

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF  
TARRANT REGIONAL WATER DISTRICT  
HELD ON THE 21<sup>st</sup> DAY OF June 2016 AT 9:30 A.M.

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

Present

Victor W. Henderson

Jack R. Stevens

Marty V. Leonard

Jim Lane

Mary Kelleher

Also present were Jim Oliver, Alan Thomas, Dan Buhman, Darrell Beason, Laura Blaylock, Linda Christie, Wesley Cleveland, Randall Cocke, Dustan Compton, Jason Gehrig, Alice Godbey, Nancy King, Chad Lorance, Jennifer Mitchell, Sandy Newby, Mark Olson, and Wayne Owen.

Also in attendance were George Christie, General Counsel for Tarrant Regional Water District (District or TRWD); Hay Ray, Ethel Steele, Jeremy Harmon and Mike Atchley of Pope, Hardwicke, Christie, Schell, Kelly, & Ray, LLP; Andra Beatty of Andra Beatty Real Estate; Denis Qualls of City of Dallas Water Utilities; Don McDaniel of TMG Imaging; Bill Pembroke of Parsons Water and Infrastructure Inc.; Simone Kiel of Freese and Nichols; Charles "CB" Team of Ellis and Tinsley, Inc.; Matt Garcia of AECOM; Christine Wellborn of Direct Action Texas; Laura Alexander of First Southwest Bank; Brian Newby of Mahomes Bolden; Alan Raynor and Gabrielle Antolovic of McCall, Parkhurst & Horton, L.L.P.; Robbi Jones of Kipling Jones & Co.; Greg Hooten of CH2M Hill; and Bill Paxton of Trinity River Communications - Joint Venture.

President Henderson convened the meeting with the 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 Pledge of Allegiance.

2.

On a motion made by Director Stevens and seconded by Director Kelleher, the Directors voted unanimously to approve the minutes from the meeting held on May 17, 2016. It was accordingly ordered that these minutes be placed in the permanent files of the Tarrant Regional Water District.

3.

With the recommendation of management, Director Lane moved to authorize District staff to continue studying the feasibility of adding groundwater to the TRWD portfolio of water supply. Funding for this study is included in the Bond Fund. Director Kelleher seconded the motion and the vote in favor was unanimous.

4.

With the recommendation of management, Director Lane moved to approve the reappointment of Sal Espino to a four year term as a Director of the Trinity River Vision Authority. Director Leonard seconded the motion, with Directors Henderson, Stevens, Lane and Leonard voting in favor and Director Kelleher voting against.

5.

With the recommendation of management, Director Leonard moved to approve the Master Resolution Establishing the Tarrant Regional Water District, a Water Control and Improvement District, Extendable Commercial Paper Financing Program and authorizing Water Revenue Bonds - Extendable Commercial Paper Mode for up to \$150,000,000. Director Stevens seconded the motion, with Directors Henderson, Stevens, Lane and

Leonard voting in favor. Director Kelleher abstained.

6.

With the recommendation of management, Director Stevens moved to approve the Investment Policy and Strategies dated June 21, 2016. Director Lane seconded the motion, with Directors Henderson, Stevens, Lane and Kelleher voting in favor. Director Leonard was absent.

7.

With the recommendation of management, Director Stevens moved to approve a change in calculation of the retainage being held for Hartman Walsh Painting Company to 5% of the total contract price following the recent 50% completion milestone of the contract for the refurbishing of the upstream sides of the Cedar Creek spillway gates. 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 project is included in the Fiscal Year 2016 Revenue Fund. Director Lane seconded the motion and the vote in favor was unanimous.

8.

With the recommendation of management, Director Kelleher moved to approve a contract with SEMA Construction, Inc. in the amount of \$184,940.94 for the construction of Waterside Trail, an extension of the Trinity Trails to underpass Bryant Irvin Road on the right bank (south side) of the Clear Fork of the Trinity River. Funding for this project is included in the Fiscal Year 2016 General Fund. Director Leonard seconded the motion and the vote in favor was unanimous.

9.

With the recommendation of management, Director Lane moved to approve project closeout, release of retainage, and final payment in the amount of \$24,619 to 2L Construction for the construction of the Marine Lake Trailhead. Funding for this contract is included in the Fiscal Year 2016 General Fund. Director Kelleher seconded the motion and the vote in favor was unanimous.

10.

With the recommendation of management, Director Kelleher moved to approve a purchase in an amount not to exceed \$123,569 of a 36-inch multi-orifice valve (MOV) manufactured by Ross Valve Manufacturing Company, Inc. The valve will be used to release water from Benbrook Lake into the Clear Fork Trinity River to meet downstream water supply needs. Funding for this purchase is included in the Bond Fund. Director Lane seconded the motion and the vote in favor was unanimous.

11.

With the recommendation of management, Director Stevens moved to approve a purchase in an amount not to exceed \$509,277 from the Reynolds Company of two Rockwell Allen-Bradley medium voltage variable frequency drives (VFD) for the Richland-Chambers VFD replacement project. Funding for this purchase is included in the Bond Fund. Director Lane seconded the motion and the vote in favor was unanimous.

12.

With the recommendation of management, Director Leonard moved to approve the project closeout, final payment and release of retainage the amount of \$90,608.01 with Garney Companies, Inc. in for the installation of Cedar Creek and Richland-Chambers

Pipelines across State Highway 360. Funding for this project is included in the Fiscal Year 2016 Revenue Fund (unbudgeted). Director Kelleher seconded the motion and the vote in favor was unanimous.

13.

With the recommendation of management, Director Stevens moved to approve a contract amendment with CH2M Hill Engineers, Inc. in an amount not to exceed \$6,740,203 for preparation of bid documents, construction phase engineering services and construction management for the IPL Joint Cedar Creek Lake Pump Station (JCC1). The total not to exceed contract value, including this proposed amendment, will be \$30,108,675. Funding for this contract is included in the Bond Fund. Director Kelleher seconded the motion with Directors Henderson, Stevens, Leonard and Kelleher voting in favor. Director Lane was absent.

14.

With the recommendation of management, Director Kelleher moved to approve a change order in the amount of \$269,400 with Crispin Valves, LLC for replacement of butterfly valves at the Midlothian Balancing Reservoir. The total not to exceed contract value, including this change order, will be \$2,269,140. Funding for this change order is included in the Bond Fund. Director Stevens seconded the motion and the vote in favor was unanimous.

15.

With the recommendation of management, Director Leonard moved to approve a change in calculation of retainage being held for Garney Construction to 5% of the total contract price following the recent 50% completion milestone of its contract for the

construction of Section 14 of the Integrated Pipeline Project. 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. Director Kelleher seconded the motion and the vote in favor was unanimous.

16.

With the recommendation of management, Director Stevens moved to approve a change order in the amount of \$29,119 with MWH Constructors, Inc. regarding multiple changes to the construction of Joint Booster Pump Station (JB3). Funding for this change order is included in the Bond Fund. The total not to exceed contract value, including this change order, will be \$56,837,191. Director Leonard seconded the motion and the vote in favor was unanimous.

17.

#### Staff Updates

- System Status Update
- "Water is Awesome" Conservation Campaign Overview
- 2016 Spring Recreation Update

18.

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

The Board of Directors recessed for a break from 11:41 a.m. to 11:55 a.m.

19.

The presiding officer next called an executive session at 11:55 a.m. under V.T.C.A., Government Code, Section 551.071 to Consult with Legal Counsel on a Matter in Which the Duty of Counsel Under the Texas Disciplinary Rules of Professional Conduct

Clearly Conflicts with Chapter 551, Texas Government Code, and to Conduct a Private Consultation with Attorneys Regarding Pending or Contemplated Litigation (*Monty Bennett v. Tarrant Regional Water District*, Cause No. 153-264899-13, in the 153rd District Court of Tarrant County, Texas, Cause No. 02-13-00354-CV, in the Second Court of Appeals, Fort Worth, Texas and Cause No. 15-0030 in the Supreme Court of Texas; *Tarrant Regional Water District v. Lazy W District No. 1, et al.*, Cause No. 2014C-0144 in the 3rd District Court of Henderson County, Texas, Cause No. 12-14-00329-CV in the Twelfth Court of Appeals, Tyler, Texas and Cause No. 15-0117 in the Supreme Court of Texas; *White House Cemetery Association v. Jasper and Evelyn Stevens and Tarrant Regional Water District*, Cause No. 08001-CCL-15, in the County Court at Law No. 1 of Henderson County, Texas; *Wilson Family Cemetery Association v. The Estate of Genie Warren, Jr. and Tarrant Regional Water District*, Cause No. 08026-CCL-15 in the County Court at Law No. 1 of Henderson County, Texas; *Tarrant Regional Water District v. Coburn Catering Service, Inc.*, Cause No. 2014-001895-2 in the County Court at Law No. 2 of Tarrant County, Texas; *Tarrant Regional Water District v. R.L. Dill*, Cause No. 2015-006132-1 in the County Court at Law No. 1 of Tarrant County, Texas; and *Stronghold Properties, LTD., et al v. Trinity River Vision Authority and Tarrant Regional Water District*, Cause No. 2015-00618-3 in the County Court at Law No. 3 of Tarrant County, Texas); and under Section 551.072 to Deliberate the Purchase, Exchange, Lease or Value of Real Property.

With the recommendation of management, Director Stevens moved to grant authority to acquire permanent easement interests in, over, and across the following described properties for the public use and purpose of construction and operation of the Integrated Pipeline Project by purchase or, if negotiations to acquire the property by purchase are unsuccessful, by the use of the power of eminent domain. The motion was made in the form provided by Chapter 2206, Texas Government Code, and indicated that it is intended to apply to all the units of real property described below. Funding for these acquisitions is included in the Bond Fund.

- **IPL Parcel 807  
(Brightwell)**

**A permanent easement interest in, over, and across a 0.999-acre tract of land situated in the Jose Chirino Survey, Abstract Number 168, Anderson County, Texas, and being more particularly described as a portion of that certain 5.00-acre tract of land conveyed to David Brightwell and wife, Jackie Brightwell, as described by deed recorded in Volume 1334, Page 699, Official Public Records of Anderson County, Texas, such tract being further described in the accompanying survey plat for Parcel 807 attached hereto. An appraisal prepared by an independent, qualified real estate appraiser using standard accepted valuation techniques established the amount of \$76,000.00 as just compensation for the above-described property.**



**EXHIBIT "A"**  
**Property Description**

Being 0.999 acres (43,500 square feet) of land situated in the Jose Chirino Survey, Abstract Number 168, Anderson County, Texas, and more particularly that certain 5.00 acre tract of land conveyed to David Brightwell and wife, Jackie Brightwell, as described by deed recorded in Volume 1334, Page 699, Official Public Records of Anderson County, Texas, (O.P.R.A.C.T.), and being further described as follows:

**COMMENCING** at a 5/8 inch iron rod found in the North line of said Jose Chirino Survey, at the Northeast corner of said Brightwell tract, the Northwest corner of a called 15.20 acre tract of land as described by Contract of Sale and Purchase from the Veterans Land Board of Texas to Mrs. Elizabeth Burris, recorded in Volume 896, Page 495, Deed Records of Anderson County, Texas, (D.R.A.C.T.), on the South line of the W. R. Holsomback Survey, Abstract Number 1000 and a called 21.3 acre tract, (Tract Three), conveyed to Ray Louis Holsomback, as described by deed recorded in Volume 1941, Page 229, O.P.R.A.C.T.;

**THENCE** S 04°59'46" W, along the West line of said Veterans Land Board of Texas and Mrs. Elizabeth Burris tract and the East line of said Brightwell tract, a distance of 10.82 feet to a set 1/2 inch iron rod with K.L.K. #4687 cap at the Northeast corner of tract herein described and the **POINT OF BEGINNING** (N: 6,719,710.269, E: 2,887,707.980, Grid);

- (1) **THENCE** S 04°59'46" W, continuing along the West line of said Veterans Land Board of Texas and Mrs. Elizabeth Burris tract and the East line of said Brightwell tract, a distance of 151.22 feet to a set 1/2 inch iron rod with K.L.K. #4687 cap at the Southeast corner of tract herein described;
- (2) **THENCE** S 87°42'16" W, a distance of 290.20 feet to a set 1/2 inch iron rod with K.L.K. #4687 cap in the West line of said Brightwell tract of land, the East line of the remainder of a called 8.59 acre tract conveyed to Stephen W. Fisher and wife, Christine K. Fisher as described by deed recorded in Volume 1279, Page 291, Real Property Records of Anderson County, Texas, and at the Southwest corner of tract herein described;
- (3) **THENCE** N 05°08'48" E, along the West line of said Brightwell tract and the East line of the remainder of said Fisher tract, a distance of 151.27 feet to a set 1/2 inch iron rod with K.L.K. #4687 cap at the Northwest corner of tract herein described, from which a 1/2 inch iron rod found at the Northwest corner of said Brightwell tract and the Northeast corner of said Fisher tract remainder bears N 05°08'48" E, a distance of 10.94 feet;
- (4) **THENCE** N 87°42'16" E, a distance of 289.80 feet to the **POINT OF BEGINNING**, containing 0.999 acres (43,500 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 2nd day of January, 2013 to WFG National Title Insurance Company, Texas First Title Company, L.L.C., and Tarrant Regional Water District, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition III survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements and other matters of record as listed in Schedule B of the Commitment for Title issued by WFG National Title Insurance Company, with an effective date of November 30, 2012, issued date of December 11, 2012, GF # 10938.TFT affecting the subject property and listed in Exhibit "A-1" attached hereto.

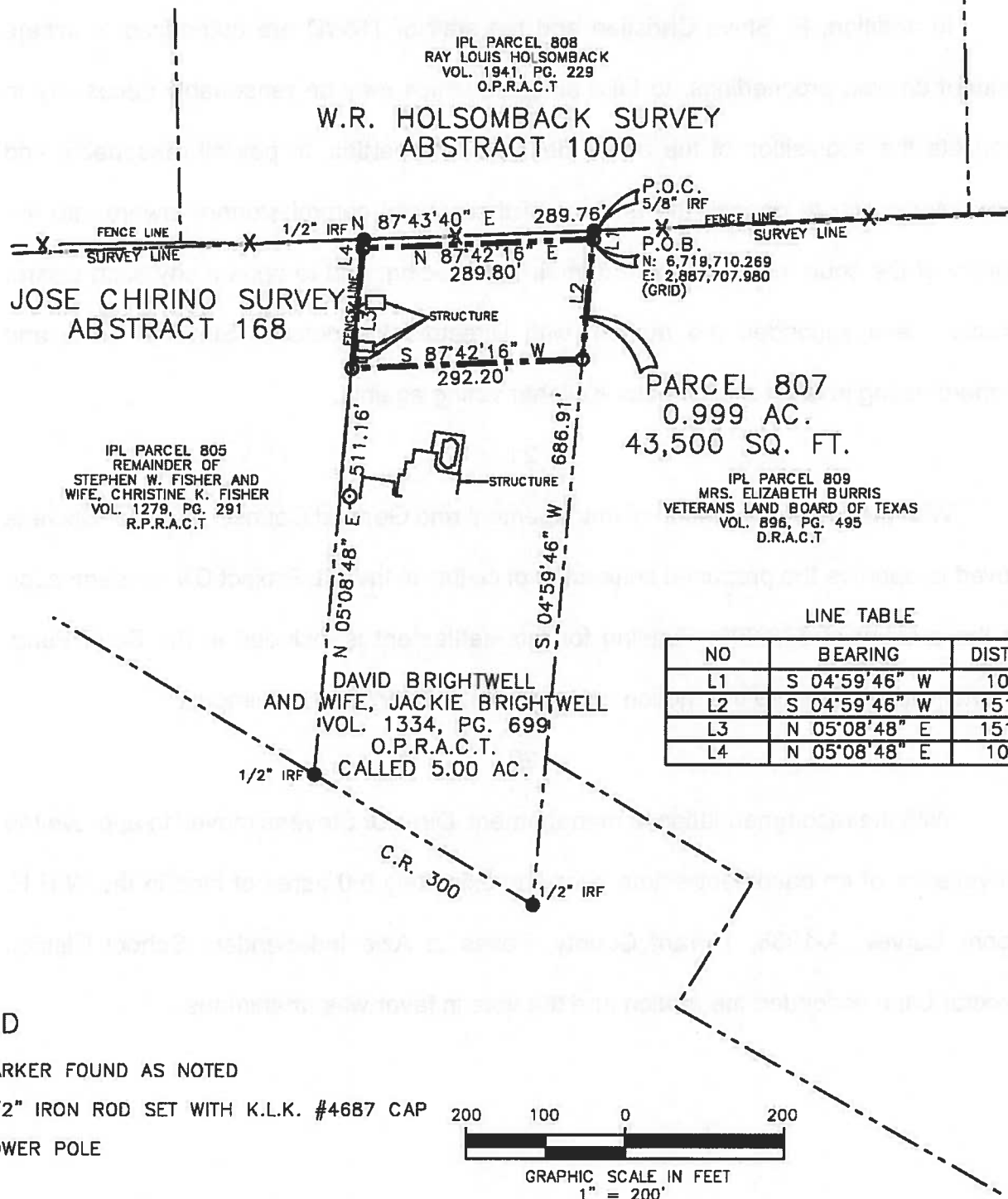
Except as shown on the survey: (i) there are no visible encroachments upon the subject property by visible improvements on adjacent property, (ii) there are no visible encroachments on adjacent property, streets or alleys by any visible improvements on the subject property, and (iii) there are no visible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

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

  
Kevin L. Kilgore  
Registered Professional Land Surveyor  
Texas Registration Number 4687

Dated: 1-1-13

EXHIBIT "A"  
PARCEL 807



JOSE CHIRINO SURVEY  
ABSTRACT 168

W.R. HOLSOMBACK SURVEY  
ABSTRACT 1000

PARCEL 807  
0.999 AC.  
43,500 SQ. FT.

IPL PARCEL 805  
REMAINDER OF  
STEPHEN W. FISHER AND  
WIFE, CHRISTINE K. FISHER  
VOL. 1279, PG. 291  
R.P.R.A.C.T

IPL PARCEL 808  
RAY LOUIS HOLSOMBACK  
VOL. 1941, PG. 229  
O.P.R.A.C.T

IPL PARCEL 809  
MRS. ELIZABETH BURRIS  
VETERANS LAND BOARD OF TEXAS  
VOL. 896, PG. 495  
D.R.A.C.T

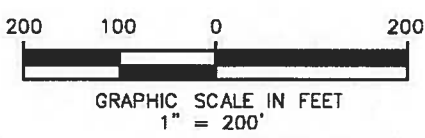
DAVID BRIGHTWELL  
AND WIFE, JACKIE BRIGHTWELL  
VOL. 1334, PG. 699  
O.P.R.A.C.T.  
CALLED 5.00 AC.

LINE TABLE

NO	BEARING	DISTANCE
L1	S 04°59'46" W	10.82'
L2	S 04°59'46" W	151.22'
L3	N 05°08'48" E	151.27'
L4	N 05°08'48" E	10.94'

LEGEND

- = MARKER FOUND AS NOTED
- = 1/2" IRON ROD SET WITH K.L.K. #4687 CAP
- ⊙ = POWER POLE



NOTE: NO KNOWN UNDERGROUND UTILITIES- (12/18/2012)

NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

**Kilgore & Company, Inc.**  
www.kilgore.com  
6712 PALUXY DRIVE  
TYLER, TX 75703  
(903) 581-7800 (TEL)  
(903) 581-3756 (FAX)

PROJ NO:	201012P807
SCALE:	1" = 200'
DATE:	01-02-2013
DRAWN BY:	RTW
CHECKED BY:	RN
REVISED DATE:	

PRINTED ON:  
01/02/2013  
1:20:56 PM

SHEET TITLE  
**EXHIBIT "A"**  
**SEGMENT 19-1, PARCEL 807**  
**DAVID BRIGHTWELL AND WIFE,**  
**JACKIE BRIGHTWELL**

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.

PG. 3 OF 4

In addition, R. Steve Christian and the staff of TRWD are authorized to initiate eminent domain proceedings, to take all steps which may be reasonably necessary to complete the acquisition of the above-described properties, to pay all reasonable and necessary costs, to deposit the amount of the special commissioners' award into the registry of the court in any eminent domain proceeding, and to appeal any such award. Director Lane seconded the motion, with Directors Henderson, Stevens, Lane and Leonard voting in favor and Director Kelleher voting against.

21.

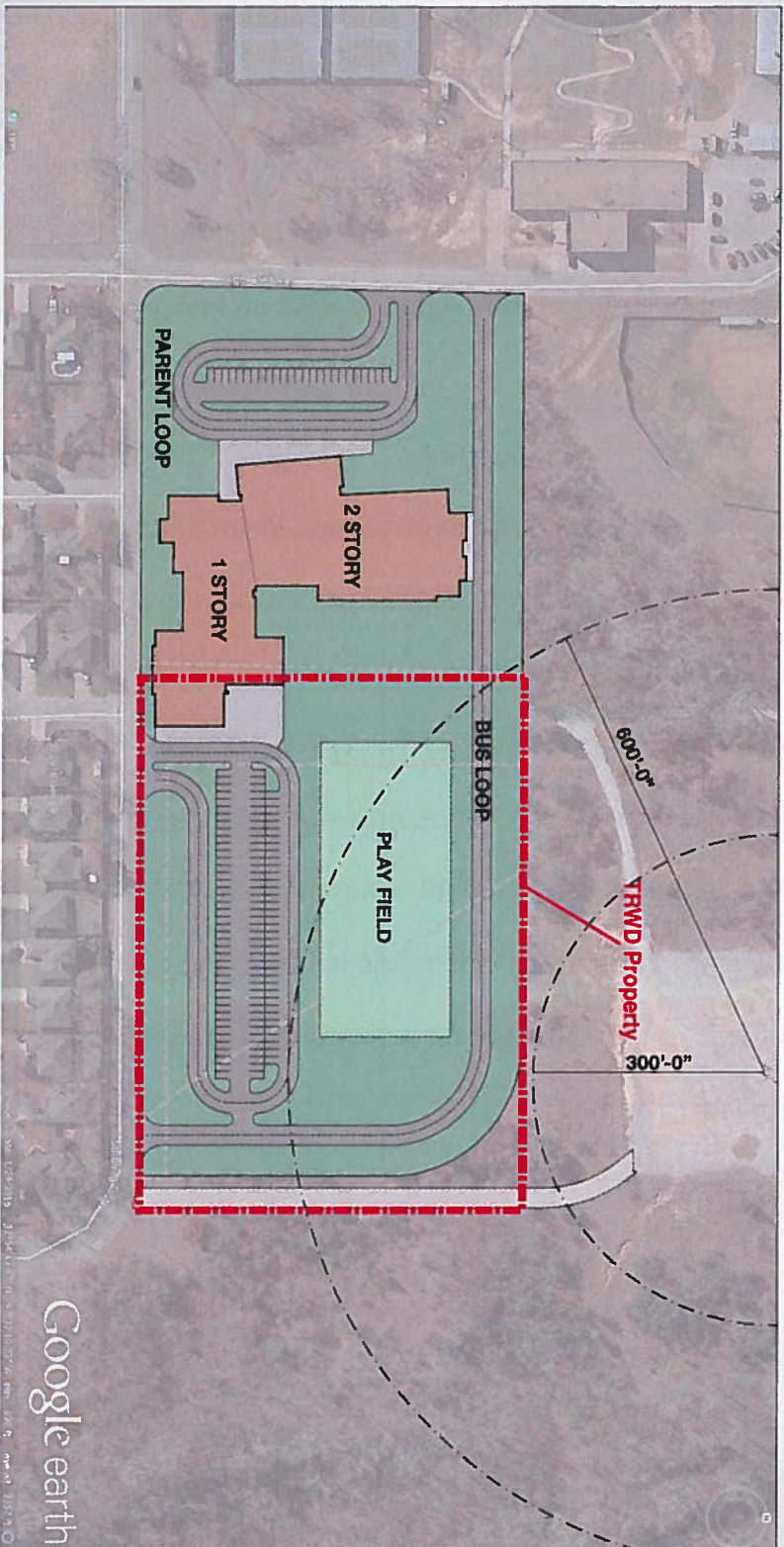
With the recommendation of management and General Counsel, Director Stevens moved to approve the proposed settlement of claims in the IPL Project Dill condemnation for the amount of \$78,000. Funding for this settlement is included in the Bond Fund. Director Lane seconded the motion and the vote in favor was unanimous.

22.

With the recommendation of management, Director Stevens moved to approve the conveyance of an easement estate over approximately 8.0 acres of land in the W.H.H. Moore Survey, A-1938, Tarrant County, Texas to Azle Independent School District. Director Lane seconded the motion and the vote in favor was unanimous.



# WALNUT CREEK ELEMENTARY SCHOOL REPLACEMENT



23.

With the recommendation of management and General Counsel, Director Leonard moved to approve the proposed settlement of claims in the TRV Project Coburn Catering Services, Inc. condemnation for the amount of \$596,000. Funding for this settlement is included in the General Fund. Director Lane seconded the motion, with Directors Henderson, Stevens, Lane and Leonard voting in favor and Director Kelleher voting against.

24.

With the recommendation of management and General Counsel, Director Stevens moved to authorize the use of the power of eminent domain to acquire fee simple title, together with any improvements, the properties described below for the public use and purpose of construction and operation of the Trinity River Vision Project and to approve the settlement of such condemnation suit and any related or competing claims related to such property for the negotiated settlement amount of \$6,500,000.00 on such terms deemed advisable by staff. The motion was made in the form provided by Chapter 2206, Texas Government Code, and indicated that it is intended to apply to all the units of real property described below.

**Fee simple title to the following tracts, together with all improvements located thereon:**

- **TRV Parcels 10-13**

**Lots 13, 14, 15 and 16, Block 14, Evans-Pearson-Westwood Addition, an addition to the City of Fort Worth, Tarrant County, Texas, recorded in Volume 310, Page 18, Plat Records Tarrant County Texas, and further being a portion of Tract I as described in a deed to Stronghold Properties, LTD., recorded in Volume 14942, Page 41, Deed Records, Tarrant County, Texas, and all of a tract of land described in a deed to Stronghold Properties, LTD., recorded in Volume 15311, Page 324, Deed Records, Tarrant County, Texas;**

- **TRV Parcels 14 & 16**

**A portion of that same tract of land conveyed to Stronghold Properties, LTD. by warranty deed as recorded in Volume 14942, Page 41 of the Deed Records of Tarrant County, Texas, said tract also being all of Lot 2R, Block 15, Evans-Pearson-Westwood Addition, being an Addition to the City of Fort Worth, according to the plat recorded in Volume 388-121, Page 89 of the Plat Records of Tarrant County, Texas and all of Lot 1, Block 15, Evans-Pearson-Westwood Addition, being an Addition to the City of Fort Worth, according to the plat recorded in Volume 310, Page 18 of the Plat Records of Tarrant County, Texas;**

- **TRV Parcel 15**

**Lot 1, Block 17R, Evans-Pearson-Westwood Addition, an addition to the City of Fort Worth, Tarrant County, Texas, recorded in Volume 388-142, Page 80, Plat Records, Tarrant County Texas, and further being a tract of land conveyed to Stronghold Properties, LTD., recorded in Volume 14937, Page 351, Deed Records, Tarrant County, Texas; and**

- **TRV Parcels 41 & 42**

**Lots 17 and 18, Block 14, Evans-Pearson-Westwood Addition, an addition to the City of Fort Worth, Tarrant County, Texas, recorded in Volume 310, Page 18, Plat Records Tarrant County Texas, and further being a portion of Tract I as described in a deed to Stronghold Properties, LTD., recorded in Volume 14942, Page 41, Deed Records, Tarrant County, Texas.**

# EXHIBIT "A"

Page: 1 of 3

## LEGAL DESCRIPTION

- BEING** Lots 13, 14, 15 and 16, Block 14, Evans-Pearson-Westwood Addition, an addition to the City of Fort Worth, Tarrant County, Texas, recorded in Volume 310, Page 18, Plat Records Tarrant County Texas (P.R.T.C.T.), and further being a portion of TRACT I as described in a deed to Stronghold Properties, LTD., recorded in Volume 14942, Page 41, Deed Records, Tarrant County, Texas (D.R.T.C.T.) and all of a tract of land described in a deed to Stronghold Properties, LTD., recorded in Volume 15311, Page 324, (D.R.T.C.T.); said Lots 13, 14, 15 and 16 being more particularly described by metes and bounds as follows:
- BEGINNING** at a 5/8 inch iron rod found for the Southeast corner of Lot 16, said iron rod being at the intersection of the West line of Arthur Avenue (a variable width right-of-way) with the North line of Kansas Street (a 50 foot right-of-way);
- THENCE** North 89 degrees 52 minutes 18 seconds West, along the South line of Lot 16 and the North line of Kansas Street, a distance of 120.00 feet to a 5/8 inch capped iron rod stamped "HANCOCK # 1326" found for the Southwest corner of Lot 16;
- THENCE** North 00 degrees 14 minutes 42 seconds East, departing the North line of Kansas Street, a distance of 200.04 feet to a 1/2 inch iron rod found for the Northwest corner of Lot 13, and the Southwest corner of Lot 12, of said Evans-Pearson-Westwood Addition;
- THENCE** South 89 degrees 46 minutes 43 seconds East, along the line common to said Lots 12 and 13, a distance of 120.00 feet to a 5/8 inch capped iron rod stamped "HANCOCK # 1326" found for the Northeast corner of Lot 13 and the Southeast corner of Lot 12, and being on the West line of said Arthur Avenue;
- THENCE** South 00 degrees 14 minutes 42 seconds West, along the West line of Arthur Avenue, a distance of 199.85 feet to the POINT OF BEGINNING and containing 23,994 Square feet or 0.551 acre of land.

Note: Survey sketch to accompany this legal description.

Note: Basis of bearing = NAD 83 Texas North Central Zone (4202).

Note: Coordinates shown are surface coordinates based on NAD 83 Texas North Central Zone (4202) with an adjustment factor of 1.0001375289116



I do hereby certify on this 13th day of September, 2007, 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 1A, Condition II Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements located within five (5) feet of said boundaries, 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 Chicago Title Insurance Company, Dated October 18, 2005, GF# 05-13909 affecting the subject property, and the location of all curb cuts and driveways, if any.

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.

The subject property abuts Kansas Street, a 50 foot right-of-way, and Arthur Avenue, a variable width right-of-way which provides apparent access to and from the subject property.

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

By: TranSystems

*Kenneth D. Erwin*

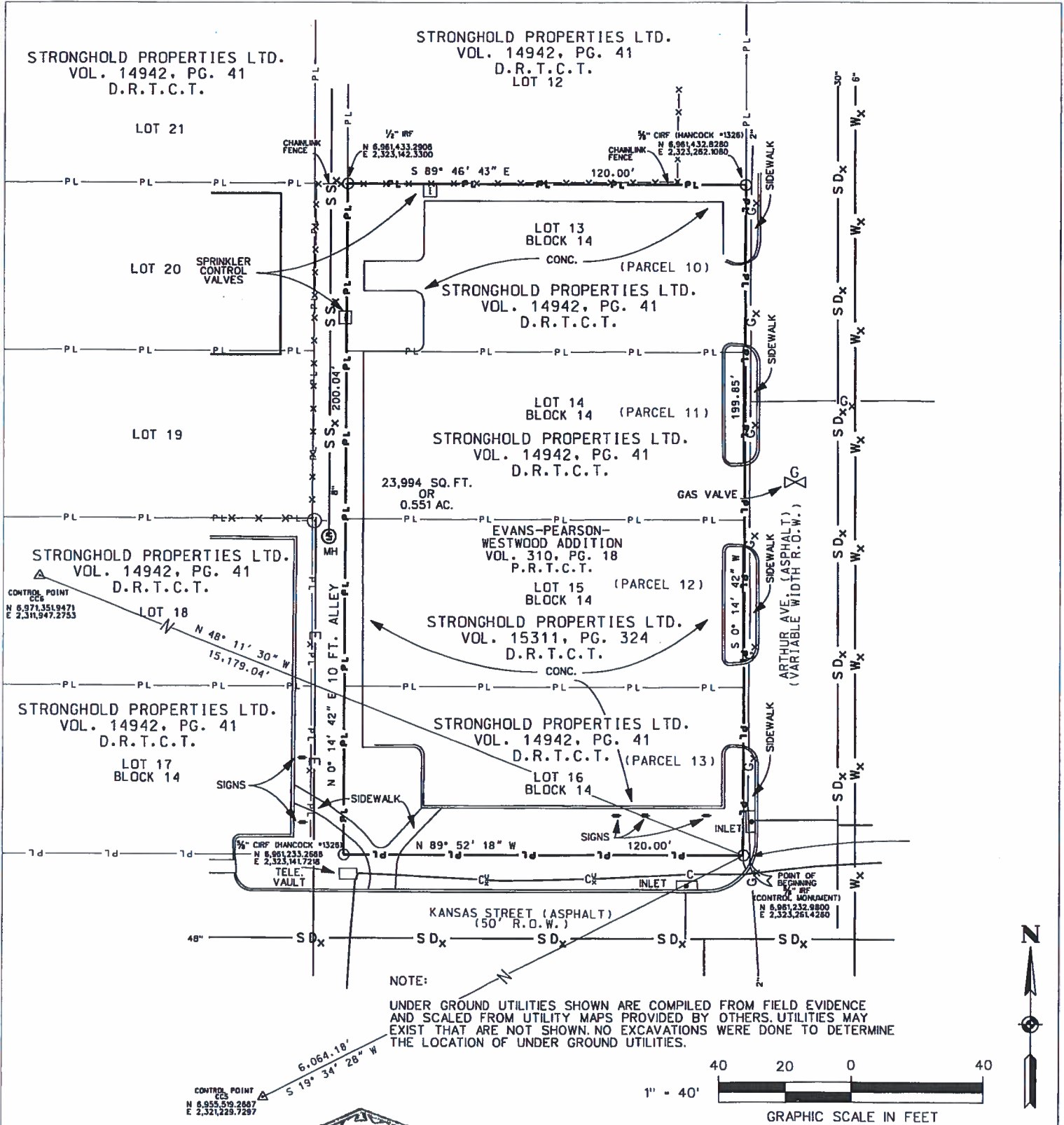
Kenneth D. Erwin  
Registered Professional Land Surveyor  
No. 5554



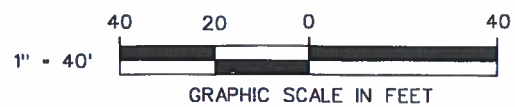
Dated: 9-13-07

STRONGHOLD PROPERTIES LTD.  
VOL. 14942, PG. 41  
D.R.T.C.T.

STRONGHOLD PROPERTIES LTD.  
VOL. 14942, PG. 41  
D.R.T.C.T.  
LOT 12



NOTE:  
UNDER GROUND UTILITIES SHOWN ARE COMPILED FROM FIELD EVIDENCE AND SCALED FROM UTILITY MAPS PROVIDED BY OTHERS. UTILITIES MAY EXIST THAT ARE NOT SHOWN. NO EXCAVATIONS WERE DONE TO DETERMINE THE LOCATION OF UNDER GROUND UTILITIES.



**Trinity Systems**  
500 W. 7TH ST., SUITE 1100  
FORT WORTH, TEXAS 76102  
817-339-8950  
FAX 817-336-2247  
PROJ NO: P202 06 0524  
SCALE: 40  
DATE: 09-13-2007  
DESIGNED BY:  
DRAWN BY: J.E.M.  
CHECKED BY: K.D.E.  
FILE NAME: P10-V-PB0001.DGN  
REVISED:



SHEET TITLE  
LAND TITLE SURVEY  
STRONGHOLD PROPERTIES, LTD.  
PARCEL #10, 11, 12 & 13

PROJECT  
TRINITY RIVER VISION

NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE (4202) WITH AN ADJUSTMENT FACTOR OF 1.0001375289116

PG. 3 of 3

**LEGAL DESCRIPTION  
PARCELS 14 & 16  
STRONGHOLD PROPERTIES, LTD.**

**BEING** a portion of that same tract of land conveyed to Stronghold Properties, LTD. by warranty deed as recorded in Volume 14942, Page 41 of the Deed Records of Tarrant County, Texas (D.R.T.C.T.), said tract also being all of Lot 2R, Block 15, Evans-Pearson-Westwood Addition, being an Addition to the City of Fort Worth, according to the plat recorded in Volume 388-121, Page 89 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.) and all of Lot 1, Block 15, Evans-Pearson-Westwood Addition, being an Addition to the City of Fort Worth, according to the plat recorded in Volume 310, Page 18 of the P.R.T.C.T., said tract being herein more particularly described by the following metes and bounds:

**BEGINNING** at a PK nail found at the southeast property corner of the said Lot 2R, Block 15, Evans-Pearson-Westwood Addition, said beginning point being at the intersection of the west right-of-way line of Arthur Street (being a variable width right-of-way) and the north right-of-way line of Dakota Street (being a variable width right-of-way);

**THENCE** North 89°40'15" West, along the south property line of the said Lot 2R, Block 15, Evans-Pearson-Westwood Addition and along the said north right-of-way line of Dakota Street, a distance of 112.50 feet to a ½" iron rod with cap stamped "RPLS 4183 SPOONER" set at the southwest property corner of the said Lot 2R, Block 15, Evans-Pearson-Westwood Addition, said point being on the east edge of an existing variable width alley way (being 12.5 feet wide at this point), from said ½" iron rod set a found 5/8" iron rod with cap stamped "RPLS 1326" bears North 88°14'16" East 1.60 feet;

**THENCE** North 00°19'45" East, along the west property line of the said Lot 2R, Block 15, Evans-Pearson-Westwood Addition and along the said east edge of the variable width alley way, a distance of 444.98 feet to a "X" set at the northwest property corner of the said Lot 2R, Block 15, Evans-Pearson-Westwood Addition, said point being on the south property line of the said Lot 1, Block 15, Evans-Pearson-Westwood Addition;

**THENCE** North 89°40'15" West, along the said south property line of Lot 1, Block 15, Evans-Pearson-Westwood Addition, a distance of 2.50 feet to a ½" iron rod with cap stamped "RPLS 4183 SPOONER" set at the southwest property corner of the said Lot 1, Block 15, Evans-Pearson-Westwood Addition, said point being on the east edge of the said variable width alley way (being 10 feet wide at this point), from said ½" iron rod set a found 5/8" iron rod with cap stamped "RPLS 1326" bears South 89°27'10" East 0.49 feet;

**THENCE** North 00°19'45" East, along the west property line of the said Lot 1, Block 15, Evans-Pearson-Westwood Addition and along the said east edge of the variable width alley way, a distance of 50.00 feet to a ½" iron rod with cap stamped "RPLS 4183 SPOONER" set at the northwest property corner of the said Lot 1, Block 15, Evans-Pearson-Westwood Addition, said point being on the south right-of-way line of Kansas Street (being a 50' wide right-of-way), from said ½" iron rod set a found 5/8" iron rod with cap stamped "RPLS 1326" bears South 85°04'58" East 0.29 feet;

**THENCE** South 89°40'15" East, along the north property line of the said Lot 1, Block 15, Evans-Pearson-Westwood Addition and along the said south right-of-way line of Kansas Street, a distance of 120.00 feet to a ½" iron rod with cap stamped "RPLS 4183 SPOONER" set at the northeast property corner of the said Lot 1, Block 15, Evans-Pearson-Westwood Addition, said point being at the intersection of the said south right-of-way line of Kansas Street and the said west right-of-way line of

Arthur Street, from said ½" iron rod set a found 5/8" iron rod with cap stamped "RPLS 1326" bears North 14°28'21" East 0.31 feet;

**THENCE** South 00°19'45" West, along the east property line of the said Lot 1, Block 15, Evans-Pearson-Westwood Addition and along the said west right-of-way line of Arthur Street, a distance of 50.00 feet to a ½" iron rod with cap stamped "RPLS 4183 SPOONER" set at the southeast property corner of the said Lot 1, Block 15, Evans-Pearson-Westwood Addition, from said ½" iron rod set a found 5/8" iron rod with cap stamped "RPLS 1326" bears North 54°18'56" East 0.44 feet;

**THENCE** North 89°40'15" West, along the south property line of the said Lot 1, Block 15, Evans-Pearson-Westwood Addition, a distance of 5.00 feet to a ½" iron rod found at the northeast property corner of the said Lot 2R, Block 15, Evans-Pearson-Westwood Addition;

**THENCE** South 00°19'45" West, along the east property line of the said Lot 2R, Block 15, Evans-Pearson-Westwood Addition and along the said west right-of-way line of Arthur Street, a distance of 444.98 feet to the Point of Beginning;

The tract being herein described contains **1.287 acres (56,062 square feet)** of land.

Note: Survey sketch to accompany this legal description.

Note: Basis of Bearing = NAD 83 Texas North Central Zone (4202)

Note: Coordinates shown are surface coordinates based on NAD 83 Texas North Central Zone (4202) with an adjustment factor of 1.0001375289116.

I do certify on this 23rd day of September, 2007, 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 1A, Condition II Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements located within five (5) feet of said boundaries, 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 Chicago Title Insurance Company, Dated November 18, 2005, GF# DT-05-13909-SLT affecting the subject property.

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

The property adjoins Dakota Street, a variable width street right-of-way, Arthur Street, a variable width street right-of-way and Kansas Street, a 50 foot right-of-way which provides apparent access to and from the subject property.

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

By: Spooner and Associates, Inc.



Surveyors Name: Eric Shaun Spooner  
Registered Professional Land Surveyor,  
Texas No. 5922  
Date of Survey: 9-23-07  
Revised 11-05-07





NOTE: UNDERGROUND UTILITIES SHOWN ARE COMPILED FROM FIELD EVIDENCE AND SCALED FROM UTILITY MAPS PROVIDED BY OTHERS. UTILITIES MAY EXIST THAT ARE NOT SHOWN. NO EXCAVATIONS WERE DONE TO DETERMINE THE LOCATION OF UNDER GROUND UTILITIES.

NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE (4202) WITH AN ADJUSTMENT FACTOR OF 1.0001375289116

5/8" CIRF "RPLS 1326" FND. S85°04'58"E ~ 0.29'  
FROM 1/2" CIR "SPOONER RPLS 4183" SET  
N 6,961,183.4669 E 2,323,141.0311

5/8" CIRF "RPLS 1326" FND. S89°27'10"E ~ 0.49'  
FROM 1/2" CIR "SPOONER RPLS 4183" SET  
N 6,961,133.4533 E 2,323,140.7439

"X" SET  
N 6,961,133.4533  
E 2,323,143.2439

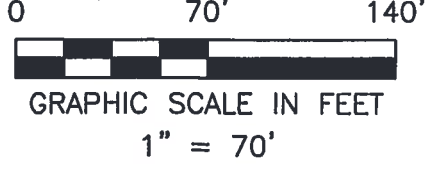
5/8" CIRF "RPLS 1326" FND. N14°28'21"E ~ 0.31'  
FROM 1/2" CIRS "SPOONER RPLS 4183"  
N 6,961,182.7774 E 2,323,261.0292

5/8" CIRF "RPLS 1326" FND. N54°18'56"E ~ 0.44'  
FROM 1/2" CIRS "SPOONER RPLS 4183"  
N 6,961,132.7783 E 2,323,260.7419

1/2" IRON ROD FND.(CM)  
N 6,961,132.8070  
E 2,323,255.7420

NUMBER	DIRECTION	DISTANCE
L1	N89°40'15"W	2.50'
L2	S00°19'45"W	50.00'
L3	N89°40'15"W	5.00'

LOT 1, BLOCK 17R  
EVANS PEARSON  
WESTWOOD ADDITION  
VOL. 388-142, PG. 80  
P.R.T.C.T.



REVISED 11-05-07



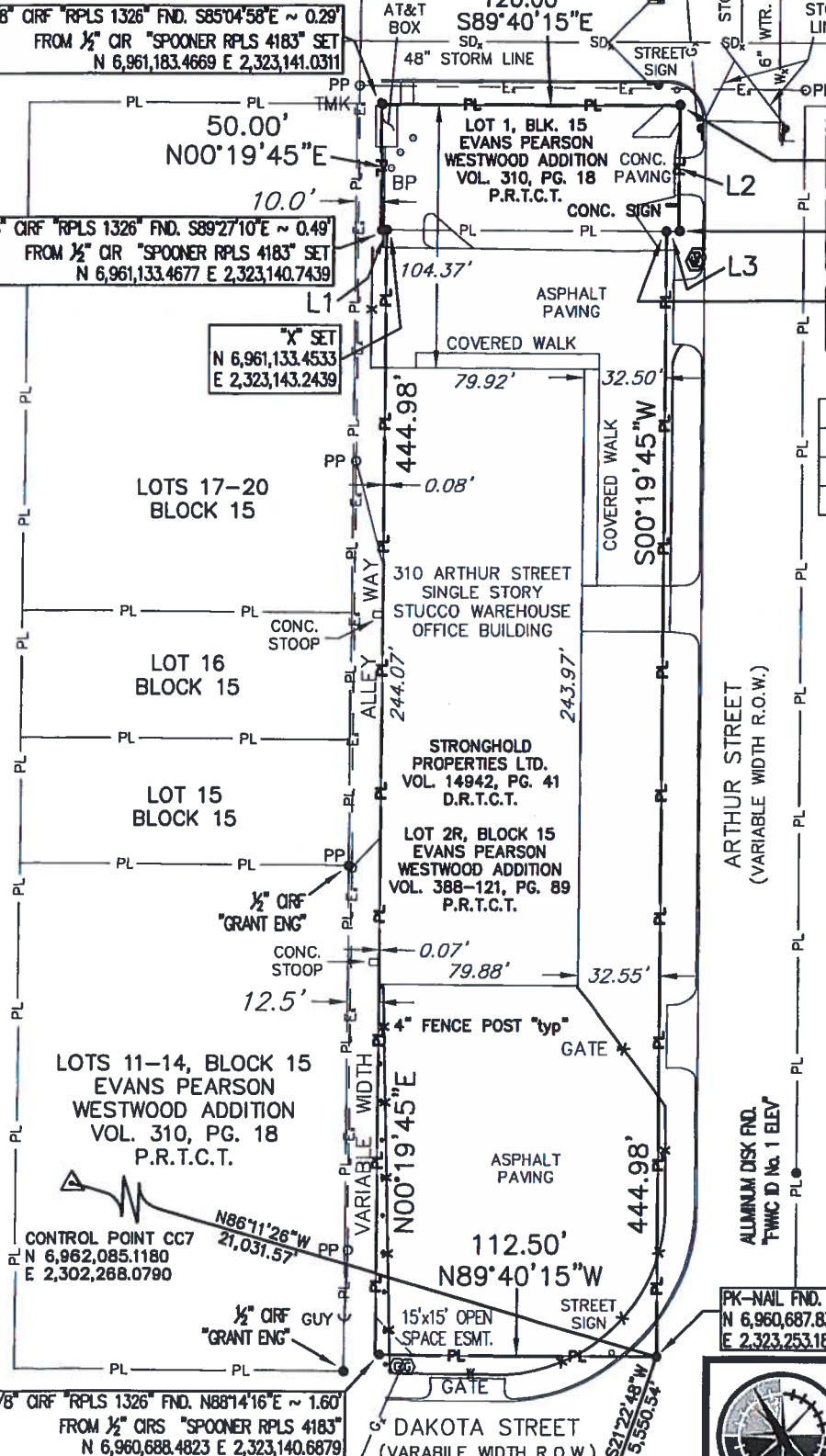
**SPOONER & ASSOCIATES**  
REGISTERED PROFESSIONAL LAND SURVEYORS

7417 CONTINENTAL TRL N. RICHLAND HILLS, TX 76180  
PH (817) 281-2355 FAX (817) 281-1389  
DATE: 9-18-07  
DRAWN BY: E.S.S.  
CHECKED BY: E.S.S.  
JOB No. 1629  
TRINITY RIVER VISION PROJECT PARCELS 14 & 16

2" WTR. LN.  
6" SAN. SWR. L-7060

CONTROL POINT CC5  
N 6,955,519.2867  
E 2,321,229.7297

**PARCELS 14 & 16, LAND TITLE SURVEY  
STRONGHOLD PROPERTIES LTD.**



## LEGAL DESCRIPTION

- BEING** Lot 1, Block 17R, Evans-Pearson-Westwood Addition, an addition to the City of Fort Worth, Tarrant County, Texas, recorded in Volume 388-142, Page 80, Plat Records Tarrant County Texas (P.R.T.C.T.), and further being a tract of land conveyed to Stronghold Properties, LTD., recorded in Volume 14937, Page 351, Deed Records, Tarrant County, Texas (D.R.T.C.T.); said tract of land being more particularly described by metes and bounds as follows:
- BEGINNING** at a 5/8 inch capped iron rod stamped Transystems set, being the Northwest corner of said Lot 1, and being at the intersection of the South right-of-way line of Kansas Street (a variable width R.O.W.) and the East right-of-way line of Arthur Avenue (a variable width R.O.W.);
- THENCE** South 89 degrees 49 minutes 02 seconds East, along the North line of said Lot 1 and said South right-of-way line, a distance of 212.50 feet to a 5/8 inch capped iron rod stamped Transystems set;
- THENCE** South 00 degrees 17 minutes 58 seconds West, continuing along said South right-of-way line, a distance of 5.00 feet to a 5/8 inch capped iron rod stamped Transystems set;
- THENCE** South 89 degrees 49 minutes 02 seconds East, continuing along said South right-of-way line, a distance of 274.45 feet to a 5/8 inch capped iron rod stamped Transystems set, being the Northeast corner of said Lot 1 and being on the Westerly line of a tract of land described in a deed to Fort Worth Water Improvement District No. 1, recorded in Volume 375, Page 150, D.R.T.C.T., from which an aluminum disk monument found stamped T.C.W.C.I.D.No.1 (control monument), bears North 48 degrees 18 minutes East, a distance of 7.49 feet;
- THENCE** Along the Easterly line of said Lot 1 and the Westerly line of said Fort Worth Water Improvement District No. 1 tract the following courses and distances:
- THENCE** South 48 degrees 18 minutes 58 seconds West, a distance of 148.52 feet to a railroad spike found;
- THENCE** South 57 degrees 12 minutes 58 seconds West, a distance of 331.90 feet to a 5/8 inch capped iron rod stamped Transystems set;
- THENCE** South 35 degrees 55 minutes 58 seconds West, a distance of 169.00 feet to an aluminum disk monument found stamped T.C.W.C.I.D.No.1 (control monument) found for the Southwest corner of said Lot 1;
- THENCE** North 00 degrees 17 minutes 58 seconds East, along the East right-of-way line of Arthur Avenue and the West line of said Lot 1, a distance of 421.88 feet to the POINT OF BEGINNING and containing 93,506 Square feet or 2.147 Acres of Land.

Note: Survey sketch to accompany this legal description.

Note: Basis of bearing = NAD 83 Texas North Central Zone (4202).

Note: Coordinates shown are surface coordinates based on NAD 83 Texas North Central Zone (4202) with an adjustment factor of 1.0001375289116

I do hereby certify on this 14th day of September, 2007, 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 1A, Condition II Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements located within five (5) feet of said boundaries, 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 Chicago Title Insurance Company, Dated October 18, 2005, GF# 05-13909 affecting the subject property, and the location of all curb cuts and driveways, if any.

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.

The subject property abuts Kansas Street, a variable width right-of-way, and Arthur Avenue, a variable width right-of-way which provides apparent access to and from the subject property.

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

By: TranSystems

*Kenneth D. Erwin*

Kenneth D. Erwin  
Registered Professional Land Surveyor  
No. 5554



Dated: 9-14-07

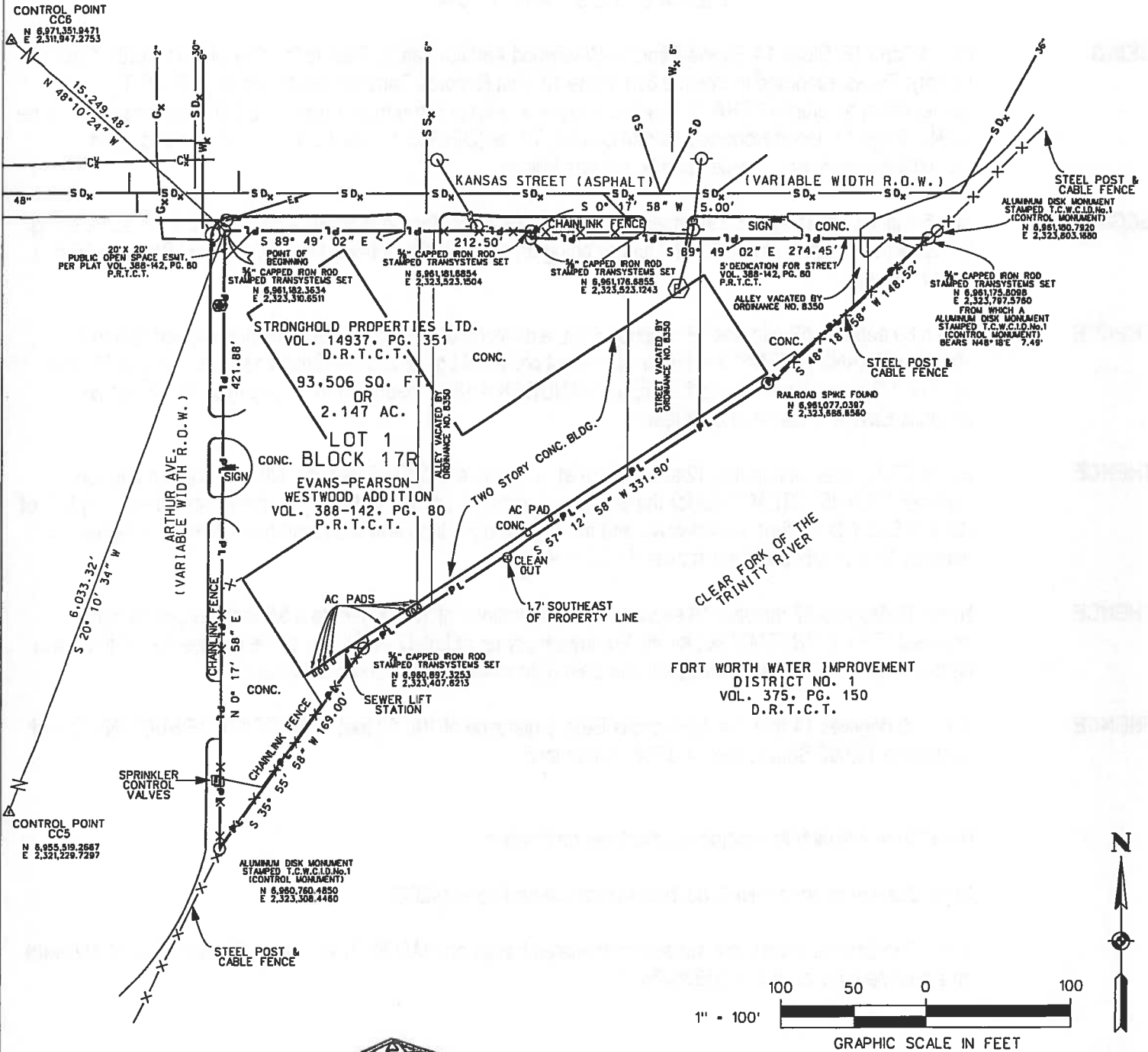


**NOTE:**

UNDER GROUND UTILITIES SHOWN ARE COMPILED FROM FIELD EVIDENCE AND SCALED FROM UTILITY MAPS PROVIDED BY OTHERS. UTILITIES MAY EXIST THAT ARE NOT SHOWN. NO EXCAVATIONS WERE DONE TO DETERMINE THE LOCATION OF UNDER GROUND UTILITIES.

**NOTE:**

TITLE COMMITMENT  
 GF# 05-13909  
 SCHEDULE B  
 ITEM  
 G. - TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN UNRECORDED LEASE AGREEMENT BETWEEN STRONGHOLD PROPERTIES, LTD., AS LESSOR, AND BLACKMON-MOORING-STEAMATIC CATASROPHE, INC., AS LESSEE, DATED APRIL 20, 2001, AS EVIDENCED AND AFFECTED BY INSTRUMENTS RECORDED IN VOLUME 14940, PAGE 18 AND IN VOLUME 17430, PAGE 469, DEED RECORDS OF TARRANT COUNTY, TEXAS.  
 (AFFECTS)



**Train Systems**

500 W. 7TH ST., SUITE 1100  
 FORT WORTH, TEXAS 76102  
 817-339-8950  
 FAX 817-336-2247

PROJ NO: P202 06 0524  
 SCALE: 100  
 DATE: 09-14-2007  
 DESIGNED BY:  
 DRAWN BY: J.E.M.  
 CHECKED BY: D.L.O.  
 FILE NAME: P15\_V-PB0001.DGN  
 REVISED:

STATE OF TEXAS  
 REGISTERED  
 KENNETH D. ERWIN  
 5554  
 PROFESSIONAL  
 LAND SURVEYOR

*Kenneth D. Erwin*  
 9-14-07

SHEET TITLE	LAND TITLE SURVEY STRONGHOLD PROPERTIES, LTD. PARCEL #15
PROJECT	TRINITY RIVER VISION
NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE (4202) WITH AN ADJUSTMENT FACTOR OF 1.0001375289116	PG. 3 of 3

LEGAL DESCRIPTION

- BEING** Lots 17 and 18, Block 14, Evans-Pearson-Westwood Addition, an addition to the City of Fort Worth, Tarrant County, Texas, recorded in Volume 310, Page 18, Plat Records Tarrant County Texas (P.R.T.C.T.), and further being a portion of TRACT I as described in a deed to Stronghold Properties, LTD., recorded in Volume 14942, Page 41, Deed Records, Tarrant County, Texas (D.R.T.C.T.); said Lots 17 and 18 being more particularly described by metes and bounds as follows:
- BEGINNING** at a 5/8 inch capped iron rod stamped "TRANSYSTEMS" set for the Northwest corner of Lot 18, same being the Southwest corner of Lot 19, and further being on the East right-of-way line of Greenleaf Street (a 50 foot right-of-way);
- THENCE** South 89 degrees 52 minutes 18 seconds East, a distance of 130.00 feet to a 5/8 inch capped iron rod stamped "TRANSYSTEMS" set for the Northeast corner of Lot 18 and the Southeast corner of Lot 19, from which a 1/2 inch capped iron rod stamped "HANCOCK # 1326" bears North 60 degrees 18 minutes 26 seconds East, a distance of 0.33 feet;
- THENCE** South 00 degrees 14 minutes 42 seconds West, a distance of 100.00 feet to a 5/8 inch capped iron rod stamped "TRANSYSTEMS" set for the Southeast corner of Lot 17, and being on the North right-of-way line of Kansas Street (a 50 foot right-of-way), and from which a 5/8 inch iron rod found bears North 63 degrees 15 minutes 46 seconds East, a distance of 0.23 feet;
- THENCE** North 89 degrees 52 minutes 18 seconds West, a distance of 130.00 feet to a 5/8 inch capped iron rod stamped "TRANSYSTEMS" set for the Southwest corner of Lot 17 and being at the intersection of the North right-of-way line of Kansas Street with the East right-of-way line of Greenleaf Street;
- THENCE** North 00 degrees 14 minutes 42 seconds East, a distance of 100.00 feet to the POINT OF BEGINNING and containing 13,000 Square feet or 0.298 acre of land.

Note: Survey sketch to accompany this legal description.

Note: Basis of bearing = NAD 83 Texas North Central Zone (4202).

Note: Coordinates shown are surface coordinates based on NAD 83 Texas North Central Zone (4202) with an adjustment factor of 1.0001375289116

I do hereby certify on this 13th day of September, 2007, 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 1A, Condition II Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements located within five (5) feet of said boundaries, 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 Chicago Title Insurance Company, Dated October 18, 2005, GF# 05-13909 affecting the subject property, and the location of all curb cuts and driveways, if any.

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.

The subject property abuts Kansas Street, a 50 foot right-of-way, and Greenleaf Street, a 50 foot right-of-way which provides apparent access to and from the subject property.

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

By: TranSystems

*Kenneth D. Erwin*

Kenneth D. Erwin  
Registered Professional Land Surveyor  
No. 5554



Dated: 9-13-07

CONTROL POINT  
ECS  
N 6,971,351.9471  
E 2,311,947.2753

N 47° 48' 54" W  
14,916.83

CONTROL POINT  
ECS  
N 5,955,519.2667  
E 2,321,229.7297

S 16° 57' 02" W  
6,078.36'

CONTROL POINT  
ECS  
N 5,955,519.2667  
E 2,321,229.7297

CONTROL POINT  
ECS  
N 5,955,519.2667  
E 2,321,229.7297

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E 2,321,229.7297

CONTROL POINT  
ECS  
N 5,955,519.2667  
E 2,321,229.7297

217 PARTNERS, LLC.  
VOL. 16613, PG. 38  
D.R.T.C.T.

LOT 19

STRONGHOLD PROPERTIES LTD.  
VOL. 14942, PG. 41  
D.R.T.C.T.

LOT 18  
BLOCK 14 (PARCEL 41)  
CONC. PARKING  
EVANS-PEARSON-  
WESTWOOD ADDITION  
VOL. 310, PG. 18  
P.R.T.C.T.

STRONGHOLD PROPERTIES LTD.  
VOL. 14942, PG. 41  
D.R.T.C.T.

LOT 17  
BLOCK 14 (PARCEL 42)  
CONC. PARKING  
13,000 SQ. FT.  
OR  
0.298 AC.

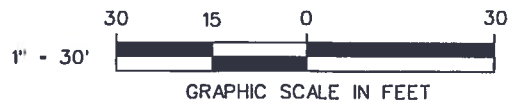
KANSAS STREET (ASPHALT)  
(50' R.D.W.)

GREENLEAF ST.  
(50' R.O.W.)

SIZE UNKNOWN

NOTE:

UNDER GROUND UTILITIES SHOWN ARE COMPILED FROM FIELD EVIDENCE AND SCALED FROM UTILITY MAPS PROVIDED BY OTHERS. UTILITIES MAY EXIST THAT ARE NOT SHOWN. NO EXCAVATIONS WERE DONE TO DETERMINE THE LOCATION OF UNDER GROUND UTILITIES.



500 W. 7TH ST., SUITE 1100  
FORT WORTH, TEXAS 76102  
817-339-8950  
FAX 817-336-2247

PROJ NO: P202 06 0524

SCALE: 30

DATE: 09-13-2007

DESIGNED BY:

DRAWN BY: J.E.M.

CHECKED BY: K.D.E.

FILE NAME: P41\_V-PB0001.DGN

REVISED:



*Kenneth D. Erwin*  
9-13-07

SHEET TITLE

LAND TITLE SURVEY  
STRONGHOLD PROPERTIES, LTD.  
PARCEL #41 & 42

PROJECT

TRINITY RIVER VISION

NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES  
BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE (4202) WITH  
AN ADJUSTMENT FACTOR OF 1.0001375289116

PG. 3 of 3

In addition, R. Steve Christian, Real Property Director of TRWD, and the staff of TRWD are granted authority to execute all documents necessary to complete these transactions and to pay all reasonable and necessary closing and related costs incurred with this acquisition. Funding for this settlement is included in the General Fund. Director Lane seconded the motion, with Directors Henderson, Stevens, Lane and Leonard voting in favor and Director Kelleher voting against.

At 12:25 P.M., Director Lane had to leave the meeting.

25.

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

- **IPL Parcel 104  
(Butler)**

**A permanent easement interest across a 0.433-acre tract of land situated in the Joaquin Rendon Survey, Abstract Number 1263, Tarrant County, Texas, and being more particularly described as a portion of that certain 1.940-acre tract conveyed in instrument recorded as Instrument No. D208303061, Official Public Records, Tarrant County, Texas, and being further described in the accompanying survey plat for Parcel 104 attached hereto for the negotiated purchase price of \$40,000.00.**

- **IPL Parcel 597  
(Kamp)**

**A permanent easement interest across a 7.050-acre tract of land situated in the Henry H. Horn Survey, Abstract Number 331, Navarro County, Texas, and being more particularly described as a portion of that certain tract of land conveyed to Roy Kamp by Last Will and Testament of Kenneth R. Scarbrough recorded in Document Number P17898, Probate Records, Navarro County, Texas, and being**

further described in the accompanying survey plat for Parcel 597 attached hereto for the negotiated purchase price of \$20,000.00.

- **IPL Parcel 711  
(Velvin)**

**A permanent easement interest across an 8.286-acre tract of land situated in the M.B. McKeever Survey, Abstract Number 479, Henderson County, Texas, and being more particularly described as a portion of that certain 109.15-acre tract conveyed to Neal Velvin and Nell Velvin, by instrument recorded in Volume 2498, Page 98, Henderson County Real Property Records and being further described in the survey plat for Parcel 711 attached hereto for the negotiated purchase price of \$150,000.00.**

EXHIBIT "A"  
Property Description

Being 0.433-acres (18,846 square feet) of land situated in the Joaquin Rendon Survey, Abstract Number 1263, Tarrant County, Texas, and more particularly that certain 1.940 acre tract conveyed to Frank Fox, as recorded in Instrument #D208303061, Official Public Records, Tarrant County, Texas, (O.P.R.T.C.T.) and being further described as follows:

**COMMENCING** at a 1/2 inch iron pipe found for the Southwest corner of said Fox tract, on the North line of Rendon Bloodworth Road (FM 1187), variable width Right-of-Way, no Deed of Record found and on the East Right-of-Way line of Teague Road, a variable width Right-of-Way, no Deed of Record found;

**THENCE** N 0°15'36" E, along the West line of said Fox tract and the East Right-of-Way line of said Teague Road, a distance of 555.07 feet to a set 5/8 inch iron rod with Transystems cap for the Southwest corner of tract herein described and the **POINT OF BEGINNING** (N: 6,895,627.563, E: 2,361,502.488 Grid);

- (1) **THENCE** N 0°15'36" E, along the West line of tract herein described, the West line of said Fox tract and the East Right-of-Way line of said Teague Road, a distance of 150.00 feet to a set 5/8 inch iron rod with Transystems cap for the Northwest corner of tract herein described, point also the Southwest corner of a tract of land as described by deed to David Elton Teague, as recorded in Instrument #D203218782 and Volume 11285, Page 394, O.P.R.T.C.T., from which a found 1" iron pipe bears N 88°51'50" E, a distance of 3.73 feet;
- (2) **THENCE** N 88°51'50" E, along the North line of tract herein described, the North line of said Fox tract and the South line of said Teague tract, a distance of 126.80 feet to a 1/2 inch iron rod found for the Northeast corner of tract herein described, the Northeast corner of said Fox tract, and the Northwest corner of a tract of land as described by deed to James W. Simmons, as recorded in Volume 5332, Page 238, D.R.T.C.T.;
- (3) **THENCE** S 1°08'59" W, along the East line of tract herein described, the East line of said Fox tract and the West line of said Simmons tract, a distance of 150.12 feet to a set 5/8 inch iron rod with Transystems cap for the Southeast corner of tract herein described;
- (4) **THENCE** S 88°51'50" W, along the South line of tract herein described, a distance of 122.49 feet to a set 5/8 inch iron rod with Transystems cap;
- (5) **THENCE** N 89°51'19" W, along the South line of tract herein described, a distance of 1.98 feet to the **POINT OF BEGINNING**, containing 0.433-acres (18,846 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 0.9998802448.

NOTE: Plat to accompany this legal description



I do certify on this 11th day of October, 2012, to Fidelity National Title Insurance Company and Tarrant Regional Water District, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition III Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements and other matters of record as listed in Schedule B of the Commitment for Title issued by Fidelity National Title Insurance Company, with an effective date of September 20, 2012, issued date of October 2, 2012, GF # FT244122-4412200608 affecting the subject property and listed in Exhibit "A-1" attached hereto.

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

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



Timothy A. Frost  
Registered Professional Land Surveyor  
Texas Registration Number 5316

Dated: 10-11-2012





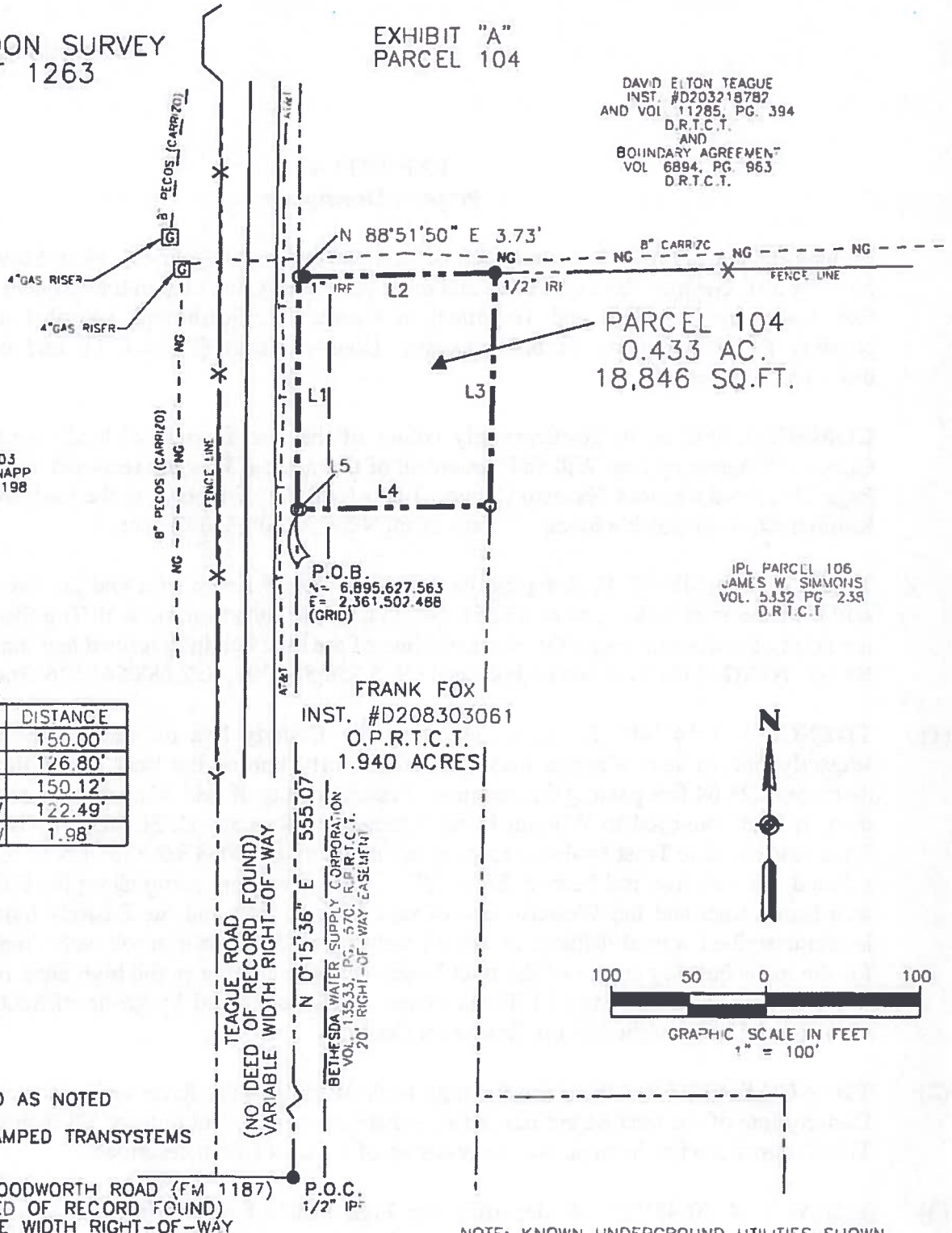
JOAQUIN RENDON SURVEY  
ABSTRACT 1263

EXHIBIT "A"  
PARCEL 104

DAVID ELTON TEAGUE  
INST. #D203218787  
AND VOL 11285, PG. 394  
D.R.T.C.T.  
AND  
BOUNDARY AGREEMENT  
VOL 6894, PG. 963  
D.R.T.C.T.

PL PARCEL 103  
SHELLEY LYNN KNAPP  
INST. #D205269198  
D.R.T.C.T.

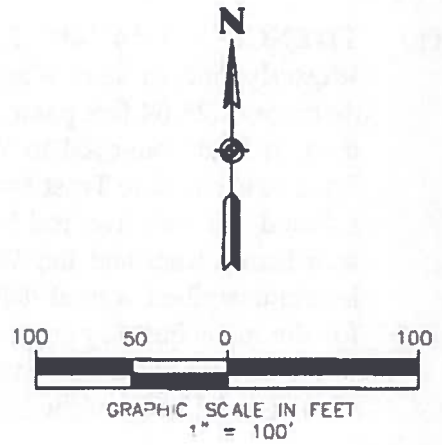
IPL PARCEL 106  
JAMES W SIMMONS  
VOL. 5352 PG 238  
D.R.T.C.T.



LINE TABLE

NO	BEARING	DISTANCE
L1	N 0°15'36" E	150.00'
L2	N 88°51'50" E	126.80'
L3	S 1°08'59" W	150.12'
L4	S 88°51'50" W	122.49'
L5	N 89°51'19" W	1.98'

FRANK FOX  
INST. #D208303061  
O.P.R.T.C.T.  
1.940 ACRES



LEGEND

- = MARKER FOUND AS NOTED
- = 5/8" CIRS STAMPED TRANSYSTEMS

RENDRON BLOODWORTH ROAD (FM 1187) P.O.C.  
(NO DEED OF RECORD FOUND) 1/2" IPI  
VARIABLE WIDTH RIGHT-OF-WAY

NOTE: KNOWN UNDERGROUND UTILITIES SHOWN  
ARE QUALITY LEVEL B SUE - (10-16-2012)  
NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

**TranSystems**

500 WEST SEVENTH STREET  
SUITE 1100  
FORT WORTH, TX 76102  
(817) 339-8950 (TEL)  
(817) 336-2247 (FAX)

PROJ NO: 2202090330  
SCALE: 1" = 100'  
DATE: 10-11-2012  
DRAWN BY: RLi  
CHECKED BY: TAF  
REVISED DATE:

PRINTED ON:  
10/25/2012  
9:56:00 AM

STATE OF TEXAS  
REGISTERED  
TIMOTHY A. FROST  
5316  
PROFESSIONAL  
LAND SURVEYOR

*Handwritten signature and date: 10-11-2012*

SHEET TITLE  
EXHIBIT "A"  
SEGMENT 9, PARCEL 104  
FRANK FOX

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 0.9998802448

PG. 3 OF 4

EXHIBIT "A"  
Property Description

Being 7.050 acres (307,105 square feet) of land situated in the Henry H. Horn Survey, Abstract Number 331, Navarro County, Texas, and more particularly that certain tract of land conveyed to Roy Kamp by Last Will and Testament of Kenneth R. Scarbrough recorded in Document Number P17898, Probate Records, Navarro County, Texas (P.R.N.C.T), and being further described as follows:

**COMMENCING** at the Northwesterly corner of that certain tract of land conveyed to Van Clarence Wagon by Last Will and Testament of Delma Jean Wagon recorded in Volume 1639, Page 214, Deed Records, Navarro County, Texas (D.R.N.C.T.), being in the Easterly line of said Kamp tract, from which a found "T" post bears N 57°50'20" E, 0.84 foot;

**THENCE** S 31°43'48" E, along the Easterly line of said Kamp tract and the Westerly line of said Wagon tract, a distance of 430.53 feet, to a set 5/8 inch iron rod with TranSystems cap for the point of intersection with the Northerly line of the tract herein described and the **POINT OF BEGINNING** of the tract herein described (N: 6,758,584.290, E: 2,688,543.636 Grid);

- (1) **THENCE** S 31°43'48" E, continuing along the Easterly line of said Kamp tract and the Westerly line of said Wagon tract and the Easterly line of the tract herein described, at a distance of 28.64 feet passing the common Westerly corner of said Wagon tract and that certain tract of land conveyed to William Bazel Strange and Romona C. Strange, Co-Trustees of the Strange Revocable Trust by deed recorded in File Number 00003769, O.P.R.N.C.T., from which a found 1/2 inch iron rod bears S 57°50'28" E, 0.62 foot, continuing along the Easterly line of said Kamp tract and the Westerly line of said Strange tract and the Easterly line of the tract herein described, a total distance of 202.25 feet to a set 5/8 inch iron rod with TranSystems cap for the most Easterly corner of the tract herein described, being in the high bank of the Trinity River as owned by the State of Texas Permanent School Fund by virtue of Sections 11.011, 11.012 and 11.014 of the Natural Resources Codes;
- (2) **THENCE** S 49°27'21" W, along the high bank of said Trinity River and continuing along the Easterly line of the tract herein described, a distance of 4.54 feet to a set 5/8 inch iron rod with TranSystems cap for the most Southerly corner of the tract herein described;
- (3) **THENCE** N 80°42'52" W, departing the high bank of said Trinity River and along the Southerly line of the tract herein described, a distance of 16.63 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;
- (4) **THENCE** N 80°13'57" W, continuing along the Southerly line of the tract herein described, a distance of 579.87 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;
- (5) **THENCE** N 73°24'49" W, continuing along the Southerly line of the tract herein described, a distance of 995.36 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;

- (6) **THENCE** N 67°20'54" W, continuing along the Southerly line of the tract herein described, a distance of 468.53 feet to a set 5/8 inch iron rod with TranSystems cap for the point of intersection with the Northerly line of said Kamp tract and the Southerly line of that certain tract of land, conveyed to Anna E. Tyus, deceased, her heirs and assigns by deed recorded in Volume 924, Page 821, and the most Westerly corner of the tract herein described;
- (7) **THENCE** N 58°18'28" E, along the Northerly line of said Kamp tract and the Southerly line of said Tyus tract and the Westerly line of the tract herein described, a distance of 185.44 feet to a set 5/8 inch iron rod with TranSystems cap for the most Northerly corner of the tract herein described;
- (8) **THENCE** S 69°22'12" E, departing the Northerly line of said Kamp tract and the Southerly line of said Tyus tract and along the Northerly line of the tract herein described, a distance of 397.03 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;
- (9) **THENCE** S 73°07'06" E, continuing along the Northerly line of the tract herein described, a distance of 741.43 feet to a set 5/8 inch iron rod with TranSystems cap for an angle point;
- (10) **THENCE** S 78°07'58" E, continuing along the Northerly line of the tract herein described, a distance of 646.27 feet to the **POINT OF BEGINNING**, containing 7.050 acres (307,105 square feet) of land, more or less.

NOTE: Basis of bearing is the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum 1983 (NAD 83)(2007) with all distances adjusted to surface by project combined scale factor of 0.9999460030.

NOTE: Plat to accompany this legal description.

I do certify on this 19th day of May, 2016, to Old Republic 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 Old Republic National Title Insurance Company, with an effective date of August 15, 2014, issued date of September 2, 2014, GF # CT13-3176-O affecting the subject property and listed in Exhibit "A-1" attached hereto.

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

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



Richard R. Dorr  
Registered Professional Land Surveyor  
Texas Registration Number 4780  
TBPLS FIRM Reg. No. 100383-00



Dated: 05/19/2016



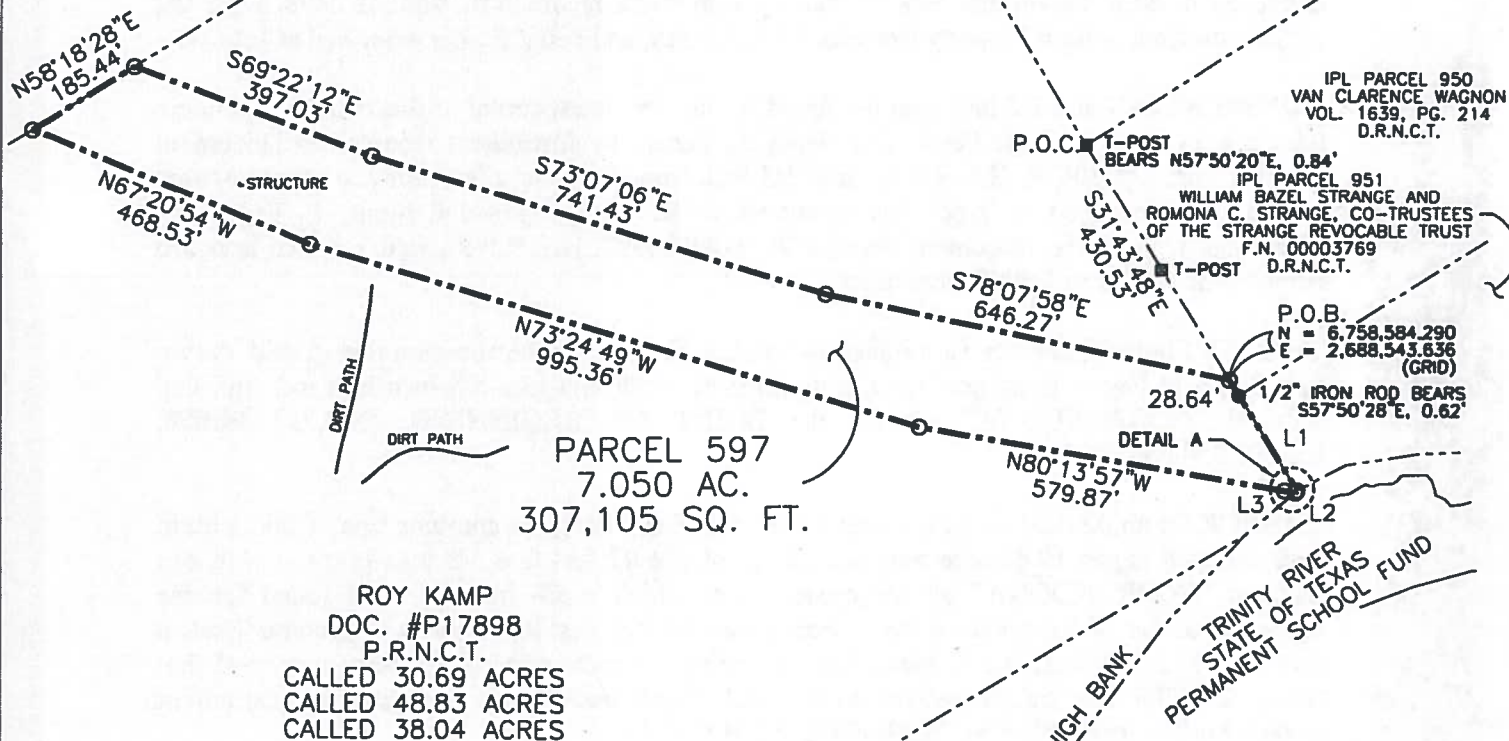
EXHIBIT "A"  
PARCEL 597

HENRY H. HORN SURVEY  
ABSTRACT 331

PARCEL 943  
ANNA E. TYUS, DECEASED,  
HER HEIRS AND ASSIGNS  
VOL. 924, PG. 821  
D.R.N.C.T.

LINE TABLE

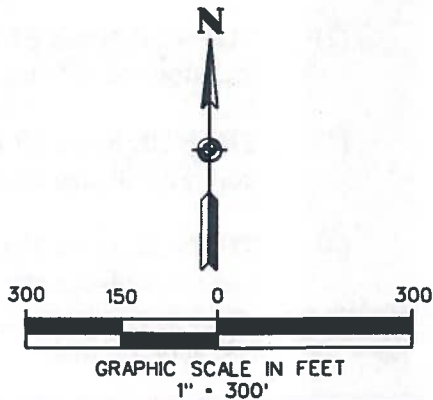
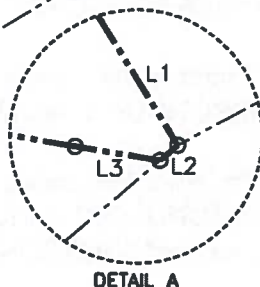
NO	BEARING	DISTANCE
L1	S 31°43'48" E	202.25'
L2	S 49°27'21" W	4.54'
L3	N 80°42'52" W	16.63'



NOTES:  
NO KNOWN UNDERGROUND UTILITIES - 11-09-2012  
(U.O.N.) INDICATES UNLESS OTHERWISE NOTED

LEGEND

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



NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

**TranSystems**

500 WEST SEVENTH STREET  
SUITE 1100  
FORT WORTH, TX 76102  
(B17) 339-8950 (TEL)  
(B17) 336-2247 (FAX)  
TBPLS FIRM REG. NO. 100383-00

PROJ NO:	P202090330
SCALE:	1" = 300'
DATE:	05-16-2016
DRAWN BY:	SMD
CHECKED BY:	RRD
REVISED DATE:	

PRINTED ON:  
5/19/2016  
9:42:04 AM

RICHARD R. DORR  
4780  
REGISTERED PROFESSIONAL  
LAND SURVEYOR  
STATE OF TEXAS

SHEET TITLE

EXHIBIT "A"  
SEGMENT 17, PARCEL 597  
ROY KAMP

PROJECT

INTEGRATED PIPELINE PROJECT

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

PG. 4 OF 5

**EXHIBIT "A"**  
**Property Description**

Being 8.286-acres (360,958 square feet) of land situated in the M.B. McKeever Survey, Abstract Number 479, Henderson County, Texas, and more particularly that certain 109.15 acre tract conveyed to Neal Velvin and Nell Velvin, by instrument recorded in Volume 2498, Page 98, Henderson County Real Property Records, (H.C.R.P.R.), and being further described as follows:

**COMMENCING** at a 1/2 inch iron rod found for the northwest corner of that certain 19.60 acre tract conveyed to R. Todd Fagan and Nancy L. Fagan, by instrument recorded in Document Number 2012-00000678, H.C.R.P.R., said 1/2 inch iron rod being the southwest corner of that certain tract described as Tract Two conveyed to R. Todd Fagan and Nancy L. Fagan, by instrument recorded in Document Number 2011-00003592, H.C.R.P.R., said 1/2 inch iron rod being in the east line of said Velvin tract;

**THENCE** South 02 degrees 10 minutes 34 seconds East, along the common line of said Velvin tract and said Fagan 19.60 acre tract, a distance of 36.29 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for the **POINT OF BEGINNING**, (N:6,737,514.608, E:2,797,354.358 Grid);

- (1) **THENCE** South 02 degrees 10 minutes 34 seconds East, along the common line of said Velvin tract and said Fagan 19.60 acre tract, a distance of 166.07 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner, from which a 5/8 inch iron rod found for the southeast corner of said Velvin tract bears South 02 degrees 10 minutes 34 seconds East, a distance of 120.57 feet, said 5/8 inch iron rod being the most easterly northeast corner of that certain 208.686 acre tract conveyed to R. Todd Fagan and Nancy L. Fagan, by instrument recorded in Document Number 2009-00012474, H.C.R.P.R.;
- (2) **THENCE** North 67 degrees 13 minutes 15 seconds West, a distance of 1852.49 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner;
- (3) **THENCE** North 69 degrees 17 minutes 09 seconds West, a distance of 89.18 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner;
- (4) **THENCE** North 70 degrees 52 minutes 50 seconds West, a distance of 458.99 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner in the west line of said Velvin tract, said 5/8 inch iron rod with cap stamped "GORRONDONA" being in the east line of said Fagan 208.686 acre tract;
- (5) **THENCE** North 04 degrees 51 minutes 12 seconds West, with the common line of said Velvin tract and said Fagan 208.686 acre tract, a distance of 164.18 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner;
- (6) **THENCE** South 70 degrees 53 minutes 41 seconds East, a distance of 573.80 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner;



- (7) **THENCE** South 67 degrees 14 minutes 52 seconds East, a distance of 1833.13 feet to the **POINT OF BEGINNING** and containing 8.286 acres (360,958 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 (NAD83)(2007) with all distances adjusted to surface by project combined scale factor 0.9999804020.

NOTE: Plat to accompany this legal description.

I do certify on this 9th day of January, 2015, to Attorney's Title Co. 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 November 10, 2014, issued date of November 18, 2014, GF #14-641-DD affecting the subject property and listed in Exhibit "A-1" attached hereto.

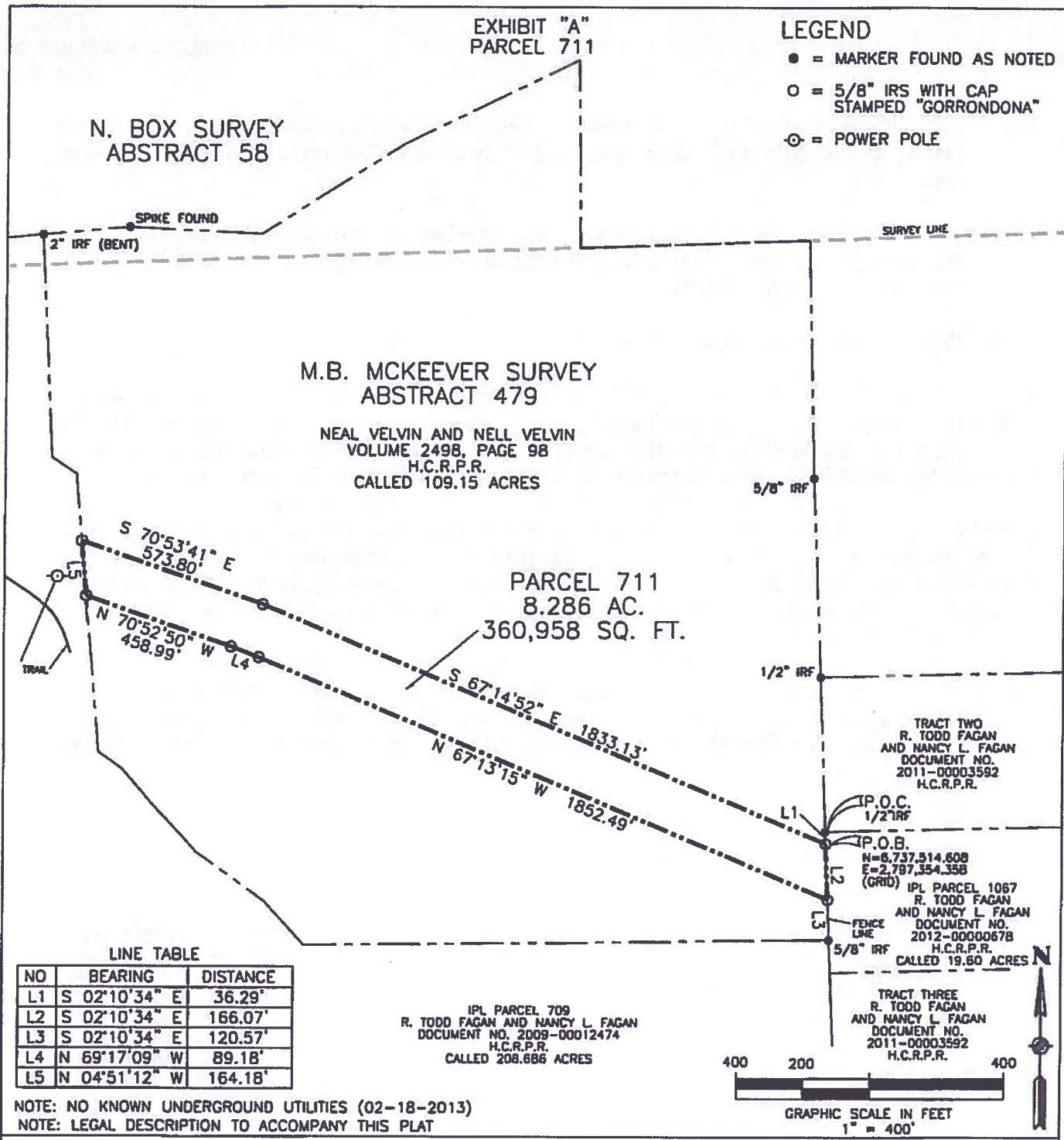
Except as shown on the survey: (i) there are no visible encroachments upon the subject property by visible improvements on adjacent property, (ii) there are no visible encroachments on adjacent property, streets or alleys by any visible improvements on the subject property, and (iii) there are no visible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

  
Chris T. Abbott  
Registered Profession Land Surveyor  
Texas Registration No. 6407

Dated: 1/9/15





NOTE: NO KNOWN UNDERGROUND UTILITIES (02-18-2013)  
NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT

**GORRONDONA & ASSOCIATES, INC.**  
7524 JACK NEWELL BLVD. SOUTH  
FORT WORTH, TEXAS 76118  
PHONE (817)496-1424  
FAX (817)496-1788

PROJ NO: P202090330  
SCALE: 1" = 400'  
DATE: 12-12-2014  
DRAWN BY: CA  
CHECKED BY: JC  
REVISED DATE: 01-09-2015

PRINTED ON:  
01/09/2015  
8:00:00 AM

STATE OF TEXAS  
REGISTERED  
CHRIS T. ABBOTT  
6407  
PROFESSIONAL  
AND SURVEYOR

SHEET TITLE  
**EXHIBIT "A"**  
**SEGMENT 19-2, PARCEL 711**  
**NEAL VELVIN AND NELL VELVIN**

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.

PG. 3 OF 5



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

26.

With the recommendation of management, Director Stevens moved to grant authority to purchase the real property described below, which is necessary for the public use and purpose of construction and operation of the Cedar Creek Wetland Project for the negotiated purchase price of \$5,800. Funding for this acquisition is included in the Bond Fund.

**A permanent easement interest across 1.028-acre tract of land located in the Beaufort W. Brown Survey, Abstract No. 72, Henderson County, Texas, said 1.028-acre tract of land also being a portion of a called 12.5-acre tract of land conveyed to Alfonso Martinez, by deed as recorded in Instrument Number 2016-0004354, Deed Records, Kaufman County, Texas, and being further described in the accompanying survey plat attached hereto.**

**EXHIBIT "A"**  
Property Description

**BEING** a 1.028 acre (44,792 square feet) tract of land located in the Beaufort W. Brown Survey, Abstract No. 72, Henderson County, Texas, said 1.028 acre tract of land also being a portion of a called 12.5 acre tract of land conveyed to **Alfonso Martinez**, by deed as recorded in Instrument Number 2016-0004354, Deed Records, Kaufman County, Texas (D.R.K.C.T.), and being more particularly described by metes and bounds as follows:

**COMMENCING** at 3/4 inch iron pipe found at the southwest property corner of the said 12.5 acre tract, same being the most southerly southeast property corner a called 62.78 acre tract of land conveyed to Norman Thompson, by deed as recorded in Volume 2010, Page 558, D.R.K.C.T.;

**THENCE** North 00°56'09" West, along the west property line of the said 12.5 acre tract and along an east property line of the said 62.78 acre tract, a distance of 575.48 feet to a 1/2 inch iron rod with a cap stamped "SPOONER & ASSOCIATES" set (hereinafter referred to as an iron rod set) at the **POINT OF BEGINNING** of the herein described tract of land (said beginning point having a grid coordinate of N:6,820,264.832 E:2,637,917.321);

**THENCE** North 00°56'09" West, continuing along the said property lines, a distance of 100.03 feet to an iron rod set;

**THENCE** North 87°45'07" East, over and across the said 12.5 acre tract, a distance of 447.98 feet to an iron rod set on the east property line of the said 12.5 acre tract, same being the west right-of-way line of Farm to Market No. 2613 (being a variable width right-of-way at this point);

**THENCE** South 00°52'07" East, along the said east property line and along the said west right-of-way line, a distance of 100.03 feet to an iron rod set from which a 1 inch iron pipe found at the southeast property corner of the said 12.5 acre tract bears South 00°52'07" East, a distance of 587.72 feet;

**THENCE** South 87°45'07" West, over and across the said 12.5 acre tract, a distance of 447.86 feet to the **POINT OF BEGINNING**, and containing **1.028 acres (44,792 square feet)**, of land, more or less.

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

NOTE: Plat to accompany this legal description

I do certify on this 5<sup>TH</sup> day of May, 2016, to Tarrant Regional Water District, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition IV Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements and other matters of record as listed in Schedule B of the Commitment for Title issued by First American Title Insurance Company with an effective date of April 10, 2016, issued April 20<sup>th</sup>, 2016 and having a GF number of 1805182-KT50, affecting the subject property.

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

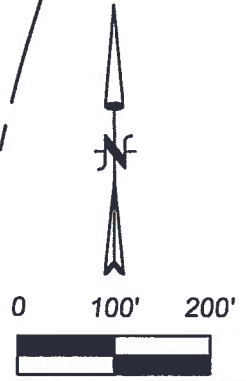
This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition IV Survey.

Eric Spooner, RPLS  
Registered Professional Land Surveyor  
Texas Registration Number 5922  
TBLS Firm No. 10054900



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

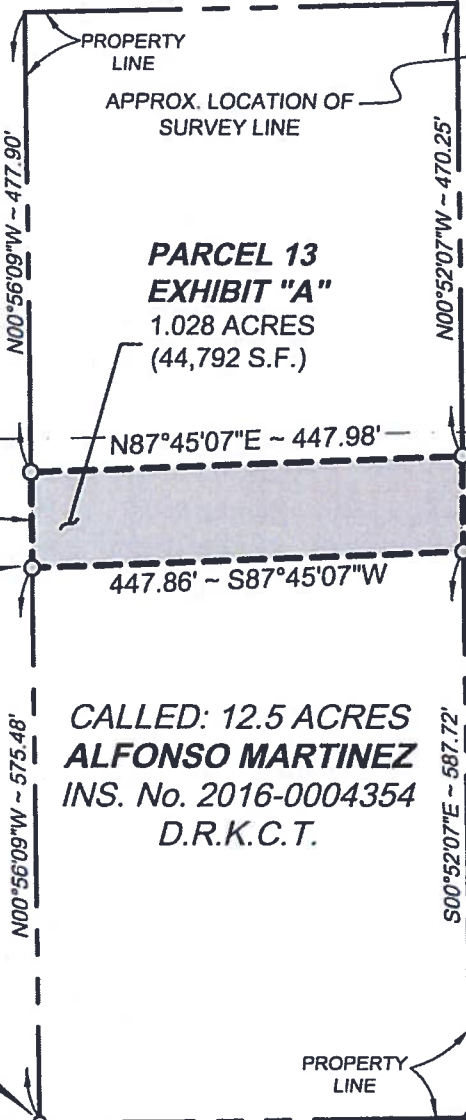
# EXHIBIT "A" PARCEL 13



KAUFMAN  
 COUNTY

BEAUFORT W. BROWN SURVEY  
 ABSTRACT NO. 24

SIDNEY BROWN SURVEY  
 ABSTRACT NO. 26



APPROX. LOCATION  
 OF COUNTY AND  
 SURVEY LINE

**PARCEL 13  
 EXHIBIT "A"**  
 1.028 ACRES  
 (44,792 S.F.)

HENDERSON  
 COUNTY

CALLED: 62.78 ACRES  
**NORMAN THOMPSON**  
 VOL. 2010, PG. 558,  
 D.R.K.C.T.

**P.O.B.  
 EXHIBIT "A"**  
 N:6,820,264.832  
 E:2,637,917.321  
 (GRID)

CALLLED: 12.5 ACRES  
**ALFONSO MARTINEZ**  
 INS. No. 2016-0004354  
 D.R.K.C.T.

CALLED: 36.709 ACRES  
**JOHN B. PATTERSON &  
 JENNIFER M. PATTERSON**  
 VOL. 2736, PG. 713,  
 D.R.H.C.T.

BEAUFORT W. BROWN SURVEY  
 ABSTRACT NO. 72

SIDNEY BROWN SURVEY  
 ABSTRACT NO. 70

**P.O.C.  
 EXHIBIT "A"**  
 3/4" IPF

**COUNTY ROAD NO. 2146**  
 (VARIABLE WIDTH R.O.W.)

NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

**SPOONER & ASSOCIATES**  
 REGISTERED PROFESSIONAL LAND SURVEYORS  
 SPOONER AND ASSOCIATES, INC.  
 309 BYERS STREET, SUITE 100  
 EULESS, TEXAS 76039  
 TEL 817-685-8448

PROJ NO: 09-086-3  
 SCALE: 1" = 200'  
 DATE: 05/04/2013  
 DRAWN BY: C.R.R.  
 CHECKED BY: E.S.S.  
 REVISED DATE: 5/04/2016

5-4-16

ERIC S. SPOONER  
 5922  
 REGISTERED PROFESSIONAL LAND SURVEYOR

SHEET TITLE		<b>EXHIBIT "A"</b>	
		<b>PARCEL 13</b>	
		<b>ALFONSO MARTINEZ</b>	
PROJECT		CEDAR CREEK FINISHED WATER PIPELINE	
BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83)(2007) WITH ALL DISTANCES SCALED FROM N:6,820,412.679, E: 2,638,417.218 BY A PROJECT COMBINED SCALE FACTOR OF 0.99993245856.		PG. 3 OF 4	

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

27.

With the recommendation of management, Director Stevens moved to approve the sale of a 39.45 square foot encroachment, more or less, located in the G.T. Walters Survey, A-795, Henderson County, Texas, beneath residential improvements encroaching on land owned by the District below the 325 m.s.l. elevation on Cedar Creek Lake, Henderson County, Texas to John M. Zrno and Barbara A. Zrno, Co-Trustees of the Zrno Family Living Trust. The District will reserve all mineral rights and a flowage easement, and payment by Mr. and Mrs. Zrno will be in the amount of \$662.76 plus a \$1500 administration fee.

# EXHIBIT "A"

## FIELD NOTES

39.45 SQ FT

G.T. WALTERS SURVEY

PART OF THE TRWD TRACT

ABSTRACT NO. 795

HENDERSON COUNTY, TEXAS

BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE G.T. WALTERS SURVEY, A-795, HENDERSON COUNTY, TEXAS, BEING DESCRIBED AS PART OF THE TARRANT REGIONAL WATER DISTRICT TRACT ADJACENT TO LOT 26, BLOCK 10, OF LEISURE LAND, ACCORDING TO THE PLAT RECORDED IN VOLUME 3, PAGE 1, CABINET B, SLIDE 53 OF THE PLAT RECORDS, HENDERSON COUNTY, TEXAS. SAID LOT TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a 1/2" iron rod set in the Platted 325' elevation line of Cedar Creek Lake, the east line of Lot 27 at the northeast corner of Lot 26;

THENCE, N 59° 32' 00" W, 16.18 feet along the Platted 325' elevation line of Cedar Creek Lake, the north line of Lot 26 to a 1/2" iron rod set at the POINT OF BEGINNING;

BEGINNING at a 1/2" iron rod set in the Platted 325' elevation line of Cedar Creek Lake, the north line of Lot 26 at the southeast corner of this tract;

THENCE, along the Platted 325' elevation line of Cedar Creek Lake as follows: N 59° 32' 00" W (Reference Bearing), 11.23 feet to the southwest corner of this tract; N 13° 07' 00" W, 9.98 feet to a 1/2" iron rod set at the north corner of this tract;

THENCE, through the TRWD tract as follows: S 41° 48' 37" E, 7.62 feet to a 1/2" iron rod set; S 01° 18' 51" E, 1.92 feet to a 1/2" iron rod set; S 41° 05' 59" E, 10.36 feet to the POINT OF BEGINNING and CONTAINING 39.45 SQ FT OF LAND MORE OR LESS.

BASIS OF BEARINGS: RECORDED PLAT

### SURVEYOR'S CERTIFICATE

DATE: MAY 31, 2016

TO: TRWD

I, Gary L. Hardin, Registered Professional Land Surveyor No. 4207, do hereby certify that the field notes hereon represents the results of a survey made on the ground under my direction and supervision, the lines and dimensions of said property being as indicated. This survey is based on deeds, easements and/or recorded plats and other records when furnished by the client or the client's representative, as well as significant and visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this certification is not a representation of warranty of title or guarantee of ownership. This survey was performed EXCLUSIVELY for the above mentioned parties. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

  
GARY L. HARDIN, RPLS NO. 4207  
W.O.# 1605081 (SEE SURVEY)  
FIRM REGISTRATION NO. 10114700





# ENCROACHMENT SURVEY

280 SHADY SHORES DRIVE MABANK, TEXAS 75146  
 BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN  
 THE G. T. WALTERS SURVEY, A-795, HENDERSON COUNTY, TEXAS BEING DESCRIBED  
 AS PART OF THE TARRANT REGIONAL WATER DISTRICT TRACT ADJACENT TO LOT 26,  
 BLOCK 10, OF LEISURE LAND ACCORDING TO THE PLAT RECORDED IN VOLUME 3,  
 PAGE 1, CABINET B, SLIDE 53 OF THE PLAT RECORDS, HENDERSON COUNTY, TEXAS

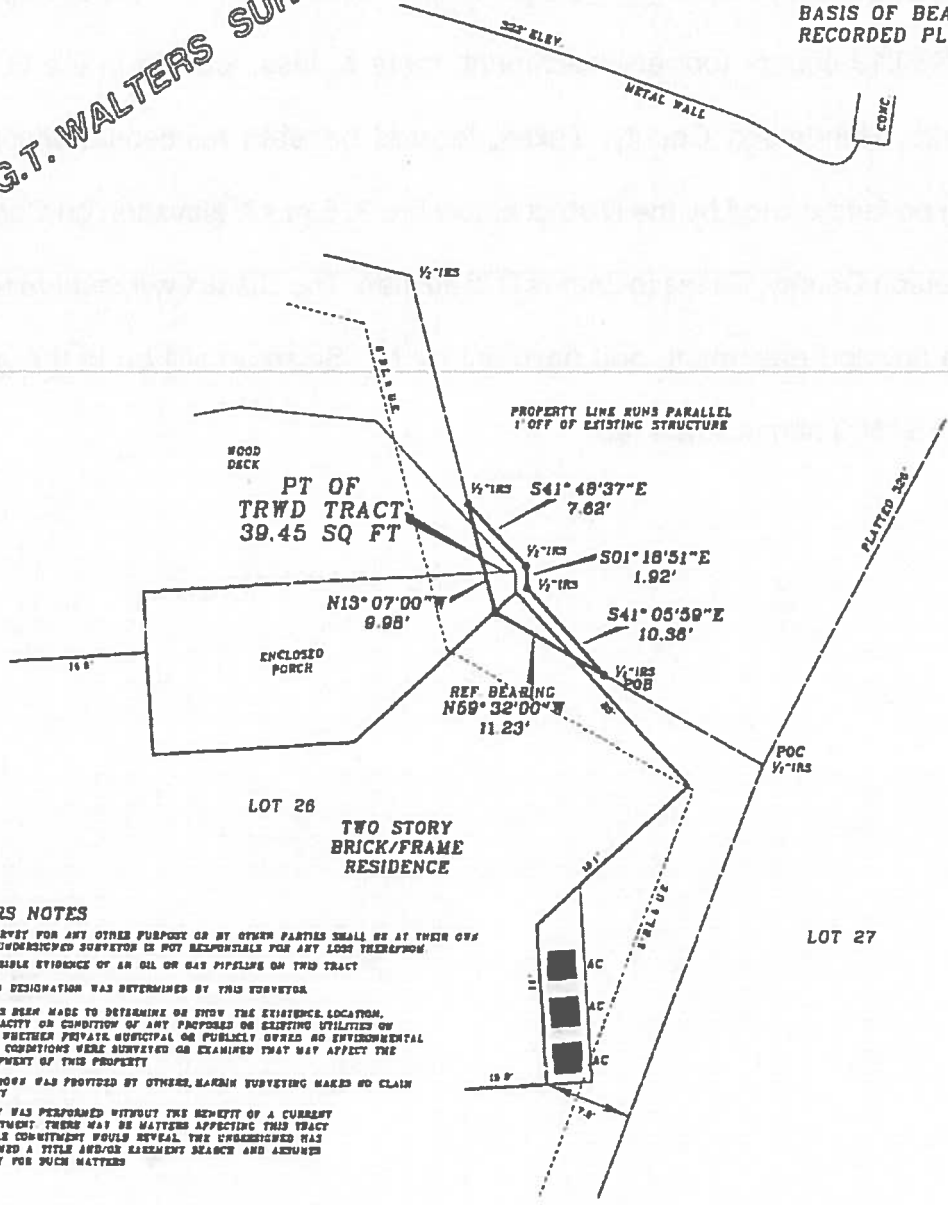


LEGEND	
— T — T —	TELEPHONE LINE
— C — C —	CABLE LINE
— X — X —	FENCE
— E — E —	POWER LINE
CONC	CONCRETE
PP	POWER POLE
WM	WATER METER
IRP	IRON ROD FOUND
IRP	IRON ROD SET
IRP	IRON PIPE FOUND
PC	FENCE CORNER FOUND
TS	TELEPHONE BOX
LP	LIGHT POLE
BCS	BURIED CABLE SIGN
GM	GAS METER
EB	ELECTRICAL BOX
PT	PROPANE TANK
SP	SERVICE POLE
TH	FIRE HYDRANT

G.T. WALTERS SURVEY A-795

CEDAR CREEK LAKE

BASIS OF BEARINGS  
 RECORDED PLAT



### SURVEYORS NOTES

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS THEREFROM. THERE IS NO VISIBLE EVIDENCE OF AN OIL OR GAS PIPELINE ON THIS TRACT.

NO FLOOD PLAIN DESIGNATION WAS DETERMINED BY THIS SURVEYOR.

NO ATTEMPT WAS MADE TO DETERMINE OR SHOW THE EXISTENCE, LOCATION, SIZE, DEPTH, CAPACITY OR CONDITION OF ANY PROPOSED OR EXISTING UTILITIES ON THIS PROPERTY. WHETHER PRIVATE, MUNICIPAL OR PUBLICLY OWNED. NO ENVIRONMENTAL OR SURFACE CONDITIONS WERE SURVEYED OR EXAMINED THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

THE ADDRESS SHOWN WAS PROVIDED BY OTHERS. HARDIN SURVEYING MAKES NO CLAIM TO ITS ACCURACY.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THERE MAY BE MATTERS AFFECTING THIS TRACT THAT A TITLE COMMITMENT WOULD REVEAL. THE UNDERSIGNED HAS NOT PERFORMED A TITLE AND/OR EXEMPTION SEARCH AND ASSUMES NO LIABILITY FOR SUCH MATTERS.

I, GARY L. HARDIN, S.P.L.S., 4207, DO HEREBY CERTIFY THAT THE FOREGOING REPRESENTS THE RESULTS OF A SURVEY OF THE GROUND SHOWN ON THE DRAWING BY ME OR UNDER MY DIRECTION AND SUPERVISION DURING THE MONTH OF MAY, 2016. ALL CORNERS ARE SHOWN HEREON AND THERE ARE NO OTHER MARKERS OR ENCROACHMENTS EXCEPT AS INDICATED ON THIS DRAWING.



GARY L. HARDIN S.P.L.S. 4207  
 SIGNATURE THIS IS NOT VALID UNLESS IN BLUE INK

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FIRM REGISTRATION NO. 1014700

## HARDIN SURVEYING

PO BOX 587  
 MABANK, TEXAS 75147  
 (903) 867-6674 LOCAL  
 (877) 320-6475 TOLL FREE  
 (903) 867-0421 FAX

DATE PERFORMED: MAY 31, 2016  
 SCALE: 1" = 10 FEET  
 WORK ORDER: 1603061 DRAWN BY: BH  
 FIELD BY: IT CHECKED BY: AP  
 THIS SURVEY WAS PERFORMED FOR: TRWD



In addition, R. Steve Christian, Real Property Director of TRWD, and the staff of TRWD, are granted authority to execute all documents necessary to complete this transaction. Director Leonard seconded the motion and the vote in favor was unanimous.

28.

With the recommendation of management, Director Kelleher moved to approve the sale of a 1,939.19 square foot encroachment, more or less, located in the H.T. Moore Survey, A-525, Henderson County, Texas, located beneath residential improvements encroaching on land owned by the District below the 325 m.s.l. elevation on Cedar Creek Lake, Henderson County, Texas to James D. Salzman. The District will reserve all mineral rights and a flowage easement, and payment by Mr. Salzman will be in the amount of \$5820 plus a \$1500 administrative fee.

# EXHIBIT "A"

## FIELD NOTES

0.04 ACRES (1939.19 SQ FT)

H.T. MOORE SURVEY

PART OF THE TRWD TRACT

ABSTRACT NO. 525

HENDERSON COUNTY, TEXAS

BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE H.T. MOORE SURVEY, A-525, HENDERSON COUNTY, TEXAS, BEING DESCRIBED AS PART OF THE TARRANT REGIONAL WATER DISTRICT TRACT ADJACENT TO LOT 6 (THE SQUIRREL COVE) OF WOODCANYON WATERS, SECOND SECTION (UNRECORDED), ACCORDING TO THE DEED TO JAMES D. SALZMAN, RECORDED IN VOLUME 719, PAGE 740 OF THE DEED RECORDS, HENDERSON COUNTY, TEXAS (DRHCT). SAID LOT TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 5/8" iron rod found in the Deeded 325' elevation line of Cedar Creek Lake at the southeast corner of Lot 5 as described in Deed to Glenn G. and Debra L. Rodriguez recorded in Doc.# 2016-00005211 of the RPRHCT, the northeast corner of Lot 6, being the north corner of this tract;

THENCE, S 09° 31' 47" W, 62.82 feet along the Deeded 325' elevation line of Cedar Creek Lake to a point at the south corner of this tract;

THENCE, along the common line of Lot 6 and this tract as follows: N 77° 28' 00" W, 74.10 feet to a point at the west corner of this tract; N 70° 00' 00" E, 52.00 feet; N 50° 20' 00" E (Reference Bearing), 44.00 feet to the POINT OF BEGINNING and CONTAINING 0.04 ACRES (1939.19 SQ FT) OF LAND MORE OR LESS.

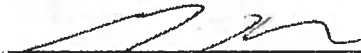
BASIS OF BEARINGS: VOLUME 719, PAGE 740 OF THE DRHCT

### SURVEYOR'S CERTIFICATE

DATE: APRIL 6, 2016

TO: TRWD

I, Gary L. Hardin, Registered Professional Land Surveyor No. 4207, do hereby certify that the field notes hereon represents the results of a survey made on the ground under my direction and supervision, the lines and dimensions of said property being as indicated. This survey is based on deeds, easements and/or recorded plats and other records when furnished by the client or the client's representative, as well as significant and visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this certification is not a representation of warranty of title or guarantee of ownership. This survey was performed EXCLUSIVELY for the above mentioned parties. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

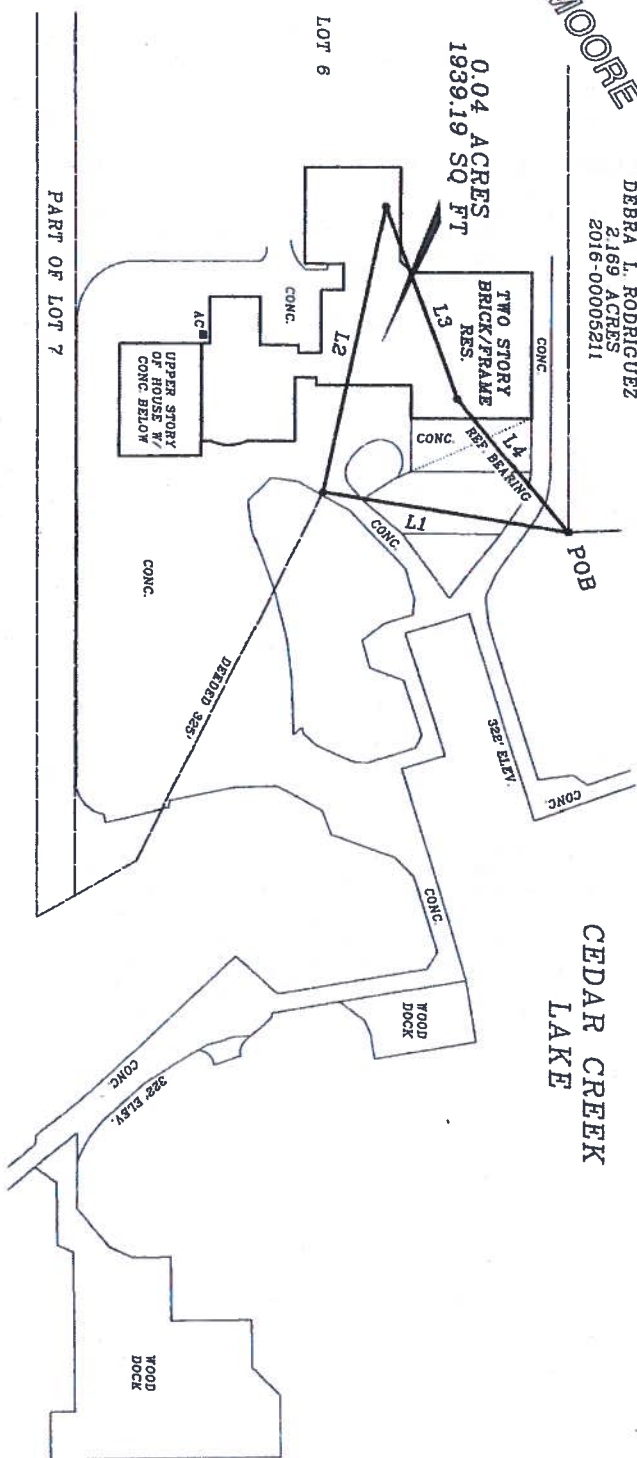
  
GARY L. HARDIN, RPLS NO. 4207  
W.O.# 1604005 (SEE SURVEY)  
FIRM REGISTRATION NO. 10114700

# ENCROACHMENT SURVEY

7050 DOUBLE BRIDGE ROAD: MABANK, TEXAS 75156

BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE H.T. MOORE SURVEY, A-525, HENDERSON COUNTY, TEXAS, BEING DESCRIBED AS PART OF THE FAIRMONT REGIONAL WATER DISTRICT TRACT ADJACENT TO LOT 6 (THE SQUIRREL COVE) OF WOODCANTON WATERS, SECOND SECTION (UNRECORDED), ACCORDING TO THE DEED TO JAMES D. SALSMAN, RECORDED IN VOLUME 719, PAGE 740 OF THE DEED RECORDS, HENDERSON COUNTY, TEXAS (CORRECT).

**H.T. MOORE SURVEY A-525**  
 LOT 5 &  
 GLENN G. &  
 DEBRA L. RODRIGUEZ  
 2.169 ACRES  
 2016-00005211



### LEGEND

- TELEPHONE LINE
- CABLE LINE
- FENCE
- POWER LINE
- CONCRETE
- IRON ROD FOUND
- IRON ROD SET FOUND
- TELEPHONE BOX
- BURIED CABLE SIGN
- GAS METER
- BRASS ANGLE, RCP
- SERVICE POLE
- FIRE HYDRANT

BASIS OF BEARINGS:  
 VOLUME 719, PAGE 740  
 OF THE DRHCT

### SURVEYORS NOTES

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS THEREFROM. THERE IS NO VISIBLE EVIDENCE OF AN OIL OR GAS PIPELINE ON THIS TRACT. NO FLOOD PLAIN DESIGNATION WAS DETERMINED BY THIS SURVEYOR. NO ATTEMPT HAS BEEN MADE TO DETERMINE OR SHOW THE EXISTENCE, LOCATION, SIZE, DEPTH, CAPACITY OR CONDITION OF ANY PROPOSED OR EXISTING UTILITIES OR THIS PROPERTY. CONSTRUCTION OF ANY UTILITIES OR STRUCTURES SHALL BE AT THE USER'S RISK AND DEVELOPMENT OF THIS PROPERTY. THE ADDRESS SHOWN WAS PROVIDED BY OTHERS, HADSON SURVEYING MAKES NO CLAIM TO ITS ACCURACY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT; THERE MAY BE MATTERS AFFECTING THIS TRACT THAT A TITLE COMMITMENT WOULD REVEAL. THE UNDERSIGNED HAS NOT PERFORMED A TITLE AND/OR EASEMENT SEARCH AND ASSUMES NO LIABILITY FOR SUCH MATTERS.

LINE	DIRECTION	DISTANCE
L1	S09°31'47" W	62.82'
L2	N77°28'01" W	74.10'
L3	N70°00'00" E	52.00'
L4	N50°20'00" E	44.00'

GARY L. HARDIN R.P.S. # 4207  
 SIGNATURE VOID IF NOT SIGNED IN BLUE INK

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 SEE FIELD NOTES

**HARDIN SURVEYING**

PO BOX 587  
 MABANK, TEXAS 75147  
 (803) 887-5674 LOCAL  
 (877) 329-6475 TOLL FREE  
 (803) 887-0421 FAX

DATE PERFORMED: APRIL 6, 2016  
 SCALE: 1" = 30 FEET  
 WORK ORDER: 1604006  
 DRAWN BY: JP  
 CHECKED BY: AP  
 THIS SURVEY WAS PERFORMED FOR:

I, GARY L. HARDIN, R.P.S. # 4207, DO HEREBY CERTIFY THAT THE SURVEY SHOWN REPRESENTS THE BEST OF MY KNOWLEDGE AND BELIEF AS OF THE DATE OF THIS SURVEY. ALL CORNERS ARE SHOWN HEREON AND THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS, CONFLICTS OR PROVISIONS OTHER THAN SHOWN.

In addition, R. Steve Christian, Real Property Director of TRWD, and the staff of TRWD, are granted authority to execute all documents necessary to complete this transaction. Director Stevens seconded the motion and the vote in favor was unanimous.

29.

There were no future agenda items approved.

30.

The next board meeting was scheduled for July 19, 2016.

31.

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

Director W. Henderson  
President

Matthew V. Leonard  
Secretary