &
N43°05'20"W ~ 201.60'

(R2)

N. PROPERTY CORNER OF OAKDALE
BAPTIST CHURCH TRACT BEARS
N58°46'40"E ~ 366.91'

OWNER
OAKDALE BAPTIST CHURCH
"TRACT II" IN
T.C.C.I. NO. D206150685
O.P.R.T.C.T.

J. McDONALD SURVEY
ABSTRACT NO. 997

OWNER
OAKDALE BAPTIST CHURCH
T.C.C.I. NO. D206222830
O.P.R.T.C.T.

**POINT OF
BEGINNING**

N: 6,905,295.06
E: 2,376,709.65
(NAD83 ~ GRID)

0.1421 ACRES
(6,189 SQ. FT.)

EX. 130' PIPELINE R.O.W. ESMT. TO
TARRANT COUNTY WATER CONTROL
& IMPROVEMENT DISTRICT NO. 1
"PARCEL 41" IN VOL. 3707, PG. 508
D.R.T.C.T.

EX. 130' PIPELINE R.O.W. ESMT. TO
TARRANT COUNTY WATER CONTROL
& IMPROVEMENT DISTRICT NO. 1
"PARCEL 43" IN VOL. 3703, PG. 476
D.R.T.C.T.

CALLLED: 4.971 ACRES
**AKRAM CHOWDHURY &
NASIMA AKTHER CHOWDHURY**
"TRACT 2" IN
T.C.C.I. NO. D219246352
O.P.R.T.C.T.

LINE TABLE

NO.	DIRECTION	DIST.
L1	N58°46'40"E	58.00'
L2	S61°39'53"E	123.84'
L3	S58°53'11"W	58.06'
L4	N61°39'53"W	123.71'

0 20' 40'



GRAPHIC SCALE IN FEET

1" = 40'

**TARRANT REGIONAL WATER DISTRICT
CEDAR CREEK SECTION II PIPELINE
REPLACEMENT & IMPROVMENTS
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS**

THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE
SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4202, NAD83, 2011 ADJUSTMENT.

PROPERTY: OAKDALE BAPTIST CHURCH

PROPERTY ACREAGE: 2.04 ACRES (CALC - DEED)

24104 P40 OAKDALE BAPTIST TCE.dwg

DRAWN BY: C. REEDER CHECKED BY: E. SPOONER



**SPOONER &
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TBPLS FIRM NO. 10054900

PAR. 40 ~ OAKDALE BAPTIST ~ PG. 2 OF 3



02-18-26

POINT TABLE				
POINT	PROJECT N	PROJECT E	GRID N	GRID E
1	6,906,123.70	2,376,994.85	6,905,295.06	2,376,709.65
2	6,906,153.76	2,377,044.45	6,905,325.12	2,376,759.24
3	6,906,094.98	2,377,153.45	6,905,266.35	2,376,868.22
4	6,906,064.98	2,377,103.74	6,905,236.35	2,376,818.52

COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. PROJECT COORDINATES ARE SCALED AT 0,0 USING A COMBINED SCALE FACTOR OF 1.000120000.

**TARRANT REGIONAL WATER DISTRICT
CEDAR CREEK SECTION II PIPELINE
REPLACEMENT & IMPROVMENTS
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS**

THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4202, NAD83, 2011 ADJUSTMENT.

PROPERTY: OAKDALE BAPTIST CHURCH

PROPERTY ACREAGE: 2.04 ACRES (CALC - DEED)

24104 P40 OAKDALE BAPTIST TCE.dwg

DRAWN BY: C. REEDER CHECKED BY: E. SPOONER



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PAR. 40 ~ OAKDALE BAPTIST ~ PG. 3 OF 3



02-18-26

Temporary easement interest across an approximately 0.1799-acre tract of land situated in the J. McDonald Survey, Abstract No. 997, Tarrant County, Texas, being a portion of that certain 5.01-acre tract conveyed to Bradley L. Hartfield and Anne A. Hartfield by deed filed for record in Tarrant County Clerk's Instrument No. D217072889, Official Public Records of Tarrant County, Texas, for the negotiated purchase price of \$10,000.00.

Exhibit "A"

**TARRANT REGIONAL WATER DISTRICT
CEDAR CREEK SECTION II PIPELINE REPLACEMENT & IMPROVEMENTS**

**PARCEL NO. 44
J. McDONALD SURVEY, ABSTRACT NO. 997
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS**

BEING a 0.1799 acre tract of land located in the J. McDonald Survey, Abstract No. 997, City of Mansfield, Tarrant County, Texas, said 0.1799 acre tract of land being a portion of a called 5.01 acre tract of land conveyed to **BRADLEY L. HARTFIELD and ANNE A. HARTFIELD**, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D217072889, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said 0.1799 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point on the southeast property line of the said 5.01 acre tract, same being a northwest lot line of Lot 1, Block 1, Juan Carlos Estates, being an Addition to the said City and State, according to the plat thereof filed for record in Tarrant County Clerk's Instrument No. D224088322, O.P.R.T.C.T., said beginning point being at the intersection of the said property line and the said lot line with the northeast line of an existing 130 feet wide Pipeline Right-of-Way Easement described as "Parcel 47", conveyed to Tarrant County Water Control and Improvement District No. 1, by deed thereof filed for record in Volume 3709, Page 492, Deed Records, Tarrant County, Texas (D.R.T.C.T.), said beginning having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 6,905,037.08 and E: 2,377,188.06, said beginning point also being North 58°51'28" East, a distance of 130.65 feet from the south property corner of the said 5.01 acre tract;

THENCE North 61°39'53" West, departing the said property line and the said lot line, over and across the said 5.01 acre tract, in part along the said northeast line of Parcel 47 and in part along the northeast line of an existing 130 feet wide Pipeline Right-of-Way Easement described as "Parcel 45", conveyed to Tarrant County Water Control and Improvement District No. 1, by deed thereof filed for record in Volume 3702, Page 106, D.R.T.C.T., a distance of 156.71 feet to a point for corner at the intersection of the said existing easement line with the northwest property line of the said 5.01 acre tract, same being a southeast property line of a called 2.947 acre tract of land described as "Tract 1", conveyed to Akram Chowdhury and Nasim Akther Chowdhury, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D219246352, O.P.R.T.C.T., said point being North 58°52'12" East, a distance of 50.55 feet from the most westerly property corner of the said 5.01 acre tract;

THENCE North 58°52'12" East, along the said property lines, a distance of 58.05 feet;

THENCE South 61°39'53" East, departing the said property lines, over and across the said 5.01 acre tract and along a line 50 feet northeast of and parallel with the said existing easement line, a distance of 156.70 feet to the aforesaid southeast property line of the said 5.01 acre tract, same being the aforementioned northwest lot line of said Lot 1;

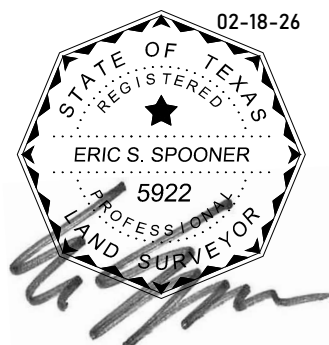
THENCE South 58°51'28" West, along the said property line and the said lot line, a distance of 58.04 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **0.1799 acres (7,835 square feet)** of land, more or less.

The bearings recited hereinabove are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, NAD83, 2011 Adjustment.

I Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the foregoing description accurately sets out the metes and bounds description of the easement tract described herein.

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



CALLLED: 2.947 ACRES
**AKRAM CHOWDHURY &
NASIMA AKTHER CHOWDHURY**
"TRACT 1" IN
T.C.C.I. NO. D219246352
O.P.R.T.C.T.

E1
EX. 130' PIPELINE R.O.W. ESMT. TO
TARRANT COUNTY WATER CONTROL
& IMPROVEMENT DISTRICT NO. 1
"PARCEL 47" IN VOL. 3709, PG. 492
D.R.T.C.T.

J. McDONALD SURVEY
ABSTRACT NO. 997

CALLLED: 5.01 ACRES
**BRADLEY L. HARTFIELD
& ANNE A. HARTFIELD**
T.C.C.I. NO. D217072889,
O.P.R.T.C.T.

N58°52'12"E
58.05'

0.1799 ACRES
(7,835 SQ. FT.)

S61°39'53"E ~ 156.70'

N61°39'53"W ~ 156.71'

50.55'
N58°52'12"E

EX. 130' PIPELINE R.O.W. ESMT. TO
TARRANT COUNTY WATER CONTROL
& IMPROVEMENT DISTRICT NO. 1
"PARCEL 45" IN VOL. 3702, PG. 106
D.R.T.C.T.

S58°51'28"W
58.04'

**POINT OF
BEGINNING**

N: 6,905,037.08
E: 2,377,188.06
(NAD83 ~ GRID)

LOT 1, BLOCK 1
JUAN CARLOS ESTATES
T.C.C.I. NO. D224088322,
O.P.R.T.C.T.

0 20' 40'



GRAPHIC SCALE IN FEET
1" = 40'

**TARRANT REGIONAL WATER DISTRICT
CEDAR CREEK SECTION II PIPELINE
REPLACEMENT & IMPROVMENTS
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS**

THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE
SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4202, NAD83, 2011 ADJUSTMENT.

PROPERTY: BRADLEY & ANNE HARTFIELD

PROPERTY ACREAGE: CALLED 5.01 ACRES (DEED)

24104 P44 HARTFIELD TCE.dwg

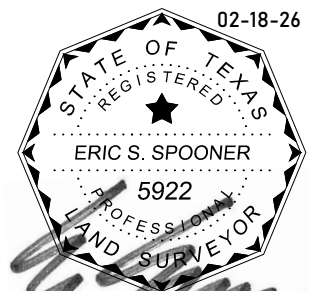
DRAWN BY: C. REEDER CHECKED BY: E. SPOONER



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TBPLS FIRM NO. 10054900

PARCEL 44 ~ HARTFIELD ~ PG. 2 OF 3



POINT TABLE				
POINT	PROJECT N	PROJECT E	GRID N	GRID E
1	6,905,865.69	2,377,473.32	6,905,037.08	2,377,188.06
2	6,905,940.07	2,377,335.39	6,905,111.45	2,377,050.14
3	6,905,970.08	2,377,385.08	6,905,141.46	2,377,099.83
4	6,905,895.71	2,377,523.00	6,905,067.10	2,377,237.73

COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. PROJECT COORDINATES ARE SCALED AT 0,0 USING A COMBINED SCALE FACTOR OF 1.000120000.

**TARRANT REGIONAL WATER DISTRICT
CEDAR CREEK SECTION II PIPELINE
REPLACEMENT & IMPROVMENTS
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS**

THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4202, NAD83, 2011 ADJUSTMENT.

PROPERTY: BRADLEY & ANNE HARTFIELD

PROPERTY ACREAGE: CALLED 5.01 ACRES (DEED)

24104 P44 HARTFIELD TCE.dwg

DRAWN BY: C. REEDER CHECKED BY: E. SPOONER



SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
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TBPLS FIRM NO. 10054900

PARCEL 44 ~ HARTFIELD ~ PG. 3 OF 3



02-18-26

Temporary easement interest across an approximately 0.2991-acre tract of land situated in the J. McDonald Survey, Abstract No. 997, Tarrant County, Texas, being a portion of Lot 1, Block 1, Juan Carlos Estates, an addition to Tarrant County, Texas, according to the plat filed for record in Tarrant County Clerk's Instrument No. D224088322, Official Public Records, Tarrant County, Texas, and also being a portion of that certain tract conveyed to Juan Carlos Avila Aguilar and Anabel Gonzalez by deed filed for record in Tarrant County Clerk's Instrument No. D219105000, Official Public Records, Tarrant County, Texas, for the negotiated purchase price of \$12,283.92.

Exhibit "A"

**TARRANT REGIONAL WATER DISTRICT
CEDAR CREEK SECTION II PIPELINE REPLACEMENT & IMPROVEMENTS**

**PARCEL NO. 45
LOT 1, BLOCK 1, JUAN CARLOS ESTATES
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS**

BEING a 0.2991 acre tract of land located in the J. McDonald Survey, Abstract No. 997, City of Mansfield, Tarrant County, Texas, said 0.2991 acre tract of land being a portion of **LOT 1, BLOCK 1, JUAN CARLOS ESTATES**, being an addition to the said City and State, Texas, according to the plat thereof filed for record in Tarrant County Clerk's Instrument No. D224088322, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said 0.2991 acre tract also being a portion of that certain tract of land conveyed to **JUAN CARLOS AVILA AGUILAR and ANABEL GONZALEZ**, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D219105000, O.P.R.T.C.T., said 0.2991 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point on the northwest lot line of said Lot 1, same being the southeast property line of a called 5.01 acre tract of land conveyed to Bradley L. Hartfield and Anne A. Hartfield, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D217072889, O.P.R.T.C.T., said beginning point being at the intersection of the said lot line and the said property line with the northeast easement line of an existing 130 feet wide Pipeline Right-of-Way Easement described as "Parcel 47", conveyed to Tarrant County Water Control and Improvements District No. 1, by deed thereof filed for record in Volume 3709, Page 492, Deed Records, Tarrant County, Texas; from said beginning point, the west lot corner of said Lot 1 bears South 58°51'28" West, 602.75 feet, said beginning point also having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 6,905,037.08 and E: 2,377,188.06;

THENCE North 58°51'28" East, along the said lot line and the said property line, a distance of 58.04 feet to a point for corner from which the north lot corner of said Lot 1, same being the east property corner of the said 5.01 acre tract, bears North 58°51'28" East, 1,432.88 feet;

THENCE South 61°39'53" East, departing the said lot line and the said property line, over and across said Lot 1, and along a line 50 feet northeast of and parallel with the said existing easement line, a distance of 260.94 feet;

THENCE South 59°25'20" West, continuing over and across said Lot 1, a distance of 58.39 feet to the said existing easement line;

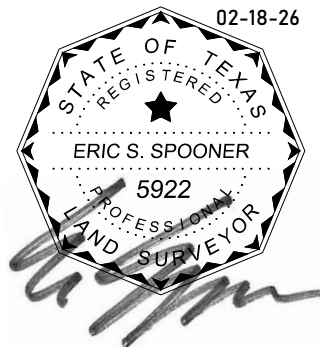
THENCE North 61°39'53" West, along the said existing easement line, a distance of 260.27 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **0.2991 acres (13,030 square feet)** of land, more or less.

The bearings recited hereinabove are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, NAD83, 2011 Adjustment.

I Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the foregoing description accurately sets out the metes and bounds description of the easement tract described herein.

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



CALLED: 5.01 ACRES
BRADLEY L. HARTFIELD
ANNE A. HARTFIELD
 T.C.C.I. NO. D217072889,
 O.P.R.T.C.T.

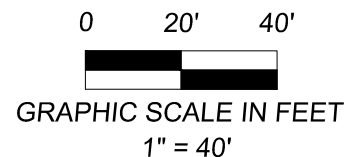
R1
 MOST WESTERLY
 LOT CORNER OF LOT 1
 BEARS S58°51'28"W ~ 602.75'

R2
 NORTH LOT CORNER
 OF LOT 1 BEARS
 N58°51'28"E ~ 1,432.88'

LINE TABLE		
NO.	DIRECTION	DIST.
L1	N58°51'28"E	58.04'
L2	S59°25'20"W	58.39'

LOT 1, BLOCK 1
JUAN CARLOS ESTATES
 T.C.C.I. NO. D224088322,
 O.P.R.T.C.T.

OWNER
JUAN CARLOS AVILA AGUILAR
& ANABEL GONZALEZ
 T.C.C.I. NO. D219105000,
 O.P.R.T.C.T.



E1
 EX. 15' UTILITY ESMT.
 T.C.C.I. NO. D224088322
 O.P.R.T.C.T.

POINT OF BEGINNING

N:6,905,037.08
 E:2,377,188.06
 GRID ~ NAD83

EX. 130' PIPELINE R.O.W. ESMT. TO
 TARRANT COUNTY WATER CONTROL
 & IMPROVEMENT DISTRICT NO. 1
 "PARCEL 47" IN VOL. 3709, PG. 492,
 D.R.T.C.T.

J. McDONALD SURVEY
 ABSTRACT NO. 997

CALLED: 2.828 ACRES
VALVERDE-JAME TRUST
 T.C.C.I. NO. D224079686,
 O.P.R.T.C.T.

CALLED: 3.1 ACRES
FEMCA PROPERTIES INC.
 T.C.C.I. NO. D222213330,
 O.P.R.T.C.T.

TARRANT REGIONAL WATER DISTRICT CEDAR CREEK SECTION II PIPELINE REPLACEMENT & IMPROVMENTS CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE
 SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4202, NAD83, 2011 ADJUSTMENT.

PROPERTY: LOT 1, BLOCK 1, JUAN CARLOS ESTATES, T.C.C.I. NO. D224088322 | PROPERTY ACREAGE: 6.1918 ACRES (CALC)

24104 P45 AGUILAR TCE.dwg

DRAWN BY: B. SMITH

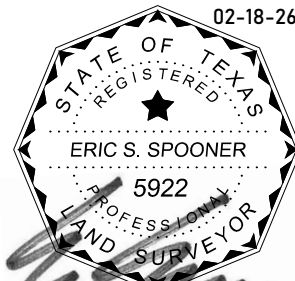
CHECKED BY: E. SPOONER



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 TBPLS FIRM NO. 10054900

PAR. 45 ~ AGUILAR ~ EXH "A" ~ PG. 2 OF 3



02-18-26

POINT TABLE				
POINT	PROJECT N	PROJECT E	GRID N	GRID E
1	6,905,865.69	2,377,473.32	6,905,037.08	2,377,188.06
2	6,905,895.71	2,377,523.00	6,905,067.10	2,377,237.73
3	6,905,771.86	2,377,752.67	6,904,943.26	2,377,467.38
4	6,905,742.16	2,377,702.41	6,904,913.56	2,377,417.12

COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. PROJECT COORDINATES ARE SCALED AT 0,0 USING A COMBINED SCALE FACTOR OF 1.000120000.

**TARRANT REGIONAL WATER DISTRICT
CEDAR CREEK SECTION II PIPELINE
REPLACEMENT & IMPROVMENTS
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS**

THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4202, NAD83, 2011 ADJUSTMENT.

PROPERTY: LOT 1, BLOCK 1, JUAN CARLOS ESTATES, T.C.C.I. NO. D224088322 | PROPERTY ACREAGE: 6.1918 ACRES (CALC)

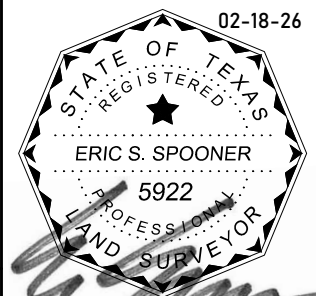
24104 P45 AGUILAR TCE.dwg

DRAWN BY: B. SMITH | CHECKED BY: E. SPOONER



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TBPLS FIRM NO. 10054900

PAR. 45 ~ AGUILAR ~ EXH "A" ~ PG. 3 OF 3



Temporary easement interest across an approximately 0.3554-acre tract of land situated in the J. McDonald Survey, Abstract No. 997, Tarrant County, Texas, being a portion of that certain 3.32-acre tract conveyed to Bruce N. Putney and Karyn R. Putney by deed filed for record in Tarrant County Clerk's Instrument No. D213202004, Official Public Records, Tarrant County, Texas, for the negotiated purchase price of \$14,542.73.

Exhibit "A"

**TARRANT REGIONAL WATER DISTRICT
CEDAR CREEK SECTION II PIPELINE REPLACEMENT & IMPROVEMENTS**

**PARCEL NO. 52
J. McDONALD SURVEY, ABSTRACT NO. 997
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS**

BEING a 0.3554 acre tract of land located in the J. McDonald Survey, Abstract No. 997, City of Mansfield, Tarrant County, Texas, said 0.3554 acre tract of land being a portion of a called 3.32 acre tract of land conveyed to **BRUCE N. PUTNEY and KARYN R. PUTNEY**, by deed thereof filed for in Tarrant County Clerk's Instrument No. D213202004, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said 0.3554 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at the west property corner of the said 3.32 acre tract, same being the north property corner of a called 0.33 acre tract conveyed to Bruce Putney and Karyn Putney by deed thereof filed for record in Tarrant County Clerk's Instrument No. D223078047, O.P.R.T.C.T., said beginning point also being on the southeast property line of a called 3.119 acre tract of land conveyed to Gerardo Haros and Rafael E. Haros, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D222137976, O.P.R.T.C.T., said beginning point also having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 6,904,745.68 and E: 2,377,763.88;

THENCE North 59°28'13" East, along the northwest property line of the said 3.32 acre tract and along the said southeast property line of the 3.119 acre tract, a distance of 38.76 feet;

THENCE South 61°39'53" East, departing the said property lines, over and across the said 3.32 acre tract, a distance of 316.13 feet to the a southeast property line of the said 3.32 acre tract, same being the northwest right-of-way line of Nelson Wyatt Road (being a variable width public right-of-way);

THENCE South 59°50'35" West, along the said property line and the said right-of-way line, a distance of 58.65 feet to a point for corner at the intersection of the said property line and the said right-of-way line with the northeast line of an existing 130 feet wide Pipeline Right-of-Way Easement described as "Parcel 48-B", conveyed to Tarrant County Water Control and Improvements District No. 1, by deed thereof filed for record in Volume 3698, Page 480, Deed Records, Tarrant County, Texas, from which the south property corner of the said 3.32 acre tract, same being the east property corner of the aforesaid 0.33 acre tract, bears South 59°50'35" West, a distance of 145.92 feet;

THENCE North 61°39'53" West, departing the said property line and the said right-of-way line, over and across the said 3.32 acre tract, and along the said existing easement line, a distance of 278.22 feet to the southwest property line of the said 3.32 acre tract, same being the northeast property line of the said 0.33 acre tract;

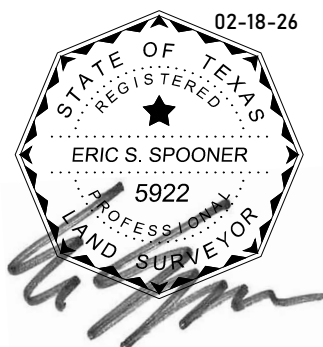
THENCE North 30°01'55" West, along the said property lines, a distance of 32.07 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **0.3554 acres (15,481 square feet)** of land, more or less.

The bearings recited hereinabove are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, NAD83, 2011 Adjustment.

I Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the foregoing description accurately sets out the metes and bounds description of the easement tract described herein.

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



POINT OF BEGINNING

N:6,904,745.68
E:2,377,763.88
GRID ~ NAD83

CALLED: 3.32 ACRES
**BRUCE N. PUTNEY
& KARYN R. PUTNEY**
T.C.C.I. NO. D213202004
O.P.R.T.C.T.

LINE TABLE		
NO.	DIRECTION	DIST.
L1	N59°28'13"E	38.76'
L2	S59°50'35"W	58.65'
L3	N30°01'55"W	32.07'

0 25' 50'



GRAPHIC SCALE IN FEET
1" = 50'

CALLLED: 3.119 ACRES
**GERARDO HAROS
& RAFAEL E. HAROS**
T.C.C.I. NO. D222137976
O.P.R.T.C.T.

CALLLED: 1.005 ACRES
JUAN CARLOS AVILA-AGUILAR
T.C.C.I. NO. D223054164
O.P.R.T.C.T.

*J. McDONALD SURVEY
ABSTRACT NO. 997*

CALLLED: 0.33 ACRES
**BRUCE PUTNEY
& KARYN PUTNEY**
T.C.C.I. NO. D23078047
O.P.R.T.C.T.

0.3554 ACRES
(15,481 SQ. FT.)

EX. 130' PIPELINE R.O.W. ESMT. TO
TARRANT COUNTY WATER CONTROL
& IMPROVEMENTS DISTRICT NO. 1
"PARCEL 48-B" IN VOL. 3698, PG. 480.
D.R.T.C.T.

NELSON WYATT RD.
(VARIABLE WIDTH PUBLIC R.O.W.)

**TARRANT REGIONAL WATER DISTRICT
CEDAR CREEK SECTION II PIPELINE
REPLACEMENT & IMPROVMENTS
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS**

THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE
SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4202, NAD83, 2011 ADJUSTMENT.

PROPERTY: BRUCE N. PUTNEY, ET UX, INS. NO. D213202004, O.P.R.T.C.T. PROPERTY ACREAGE: CALLED 3.32 ACRES (DEED)

24104 P52 PUTNEY TCE.dwg

DRAWN BY: B. SMITH CHECKED BY: E. SPOONER



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TBPLS FIRM NO. 10054900

PAR. 52 ~ PUTNEY ~ EXH "A" ~ PG. 2 OF 3



POINT TABLE				
POINT	PROJECT N	PROJECT E	GRID N	GRID E
1	6,905,574.25	2,378,049.22	6,904,745.68	2,377,763.88
2	6,905,593.95	2,378,082.61	6,904,765.37	2,377,797.27
3	6,905,443.90	2,378,360.86	6,904,615.34	2,378,075.49
4	6,905,414.44	2,378,310.15	6,904,585.88	2,378,024.79
5	6,905,546.49	2,378,065.27	6,904,717.92	2,377,779.93

COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. PROJECT COORDINATES ARE SCALED AT 0,0 USING A COMBINED SCALE FACTOR OF 1.000120000.

**TARRANT REGIONAL WATER DISTRICT
CEDAR CREEK SECTION II PIPELINE
REPLACEMENT & IMPROVMENTS
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS**

THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4202, NAD83, 2011 ADJUSTMENT.

PROPERTY: BRUCE N. PUTNEY, ET UX, INS. NO. D213202004, O.P.R.T.C.T. PROPERTY ACREAGE: CALLED 3.32 ACRES (DEED)

24104 P52 PUTNEY TCE.dwg

DRAWN BY: B. SMITH CHECKED BY: E. SPOONER



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PAR. 52 ~ PUTNEY ~ EXH "A" ~ PG. 3 OF 3



02-18-26

Temporary easement interest across an approximately 0.3643-acre tract of land, situated in the E. Hendricks Survey, Abstract No. 659, Tarrant County, Texas, being a portion of that certain 12.002-acre tract conveyed to Mansfield Park Facilities Development Corporation by deed filed for record in Tarrant County Clerk's Instrument No. D213111004, Official Public Records, Tarrant County, Texas for the negotiated purchase price of \$14,924.35.

Exhibit "A"

**TARRANT REGIONAL WATER DISTRICT
CEDAR CREEK SECTION II PIPELINE REPLACEMENT & IMPROVEMENTS**

**PARCEL NO. 60
E. HENDRICKS SURVEY, ABSTRACT NO. 659
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS**

BEING a 0.3643 acre tract of land located in the E. Hendricks Survey, Abstract No. 659, City of Mansfield, Tarrant County, Texas, said 0.3643 acre tract of land being a portion of a called 12.002 acre tract of land conveyed to **MANSFIELD PARK FACILITIES DEVELOPMENT CORPORATION**, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D213111004, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said 0.3643 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 "BEASLEY" found (Controlling Monument) at a northwest property corner of the said 12.002 acre tract, same being the south lot corner of Lot 46, Block 2, Woodland Estates, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet A, Slide 10939, Plat Records, Tarrant County, Texas, and being on the north line of an existing 130 feet wide Pipeline Right-of-Way Easement described as "Parcel 50", conveyed to Tarrant County Water Control and Improvement District No. 1, by deed thereof filed for record in Volume 3716, Page 456, Deed Records, Tarrant County, Texas, from which a 1/2 inch iron rod with a cap stamped "WEIR" found (Controlling Monument) at the most westerly northwest property corner of the said 12.002 acre tract bears North 61°45'35" West, a distance of 571.08 feet and North 61°42'29" West, a distance of 6.60 feet, said beginning point also having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 6,903,371.08 and E: 2,380,277.68;

THENCE North 28°17'31" East, along a northwest property line of the said 12.002 acre tract and along the southeast lot line of said Lot 46, a distance of 75.00 feet;

THENCE South 61°34'14" East, departing the said property line and the said lot line, over and across the said 12.002 acre tract, a distance of 211.56 feet to a southeast property line of the said 12.002 acre tract, same being the northwest lot line of Lot 1X, Block X, Dolce Vista, being an Addition to the said City and State, according to the plat thereof filed for record in Tarrant County Clerk's Instrument No. D225156458, O.P.R.T.C.T.;

THENCE South 28°17'32" West, along the said property line and the said lot line, a distance of 75.00 feet to a southeast property corner of the said 12.002 acre tract, same being the west lot corner of said Lot 1X, and being on the aforesaid north line of the existing 130 feet wide Pipeline and Right-of-Way Easement;

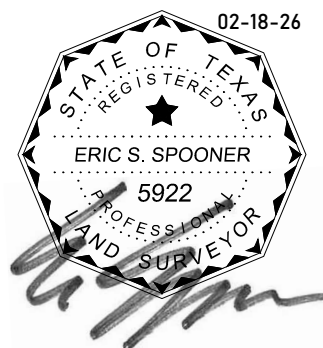
THENCE North 61°34'14" West, over and across the said 12.002 acre tract and along the said existing easement line, a distance of 211.56 feet to the **POINT OF BEGINNING**.

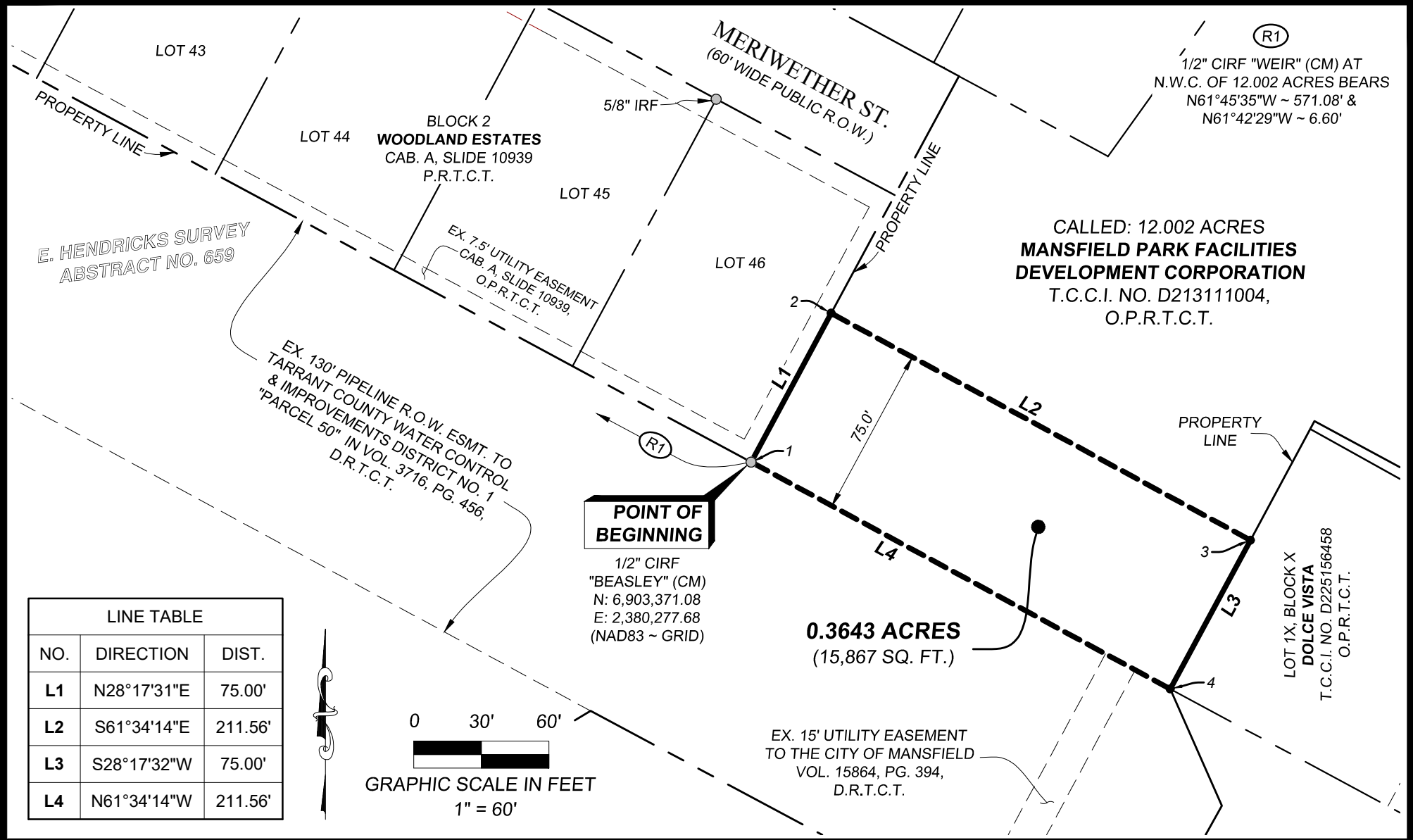
The hereinabove described tract of land contains a computed area of **0.3643 acres (15,867 square feet)** of land, more or less.

The bearings recited hereinabove are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, NAD83, 2011 Adjustment.

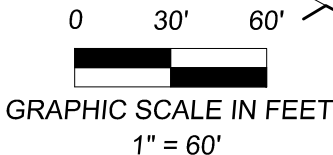
I Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the foregoing description accurately sets out the metes and bounds description of the easement tract described herein.

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





LINE TABLE		
NO.	DIRECTION	DIST.
L1	N28°17'31"E	75.00'
L2	S61°34'14"E	211.56'
L3	S28°17'32"W	75.00'
L4	N61°34'14"W	211.56'



TARRANT REGIONAL WATER DISTRICT
CEDAR CREEK SECTION II PIPELINE
REPLACEMENT & IMPROVMENTS
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

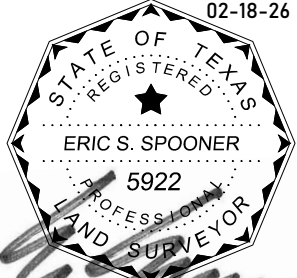
THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE
SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4202, NAD83, 2011 ADJUSTMENT.

PROPERTY: MANSFIELD PARK FACILITIES DEVELOPMENT CORP. PROPERTY ACREAGE: CALLED 12.002 ACRES (DEED)
24104 P60 MANSFIELD PARK TCE.dwg DRAWN BY: C. REEDER CHECKED BY: E. SPOONER



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02-18-26

PAR. 60 ~ MANSFIELD PARK ~ PAGE 2 OF 3

POINT TABLE				
POINT	PROJECT N	PROJECT E	GRID N	GRID E
1	6,904,199.49	2,380,563.31	6,903,371.08	2,380,277.68
2	6,904,265.53	2,380,598.86	6,903,437.11	2,380,313.22
3	6,904,164.81	2,380,784.91	6,903,336.40	2,380,499.25
4	6,904,098.77	2,380,749.36	6,903,270.37	2,380,463.70

COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. PROJECT COORDINATES ARE SCALED AT 0,0 USING A COMBINED SCALE FACTOR OF 1.000120000.

**TARRANT REGIONAL WATER DISTRICT
CEDAR CREEK SECTION II PIPELINE
REPLACEMENT & IMPROVMENTS
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS**

THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4202, NAD83, 2011 ADJUSTMENT.

PROPERTY: MANSFIELD PARK FACILITIES DEVELOPMENT CORP.

PROPERTY ACREAGE: CALLED 12.002 ACRES (DEED)

24104 P60 MANSFIELD PARK TCE.dwg

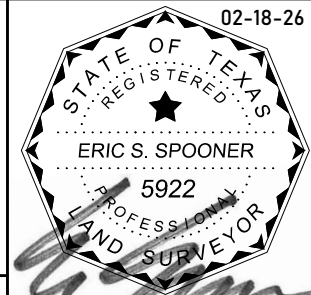
DRAWN BY: C. REEDER CHECKED BY: E. SPOONER



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PAR. 60 ~ MANSFIELD PARK ~ PAGE 3 OF 3



02-18-26

In addition, the General Manager of TRWD or his designee is authorized to take all steps which may be reasonably necessary to complete the acquisition of the real property interests described above, including, but not limited to, the authority to pay all customary, reasonable and necessary closing and related costs. Funding for this item is included in the Bond Fund. Director O'Neal seconded the motion, and the votes were 5 in favor, 0 against.

12.

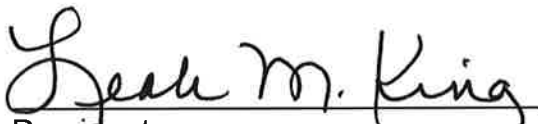
There were no future agenda items approved.

13.

The next board meetings were scheduled for July 7, 2026 and July 21, 2026.

14.

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



President



Secretary