

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF  
TARRANT REGIONAL WATER DISTRICT  
HELD ON THE 17<sup>th</sup> DAY OF SEPTEMBER 2024 AT 9:00 A.M.

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

Present  
Leah King  
James Hill  
C.B. Team  
Paxton Motheral

Absent  
Mary Kelleher

Also present were Dan Buhman, Alan Thomas, Airin Barnett, Lisa Cabrera, Rick Carroll, Steve Christian, Darren Henken, Rachel Ickert, Bob Magness, Jennifer Mitchell, Sandy Newby, Rick Odom, Anne Sanchez, Stephen Tatum, and Ed Weaver 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 Hill moved to approve the minutes from the meetings held on August 19, 2024, and August 20, 2024. Director Team seconded the motion, and the votes were 4 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 Hill moved to approve the Fiscal Year 2025 General Fund of \$29,119,555. Funding for this item is included in the Fiscal Year 2025 General Fund Budget. Director Motheral seconded the motion, and the votes were 4 in favor, 0 against.

5.

With the recommendation of management, Director Hill moved to adopt the ad valorem tax rate of \$.0267/\$100 valuation, for tax year 2024. Director Motheral seconded the motion, and the votes were 4 in favor, 0 against.

6.

With the recommendation of management, Director Motheral moved to approve the Fiscal Year 2025 Special Projects/Contingency Fund of \$54,446,348. This budget consists of special projects expenditures of \$45,650,000 and expenditures for the Central City Flood Control project of \$8,796,348. These expenditures are offset by expected revenues of \$18,903,969 resulting in an expected decrease to equity of \$35,542,379. Funding for this item is included in the Fiscal Year 2025 Special Projects/Contingency Fund Budget. Director Hill seconded the motion, and the votes were 4 in favor, 0 against.

7.

With the recommendation of management, Director Motheral moved to approve the Fiscal Year 2025 Revenue Fund of \$186,585,960. This budget consists of water supply expenditures of \$186,585,960 offset by projected non-contract revenues of \$10,095,000 for a proposed net revenue requirement from contract customers of \$176,490,960. Funding for this item is included in the Fiscal Year 2025 Revenue Fund

Budget. Director Hill seconded the motion, and the votes were 4 in favor, 0 against.

8.

With the recommendation of management, Director Hill moved to approve the consent agenda. Consent agenda items include:

1) Joint-Funding agreement with U.S. Geological Survey (USGS) for Gage Network support services. This agreement, in an amount not-to-exceed \$460,790, will fund stream gaging services provided by the USGS. The agreement has a total cost of \$494,540. The USGS contribution is \$33,750 (7%) and the District is responsible for the remaining \$460,790 for services provided during the October 1, 2024 through September 30, 2025 period. Funding for this item is included in the Fiscal Year 2025 General Fund and Fiscal Year 2025 Revenue Fund.

2) Capital expenditures in the amount of \$1,594,377.28 for vehicle and machinery purchases from Caldwell Chevrolet, Silsbee Ford, Corsicana Welding, Kirby-Smith Machinery, Holt Caterpillar, Bane Machinery. Funding for this item is included in the Fiscal Year 2025 General Fund and Fiscal Year 2025 Revenue Fund.

3) Contract in the amount of \$81,327 with kW Power Services, LLC for annual stand-by generator maintenance. This contract is for a one-year period with the option to renew for up to four additional one-year periods for a total potential spend of \$406,635. Funding for this item is included in the Fiscal Year 2025 General Fund and Fiscal Year 2025 Revenue Fund.

4) Contract in the amount of \$559,000 with Presbyterian Night Shelter/UpSpire for labor services on an as-needed basis to perform general labor duties in support of Fort Worth and Eagle Mountain Operations Departments. This contract commenced upon

issuance of the notice to proceed and terminated on September 30, 2023, with an option to renew for four additional one-year periods with acceptable performance. This is the second renewal. Funding for this item is included in the Fiscal Year 2025 General Fund and Fiscal Year 2025 Revenue Fund.

5) Contract for grounds maintenance in the amount of \$155,012 with Whitmore and Sons for service to District facilities at various locations. The contract commenced upon issuance of notice to proceed and terminated on September 30, 2023, with an option to renew for four additional one-year periods with acceptable performance. This will be the second renewal. Funding for this item is included in the Fiscal Year 2025 General Fund and Fiscal Year 2025 Revenue Fund.

6) Contract for dumpster services in an amount not-to-exceed \$185,500 with Republic, 3-P Trash Services, Frontier, and Waste Connections for service at various District locations. The contract(s) commenced upon issuance of Notice to Proceed and terminates on September 30, 2024, with an option to renew for four additional one-year periods with acceptable performance. This is the first renewal. Funding for this item is included in the Fiscal Year 2025 General Fund and Fiscal Year 2025 Revenue Fund.

Director Motheral seconded the motion, and the votes were 4 in favor, 0 against.

9.

With the recommendation of management, Director Motheral moved to approve a contract in an amount not-to-exceed \$5,239,279 with Freese and Nichols, Inc. for engineering design services for the Section 1D & 1E Pipelines and Arlington Outlet Improvements. Funding for this item is included in the Bond Fund. Director Hill seconded the motion, and the votes were 4 in favor, 0 against.

10.

With the recommendation of management, Director Team moved to approve a contract in an amount not-to-exceed \$272,725 with V&A Consulting Engineers, Inc. for corrosion control engineering design services for approximately 3 miles of the proposed Section 1D pipeline and adjacent existing Richland-Chambers and Cedar Creek pipelines, approximately 3,000 feet of the proposed Section 1E pipeline and adjacent Benbrook pipeline, and improvements at Arlington Outlet. Funding for this item is included in the Bond Fund. Director Motheral seconded the motion, and the votes were 4 in favor, 0 against.

11.

With the recommendation of management, Director Motheral moved to approve a pre-purchase of HVAC equipment in an amount not-to-exceed \$215,572 from Texas Air Systems for Benbrook Lake Pump Station Electrical Room Cooling Improvements. Funding for this item is included in the Bond Fund. Director Hill seconded the motion, and the votes were 4 in favor, 0 against.

12.

#### Staff Updates

- Water Resources and Planning Update presented by Rachel Ickert, Chief Water Resources Officer
- Grants and Other Cost Savings Initiatives Update presented by Jennifer Mitchell, Finance Director

The Board of Directors recessed for a break from 9:38 a.m. to 10:00 a.m.

13.

The Board next held an Executive Session commencing at 10:00 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 Clearly Conflicts with Chapter 551, Texas Government Code; Section 551.072 of the Texas Government Code to Deliberate the Purchase, Exchange, Lease or Value of Real Property; and Section 551.074 Regarding Personnel Matters Related to the Annual General Manager Performance Review.

Upon completion of the executive session at 11:02 a.m., the President reopened the meeting.

14.

With the recommendation of management, Director Hill moved to approve authorization to acquire interests in the following described land, which are necessary for the public use and purpose of construction and operation of the Cedar Creek Pipeline Rehab Project.

In addition, the General Manager of the District or his designee be authorized to take all steps which may be reasonably necessary to complete the acquisition of the real property interests described below, including, but not limited to, the authority to pay all customary, reasonable and necessary closing and related costs.

**Temporary easement interests across a 0.939-acre tract of land situated in the Allen Reeves Survey, Abstract No. 939 and the Ben F. Berry Survey, Abstract No. 157, City of Midlothian, Ellis County, Texas, and being a portion of a tract of land conveyed to Cann Real Estate Ltd. as recorded in Volume 1659, Page 719 of the Deed Records of Ellis County, Texas (Parcel 24); across a 3.461-acre tract of land situated in the Allen Reeves Survey, Abstract No. 939 and the J. Morgan Survey, Abstract No.1224, City of Midlothian, Ellis County, Texas, and being a portion of a called 206.363 acre tract of land conveyed to JAS Holding L.P. as recorded in Volume 2578, Page 161 of the Deed Records of Ellis County, Texas (Parcel 25); across a 0.414-acre tract of land situated in the Allen Reeves Survey, Abstract No. 939, City of Midlothian, Ellis County, Texas, and being a portion of a called 206.363 acre tract of land conveyed to JAS Holding L.P. as recorded in Volume 2578, Page**

**161 of the Deed Records of Ellis County, Texas (Parcel 26); across a 0.622-acre tract of land situated in the Allen Reeves Survey, Abstract No. 939, City of Midlothian, Ellis County, Texas, and being a portion of a called 206.363 acre tract of land conveyed to JAS Holding L.P. as recorded in Volume 2578, Page 161 of the Deed Records of Ellis County, Texas (Parcel 27); across a 0.571-acre tract of land situated in the Allen Reeves Survey, Abstract No. 939 and the Ben F. Berry Survey, Abstract No. 157, City of Midlothian, Ellis County, Texas, and being a portion of a called 206.363 acre tract of land conveyed to JAS Holding LP as recorded in Volume 2578, Page 161 of the Deed Records of Ellis County, Texas (Parcel 28); and across a 3.144-acre tract of land situated in the Allen Reeves Survey, Abstract No. 939, City of Midlothian, Ellis County, Texas, and being a portion of a tract of land described as Tract Three conveyed to Boeckman Kellogg No. 1 L.C. as recorded in Volume 1424, Page 576 of the Deed Records of Ellis County, Texas (Parcel 29), and being further described in the accompanying resolution and in the survey plat attached thereto for the negotiated purchase price of \$326,000.**

**EXHIBIT "A"**  
**TARRANT REGIONAL WATER DISTRICT**  
**CEDAR CREEK SECTION 2 REPLACEMENT**  
**PARCEL NO. 24-TCE**

**TEMPORARY CONSTRUCTION EASEMENT**  
**ALLEN REEVES SURVEY, ABSTRACT NO. 939**  
**BEN F. BERRY SURVEY, ABSTRACT NO. 157**  
**CITY OF MIDLOTHIAN**  
**ELLIS COUNTY, TEXAS**

Being a temporary construction easement situated in the Allen Reeves Survey, Abstract No. 939 and the Ben F. Berry Survey, Abstract No. 157, City of Midlothian, Ellis County, Texas, and being a portion of a tract of land conveyed to Cann Real Estate Ltd. as recorded in Volume 1659, Page 719 of the Deed Records of Ellis County, Texas, said temporary construction easement being more particularly described by metes and bounds as follows:

**COMMENCING** at a calculated point for the most southerly southwest corner of a called 206.363 acre tract of land conveyed to JAS Holding LP as recorded in Volume 2578, Page 161 of said Deed Records of Ellis County, Texas, said calculated point being the northwest corner of a called 228.984 acre tract of land described as Tract Three conveyed to Boeckman Kellogg No. 1 L.C. as recorded in in Volume 1424, Page 576 of said Deed Records of Ellis County, Texas, said calculated point being an angle point in the east line of said tract of land conveyed to Cann Real Estate Ltd., from which a 2-3/4 inch aluminum cap in concrete stamped "T.C.W." found for reference bears South 00 degrees 59 minutes 52 seconds East, a distance of 13.68 feet, and from which a 5/8 inch iron rod found for an angle point in the north line of said Tract Three and a south line of said 206.363 acre tract of land bears North 87 degrees 28 minutes 31 seconds East, a distance of 761.12 feet; **THENCE** North 01 degrees 46 minutes 05 seconds West, with a west line of said called 206.363 acre tract of land and with an east line of said tract of land conveyed to Cann Real Estate Ltd., a distance of 144.90 feet to a calculated point for the **POINT OF BEGINNING**, said calculated point being the most southerly west corner of a 130' Pipeline Right-of-Way described as Third Parcel granted to Tarrant County Water Control and Improvement District Number One as recorded in Volume 500, Page 147 and Volume 500, Page 321 of said Deed Records of Ellis County, Texas, said calculated point also being the most southerly east corner of a 130' Pipeline Right-of-Way described as First Parcel granted to Tarrant County Water Control and Improvement District Number One as recorded in Volume 490, Page 399 of said Deed Records of Ellis County, Texas, said calculated point also being in the southwest line of a 40' Sanitary Sewer Easement granted to the City of Grand Prairie as recorded in Volume 2580, Page 1855 of said Deed Records of Ellis County, Texas, said calculated point having grid coordinates of N=6,873,362.24 and E=2,421,747.79;

**THENCE** North 57 degrees 32 minutes 06 seconds West, with a northeast line of said 130' Pipeline Right-of-Way and with a southwest line of said 40' Sanitary Sewer Easement, a distance of 627.86 feet to a calculated point for the northeast corner of said 130' Pipeline Right-of-Way, said calculated point being in the north line of said tract of land conveyed to Cann Real Estate Ltd. and a south line of said 206.363 acre tract of land, said calculated point also being the southeast corner of a 130' Pipeline Right-of-Way described as Third Parcel granted to Tarrant County Water Control and Improvement District Number One as recorded in Volume 500, Page 147 and Volume 500, Page 321 of said Deed Records of Ellis County, Texas;

(Exhibit "A")



**THENCE** North 89 degrees 11 minutes 31 seconds East, with the north line of said tract of land conveyed to Cann Real Estate Ltd. and with a south line of said 206.363 acre tract of land, a distance of 136.70 feet to a calculated point for corner;

**THENCE** South 57 degrees 32 minutes 06 seconds East, a distance of 462.53 feet to a calculated point for corner in the west line of said tract of land conveyed to Cann Real Estate Ltd. and in an east line of said 206.363 acre tract of land;

**THENCE** South 01 degrees 46 minutes 05 seconds East, with the west line of said tract of land conveyed to Cann Real Estate Ltd. and with an east line of said 206.363 acre tract of land, a distance of 90.72 feet to the **POINT OF BEGINNING**, and containing 40,890 square feet or 0.939 acres of land, more or less.

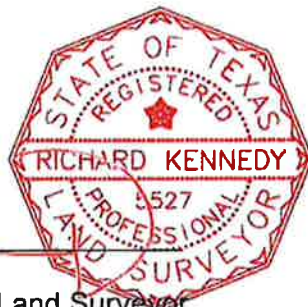
**Notes:**

- (1) A plat of same date herewith accompanies this legal description.
- (2) All bearings and coordinates are referenced to the Texas State Plane Coordinate System, NAD-83(2011), North Central Zone (4202). All distances and areas shown are surface utilizing a surface adjustment factor of 1.000072449.

\* SURVEYOR'S CERTIFICATE \*

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FORM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUNDS AND THAT SAME IS TRUE AND CORRECT.

May 26, 2023



  
Richard Kennedy  
Registered Professional Land Surveyor  
Texas No. 5527  
Gorronдона & Associates, Inc.  
Texas Firm No. 10106900

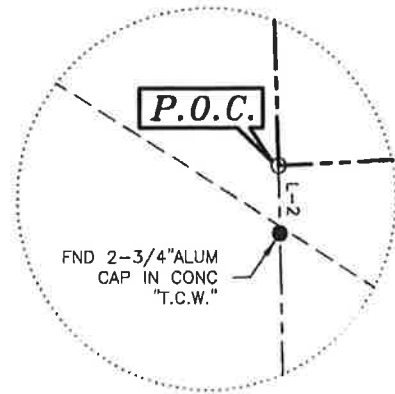
(Exhibit "A")

# EXHIBIT "A"

## PARCEL No. 24-TCE

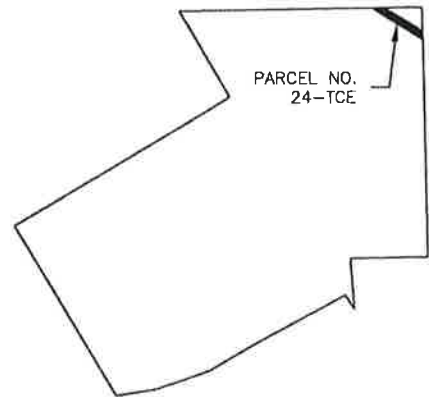
### LEGEND

- ⊗ SET MONUMENTATION (SIZE AND TYPE NOTED)
- FND MONUMENTATION (SIZE AND TYPE NOTED)
- CALCULATED POINT
- — — — — PROPERTY/RIGHT-OF-WAY LINE
- - - - - EXISTING EASEMENT LINE
- - - - - PROPOSED EASEMENT LINE
- § — SURVEY/ABSTRACT LINE



DETAIL "A"  
NOT TO SCALE

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 01°46'05"W	144.90'
L-2	S 00°59'52"E	13.68'
L-3	N 89°11'31"E	136.70'
L-4	S 01°46'05"E	90.72'



SUBJECT TRACT &  
LOCATION OF EASEMENT

**NOTES:**

1. A LEGAL DESCRIPTION OF SAME DATE HERewith ACCOMPANIES THIS PLAT.
2. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83(2011), NORTH CENTRAL ZONE (4202). ALL DISTANCES AND AREAS SHOWN ARE SURFACE UTILIZING A SURFACE ADJUSTMENT FACTOR OF 1.000072449.



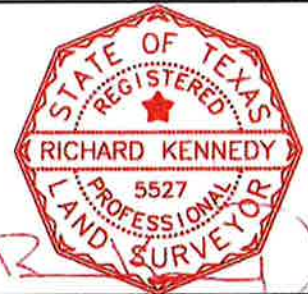
# Tarrant Regional Water District

800 E. NORTHSIDE DRIVE • FORT WORTH, TEXAS 76102

## CEDAR CREEK SECTION 2 REPLACEMENT

PARCEL NO. 24-TCE	TEMPORARY CONSTRUCTION EASEMENT
OWNER: CANN REAL ESTATE LTD.	
SURVEY: A. REEVES SURVEY, ABS. NO. 939 & B.F. BERRY SURVEY ABS. NO. 157	
LOCATION: CITY OF MIDLOTHIAN, ELLIS COUNTY, TEXAS	
ACQUISITION AREA: 40,890 SQUARE FEET OR 0.939 ACRES	
WHOLE PROPERTY ACREAGE: 253.83 ACRES (BY DEED)	

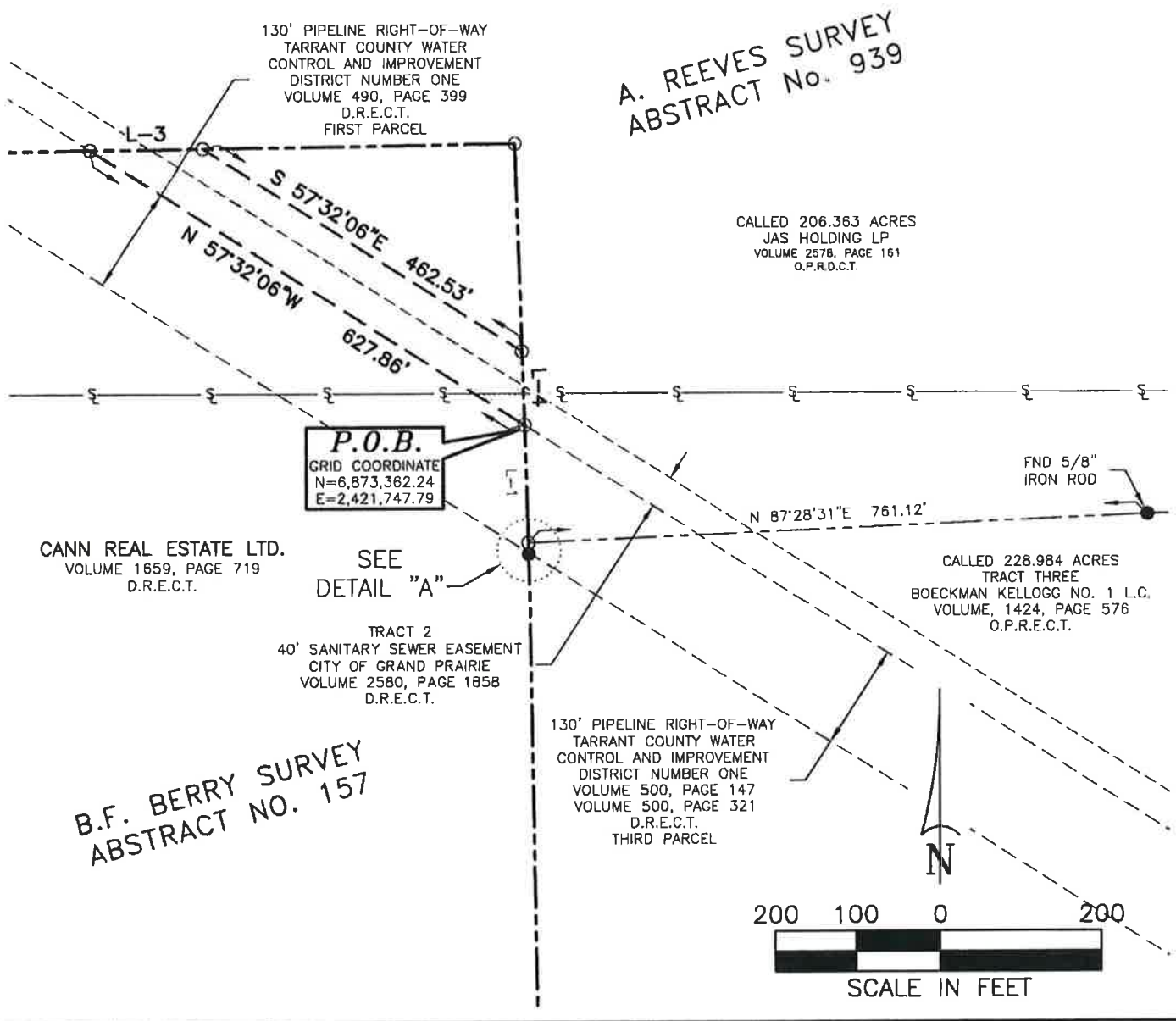
G&AI JOB NO. B&V_1901.00	DRAWN BY: BM	CAD FILE: P24_TEMP_R00.DWG
MAY 26, 2023	EXHIBIT A	SCALE: 1" = 200'



RICHARD KENNEDY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5527 TEXAS FIRM No. 10106900

# EXHIBIT "A"

## PARCEL No. 24-TCE

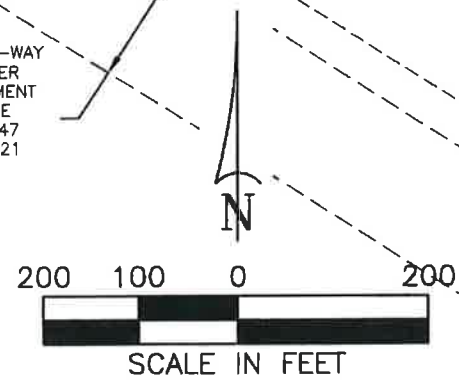


**B.F. BERRY SURVEY**  
ABSTRACT NO. 157

**A. REEVES SURVEY**  
ABSTRACT No. 939

CALLED 206.363 ACRES  
JAS HOLDING LP  
VOLUME 2578, PAGE 161  
O.P.R.D.C.T.

CALLED 228.984 ACRES  
TRACT THREE  
BOECKMAN KELLOGG NO. 1 L.C.  
VOLUME, 1424, PAGE 576  
O.P.R.E.C.T.

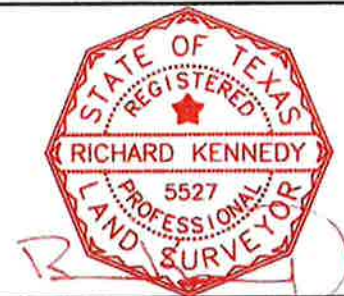


# Tarrant Regional Water District

800 E. NORTHSIDE DRIVE • FORT WORTH, TEXAS 76102

## CEDAR CREEK SECTION 2 REPLACEMENT

PARCEL NO. 24-TCE		TEMPORARY CONSTRUCTION EASEMENT
OWNER: CANN REAL ESTATE LTD.		
SURVEY: A. REEVES SURVEY, ABS. NO. 939 & B.F. BERRY SURVEY ABS. NO. 157		
LOCATION: CITY OF MIDLOTHIAN, ELLIS COUNTY, TEXAS		
ACQUISITION AREA: 40,890 SQUARE FEET OR 0.939 ACRES		
WHOLE PROPERTY ACREAGE: 253.83 ACRES (BY DEED)		
G&A JOB NO. B&V_1901.00	DRAWN BY: BM	CAD FILE: P24_TEMP_ROO.DWG
MAY 26, 2023	EXHIBIT A PAGE	SCALE: 1" = 200'



**RICHARD KENNEDY**  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5527 TEXAS FIRM No. 10106900

**EXHIBIT "A"**  
**TARRANT REGIONAL WATER DISTRICT**  
**CEDAR CREEK SECTION 2 REPLACEMENT**  
**PARCEL NO. 25-TCE**

**TEMPORARY CONSTRUCTION EASEMENT**  
**ALLEN REEVES SURVEY, ABSTRACT NO. 939**  
**J. MORGAN SURVEY, ABSTRACT NO. 1224**  
**CITY OF MIDLOTHIAN**  
**ELLIS COUNTY, TEXAS**

Being a temporary construction easement situated in the Allen Reeves Survey, Abstract No. 939 and the J. Morgan Survey, Abstract No.1224, City of Midlothian, Ellis County, Texas, and being a portion of a called 206.363 acre tract of land conveyed to JAS Holding L.P. as recorded in Volume 2578, Page 161 of the Deed Records of Ellis County, Texas, said temporary construction easement being more particularly described by metes and bounds as follows:

**COMMENCING** at a calculated point for the northwest corner of said called 206.363 acre tract of land and being the northeast corner of a called 575.371 acre tract of land conveyed to One Windsor Hills L.P. as recorded in Volume 2181, Page 1640 of said Deed Records of Ellis County, Texas, said calculated point also being an angle point in the south line of a tract of land conveyed to One Windsor Hills L.P. as recorded in Volume 2198, Page 252 of said Deed Records of Ellis County, Texas, from which a 5/8" iron rod with cap stamped "Cotton" found for an angle point in the south line of said One Windsor Hill L.P. tract and in the north line of said called 206.363 acre tract of land bears South 83 degrees 26 minutes 18 seconds East, a distance of 1,053.74 feet; **THENCE** South 00 degrees 17 minutes 14 seconds East, with the west line of said 206.363 acre tract of land and with the east line of said 575.371 acre tract of land, a distance of 163.50 feet to a calculated point for the **POINT OF BEGINNING**, said calculated point having grid coordinates of N=6,875,349.53 and E=2,418,504.92;

**THENCE** South 61 degrees 27 minutes 28 seconds East, a distance of 2,032.03 feet to a calculated point for corner;

**THENCE** South 30 degrees 30 minutes 13 seconds West, a distance of 75.04 feet to a calculated point for corner in the northeast line of a 130' Pipeline Right-of-Way described as Third Parcel granted to Tarrant County Water Control and Improvement District Number One as recorded in Volume 500, Page 147 and Volume 500, Page 321 of said Deed Records of Ellis County, Texas, said calculated point being in the southwest line of a 40' Sanitary Sewer Easement granted to the City of Grand Prairie as recorded in Volume 2580, Page 1855 of said Deed Records of Ellis County, Texas;

(Exhibit "A")

**THENCE** North 61 degrees 27 minutes 28 seconds West, with the northeast line of said Third Parcel and with the southwest line of said 40' Sanitary Sewer Easement, a distance of 1,988.18 feet to a calculated point for corner in the west line of said called 206.363 acre tract of land and in the east line of said called 575.371 acre tract of land, from which a 5/8" iron rod found for an angle point in the west line of said called 206.363 acre tract of land and in the east line of said called 575.371 acre tract of land bears South 00 degrees 17 minutes 14 seconds East, a distance of 465.52 feet;

**THENCE** North 00 degrees 17 minutes 14 seconds West, with the west line of said called 206.363 acre tract of land and with the east line of said called 575.371 acre tract of land, a distance of 85.61 feet to the **POINT OF BEGINNING**, and containing 150,758 square feet or 3.461 acres of land, more or less.

**Notes:**

- (1) A plat of same date herewith accompanies this legal description.
- (2) All bearings and coordinates are referenced to the Texas State Plane Coordinate System, NAD-83(2011), North Central Zone (4202). All distances and areas shown are surface utilizing a surface adjustment factor of 1.000072449.

\* SURVEYOR'S CERTIFICATE \*

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FORM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUNDS AND THAT SAME IS TRUE AND CORRECT.

JUNE 20, 2022

Revised: August 26, 2022



Richard Kennedy  
Registered Professional Land Surveyor  
Texas No. 5527  
Gorrondona & Associates, Inc.  
Texas Firm No. 10106900

(Exhibit "A")



# EXHIBIT "A"

PARCEL No. 25-TCE

ONE WINDSOR HILLS L.P.  
VOLUME 2198, PAGE 252  
D.R.T.C.T.

SA & MG RR CO SURVEY  
ABSTRACT NO. 1056

**P.O.B.**  
GRID COORDINATE  
N=6,875,349.53  
E=2,418,504.92

**P.O.C.**

S 83°26'18"E 1,053.74'

130' PIPELINE RIGHT-OF-WAY  
TARRANT COUNTY WATER  
CONTROL AND IMPROVEMENT  
DISTRICT NUMBER ONE  
VOLUME 490, PAGE 244  
D.R.E.C.T.

CALLED 575.371 ACRES  
ONE WINDSOR HILLS L.P.  
VOLUME 2181, PAGE 1640  
D.R.E.C.T.

J. MORGAN SURVEY  
ABSTRACT NO. 1224

CALLED 206.363 ACRES  
JAS HOLDINGS, L.P.  
VOLUME 2578, PAGE 161  
O.P.R.D.C.T.

40' SANITARY SEWER EASEMENT  
CITY OF GRAND PRAIRIE  
VOLUME 2580, PAGE 1858  
D.R.E.C.T.

130' PIPELINE RIGHT-OF-WAY  
TARRANT COUNTY WATER  
CONTROL AND IMPROVEMENT  
DISTRICT NUMBER ONE  
VOLUME 500, PAGE 147  
VOLUME 500, PAGE 321  
D.R.E.C.T.  
THIRD PARCEL

FND 5/8" IRON ROD



MATCHLINE PAGE 2

REVISED: AUGUST 26, 2022

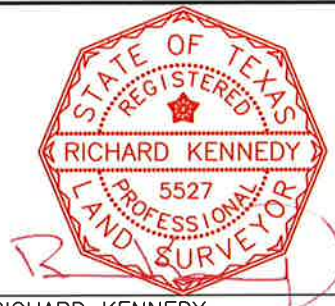


## Tarrant Regional Water District

800 E. NORTHSIDE DRIVE • FORT WORTH, TEXAS 76102

### CEDAR CREEK SECTION 2 REPLACEMENT

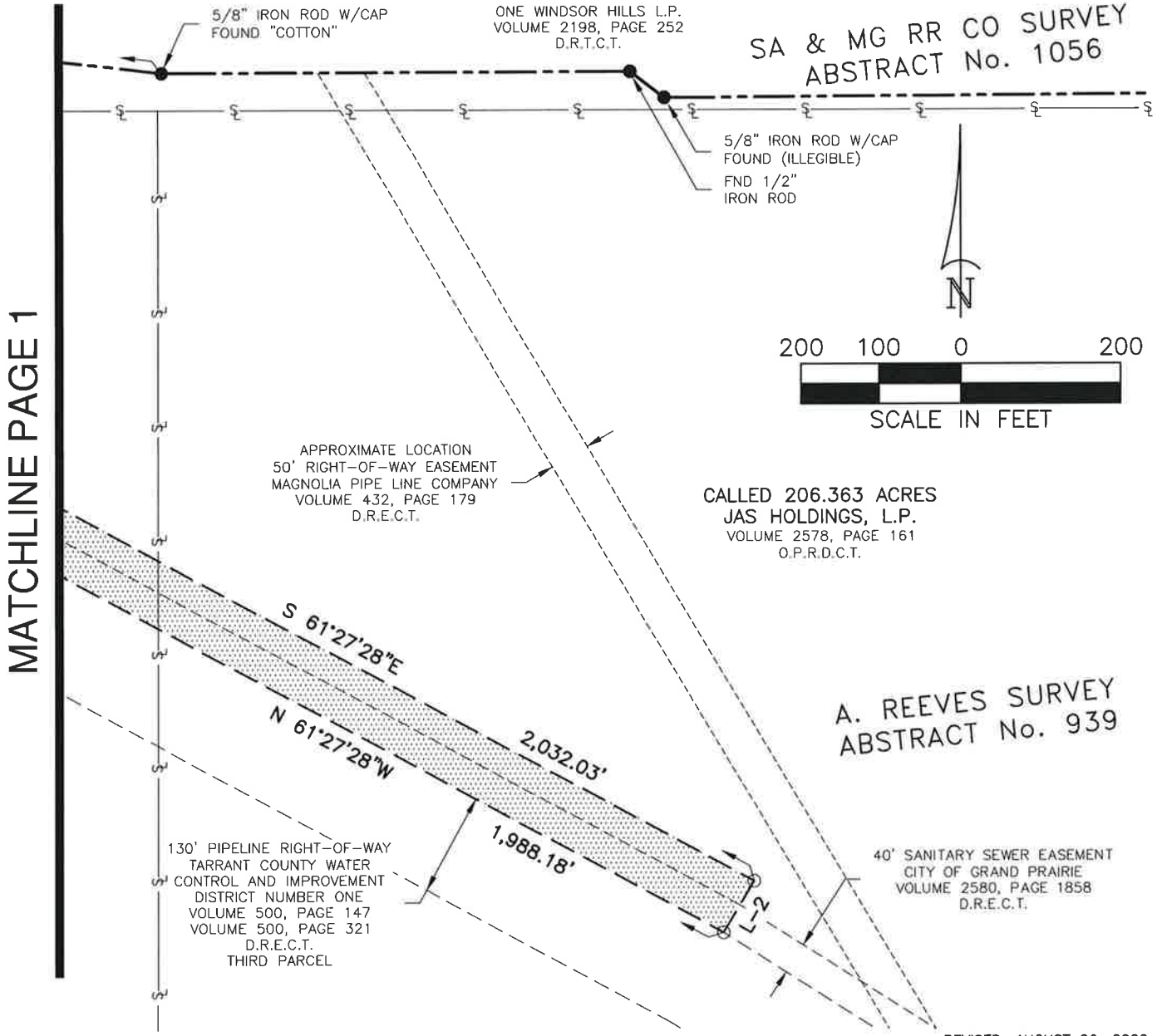
PARCEL NO. 25-TCE		TEMPORARY CONSTRUCTION EASEMENT
OWNER: JAS HOLDING L.P.		
SURVEY: A. REEVES SURVEY, ABS. NO. 939, J. MORGAN SURVEY, ABS. NO.1224		
LOCATION: CITY OF MIDLOTHIAN, ELLIS COUNTY, TEXAS		
ACQUISITION AREA: 150,798 SQUARE FEET OR 3.461 ACRES		
WHOLE PROPERTY ACREAGE: 8,989,172 SQUARE FT. OR 206.363 ACRES (BY DEED)		
G&AI JOB NO. B&V_1901.00	DRAWN BY: BM	CAD FILE: P25_TEMP_R01.DWG
JUNE 20, 2022	EXHIBIT A	SCALE: 1" = 200'



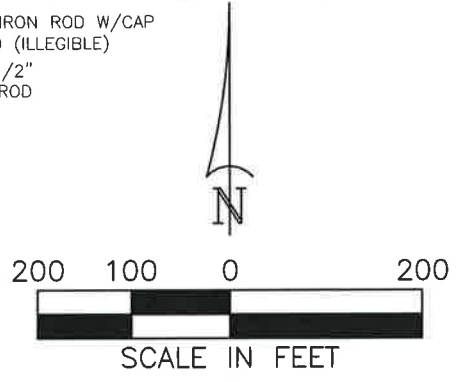
RICHARD KENNEDY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5527 TEXAS FIRM No. 10106900

# EXHIBIT "A"

PARCEL No. 25-TCE



SA & MG RR CO SURVEY  
ABSTRACT No. 1056



APPROXIMATE LOCATION  
50' RIGHT-OF-WAY EASEMENT  
MAGNOLIA PIPE LINE COMPANY  
VOLUME 432, PAGE 179  
D.R.E.C.T.

2,032.03'

1,988.18'

CALLLED 206.363 ACRES  
JAS HOLDINGS, L.P.  
VOLUME 2578, PAGE 161  
O.P.R.D.C.T.

A. REEVES SURVEY  
ABSTRACT No. 939

130' PIPELINE RIGHT-OF-WAY  
TARRANT COUNTY WATER  
CONTROL AND IMPROVEMENT  
DISTRICT NUMBER ONE  
VOLUME 500, PAGE 147  
VOLUME 500, PAGE 321  
D.R.E.C.T.  
THIRD PARCEL

40' SANITARY SEWER EASEMENT  
CITY OF GRAND PRAIRIE  
VOLUME 2580, PAGE 1858  
D.R.E.C.T.

REVISED: AUGUST 26, 2022

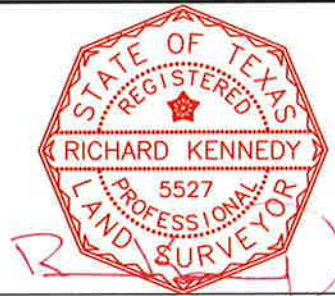


## Tarrant Regional Water District

800 E. NORTHSIDE DRIVE • FORT WORTH, TEXAS 76102

### CEDAR CREEK SECTION 2 REPLACEMENT

PARCEL NO. 25-TCE		TEMPORARY CONSTRUCTION EASEMENT
OWNER: JAS HOLDING L.P.		
SURVEY: A. REEVES SURVEY, ABS. NO. 939, J. MORGAN SURVEY, ABS. NO.1224		
LOCATION: CITY OF MIDLOTHIAN, ELLIS COUNTY, TEXAS		
ACQUISITION AREA: 150,798 SQUARE FEET OR 3.461 ACRES		
WHOLE PROPERTY ACREAGE: 8,989,172 SQUARE FT. OR 206.363 ACRES (BY DEED)		
G&AI JOB NO. B&V_1901.00	DRAWN BY: BM	CAD FILE: P25_TEMP_R01.DWG
JUNE 20, 2022	EXHIBIT A	SCALE: 1" = 200'



RICHARD KENNEDY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5527 TEXAS FIRM No. 10106900

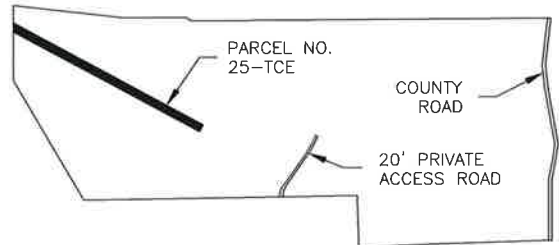
# EXHIBIT "A"

## PARCEL No. 25-TCE

### LEGEND

- ⊗ SET MONUMENTATION (SIZE AND TYPE NOTED)
- FND MONUMENTATION (SIZE AND TYPE NOTED)
- CALCULATED POINT
- PROPERTY/RIGHT-OF-WAY LINE
- - - - - EXISTING EASEMENT LINE
- · - · - PROPOSED EASEMENT LINE
- |——— SURVEY/ABSTRACT LINE

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 00°17'14"E	163.50'
L-2	S 30°30'13"W	75.04'
L-3	N 00°17'14"W	85.61'



**NOTES:**  
 1. A LEGAL DESCRIPTION OF SAME DATE HEREWITH ACCOMPANIES THIS PLAT.  
 2. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83(2011), NORTH CENTRAL ZONE (4202). ALL DISTANCES AND AREAS SHOWN ARE SURFACE UTILIZING A SURFACE ADJUSTMENT FACTOR OF 1.000072449.

SUBJECT TRACT &  
LOCATION OF EASEMENT

REVISED: AUGUST 26, 2022

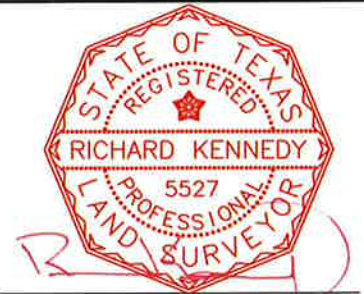


# Tarrant Regional Water District

800 E. NORTHSIDE DRIVE • FORT WORTH, TEXAS 76102

## CEDAR CREEK SECTION 2 REPLACEMENT

PARCEL NO. 25-TCE		TEMPORARY CONSTRUCTION EASEMENT
OWNER: JAS HOLDING L.P.		
SURVEY: A. REEVES SURVEY, ABS. NO. 939, J. MORGAN SURVEY, ABS. NO.1224		
LOCATION: CITY OF MIDLOTHIAN, ELLIS COUNTY, TEXAS		
ACQUISITION AREA: 150,798 SQUARE FEET OR 3.461 ACRES		
WHOLE PROPERTY ACREAGE: 8,989,172 SQUARE FT. OR 206.363 ACRES (BY DEED)		
G&AI JOB NO. B&V_1901.00	DRAWN BY: BM	CAD FILE: P25_TEMP_R01.DWG
JUNE 20, 2022	EXHIBIT A	SCALE: 1" = 200'



RICHARD KENNEDY  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 NO. 5527 TEXAS FIRM No. 10106900



**EXHIBIT "A"**  
**TARRANT REGIONAL WATER DISTRICT**  
**CEDAR CREEK SECTION 2 REPLACEMENT**  
**PARCEL NO. 26-TCE**

**TEMPORARY CONSTRUCTION EASEMENT**  
**ALLEN REEVES SURVEY, ABSTRACT NO. 939**  
**CITY OF MIDLOTHIAN**  
**ELLIS COUNTY, TEXAS**

Being a temporary construction easement situated in the Allen Reeves Survey, Abstract No. 939, City of Midlothian, Ellis County, Texas, and being a portion of a called 206.363 acre tract of land conveyed to JAS Holding L.P. as recorded in Volume 2578, Page 161 of the Deed Records of Ellis County, Texas, said temporary construction easement being more particularly described by metes and bounds as follows:

**COMMENCING** at a calculated point for the most southerly southwest corner of said called 206.363 acre tract of land and the northwest corner of a called 228.984 acre tract of land described as Tract Three conveyed to Boeckman Kellogg No. 1 L.C. as recorded in Volume 1424, Page 576 of said Deed Records of Ellis County, Texas, said calculated point being an angle point in the east line of a tract of land conveyed to Cann Real Estate LTD. as recorded in Volume 1659, Page 719 of said Deed Records of Ellis County, Texas, from which a 2-3/4" aluminum cap in concrete stamped "T.C.W." found for corner in the east line of said tract of land conveyed to Cann Real Estate LTD. and in the west line of said called 228.984 acre tract of land bears South 00 degrees 59 minutes 52 seconds East, a distance of 13.68 feet, and from which a 5/8" iron rod found for an angle point in the north line of said Tract Three and in the south line of said called 206.363 acre tract of land bears North 87 degrees 28 minutes 31 seconds East, a distance of 761.12 feet; **THENCE** North 01 degrees 46 minutes 05 seconds West, with a west line of said called 206.363 acre tract of land and with an east line of said tract of land conveyed to Cann Real Estate LTD., a distance of 489.41 feet to a calculated point for an interior ell corner in the south line of said called 206.363 acre tract of land and in the being the northeast corner of said tract of land conveyed to Cann Real Estate LTD.; **THENCE** South 89 degrees 11 minutes 31 seconds West, with the south line of said called 206.363 acre tract of land and with the north line of said tract of land conveyed to Cann Real Estate LTD., a distance of 382.46 feet to a calculated point for the **POINT OF BEGINNING**, said calculated point having grid coordinates of N=6,873,701.17 and E=2,421,354.77;

**THENCE** South 89 degrees 11 minutes 31 seconds West, with the south line of said called 206.363 acre tract of land and with the north line of said tract of land conveyed to Cann Real Estate LTD., a distance of 136.70 feet to a calculated point for the east corner of a 130' Pipeline Right-of-Way described as Third Parcel granted to Tarrant County Water Control and Improvement District Number One as recorded in Volume 500, Page 147 and Volume 500, Page 321 of said Deed Records of Ellis County, Texas, said calculated point being

(Exhibit "A")

the northeast corner of a 130' Pipeline Right-of-Way described as First Parcel granted to Tarrant County Water Control and Improvement District Number One as recorded in Volume 490, Page 399 of said Deed Records of Ellis County, Texas said calculated point being in the southwest line of a 40' Sanitary Sewer Easement described as Tract 1 granted to the City of Grand Prairie as recorded in Volume 2580, Page 1855 of said Deed Records of Ellis County, Texas;

**THENCE** North 57 degrees 32 minutes 06 seconds West, with the northeast line of said Third Parcel and with the southwest line of said Tract 1, a distance of 184.73 feet to a calculated point in the approximate southeast line of a 20' Private Access Road;

**THENCE** North 34 degrees 54 minutes 36 seconds East, with the approximate southeast line of said 20' Private Access Road, a distance of 75.07 feet to a calculated point for corner;

**THENCE** South 57 degrees 32 minutes 06 seconds East, a distance of 295.82 feet to the **POINT OF BEGINNING**, and containing 18,020 square feet or 0.414 acres of land, more or less.

(Exhibit "A")

**Notes:**

- (1) A plat of same date herewith accompanies this legal description.
- (2) All bearings and coordinates are referenced to the Texas State Plane Coordinate System, NAD-83(2011), North Central Zone (4202). All distances and areas shown are surface utilizing a surface adjustment factor of 1.000072449.

**\* SURVEYOR'S CERTIFICATE \***

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FORM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUNDS AND THAT SAME IS TRUE AND CORRECT.

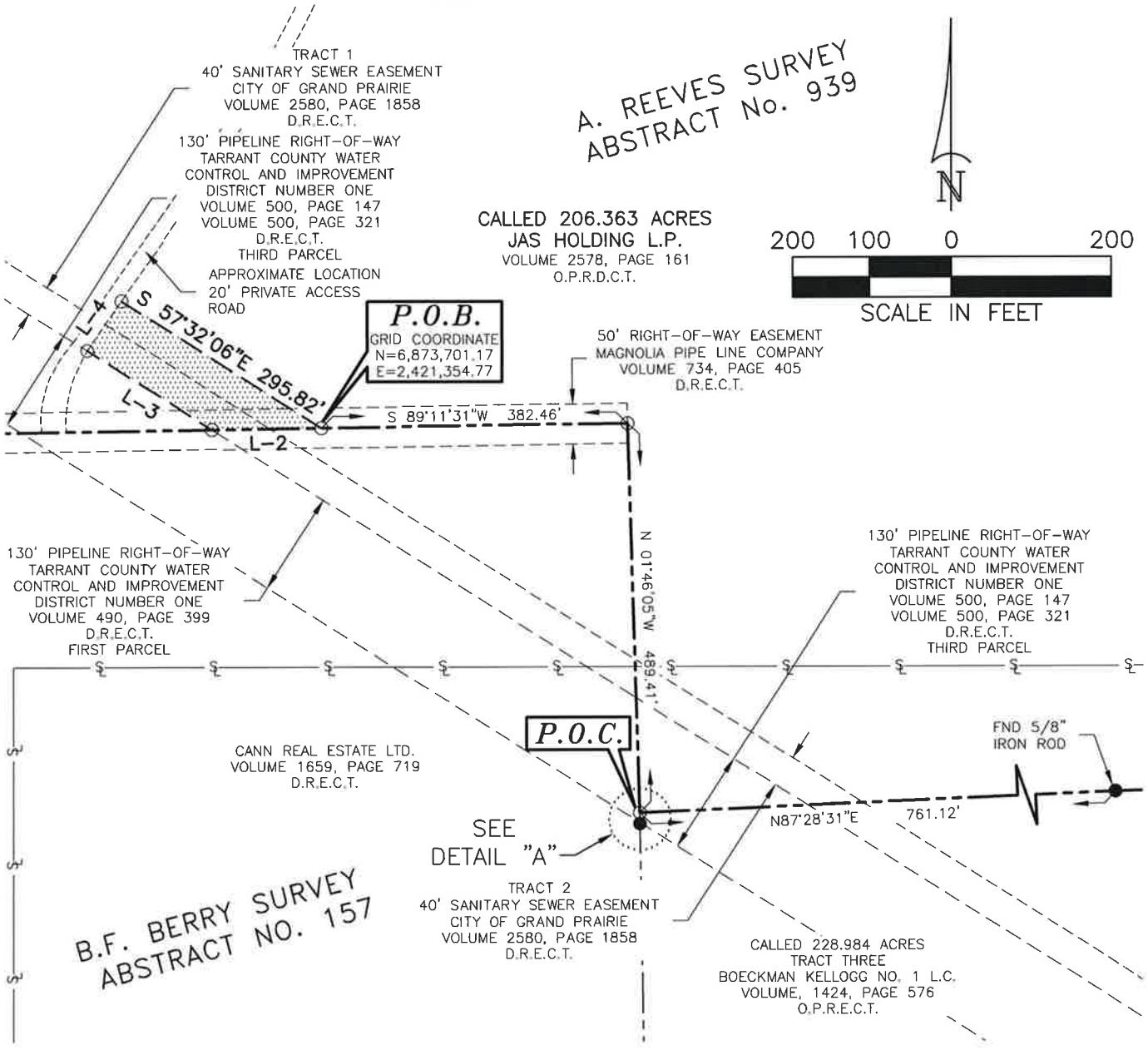
JUNE 20, 2022



Richard Kennedy  
Registered Professional Land Surveyor  
Texas No. 5527  
Gorrondona & Associates, Inc.  
Texas Firm No. 10106900

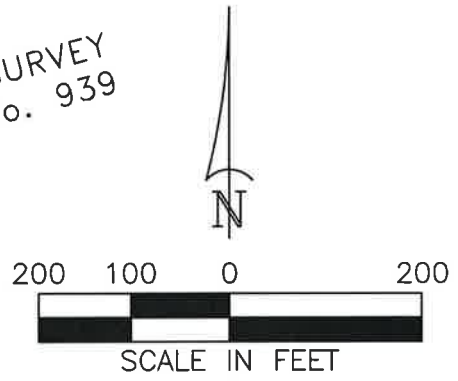
(Exhibit "A")

**EXHIBIT "A"**  
**PARCEL No. 26-TCE**



A. REEVES SURVEY  
ABSTRACT No. 939

CALLED 206.363 ACRES  
JAS HOLDING L.P.  
VOLUME 2578, PAGE 161  
O.P.R.D.C.T.



**P.O.B.**  
GRID COORDINATE  
N=6,873,701.17  
E=2,421,354.77

**P.O.C.**

B.F. BERRY SURVEY  
ABSTRACT NO. 157

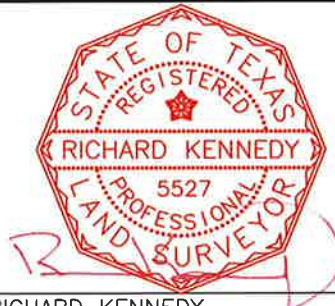


**Tarrant Regional Water District**

800 E. NORTHSIDE DRIVE • FORT WORTH, TEXAS 76102

**CEDAR CREEK  
SECTION 2 REPLACEMENT**

PARCEL NO. 26-TCE		TEMPORARY CONSTRUCTION EASEMENT
OWNER: JAS HOLDING L.P.		
SURVEY: A. REEVES SURVEY, ABSTRACT NO. 939		
LOCATION: CITY OF MIDLOTHIAN, ELLIS COUNTY, TEXAS		
ACQUISITION AREA: 18,020 SQUARE FEET OR 0.414 ACRES		
WHOLE PROPERTY ACREAGE: 8,989,172,280 SQUARE FT. OR 206,363 ACRES (BY DEED)		
G&A JOB NO. B&V_1901.00	DRAWN BY: BM	CAD FILE: P26_TEMP.DWG
JUNE 20, 2022	EXHIBIT A	SCALE: 1" = 200'



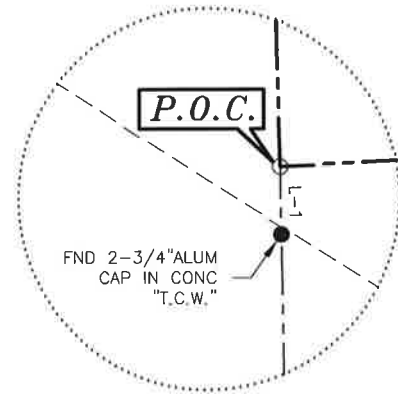
RICHARD KENNEDY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5527 TEXAS FIRM No. 10106900

# EXHIBIT "A"

PARCEL No. 26-TCE

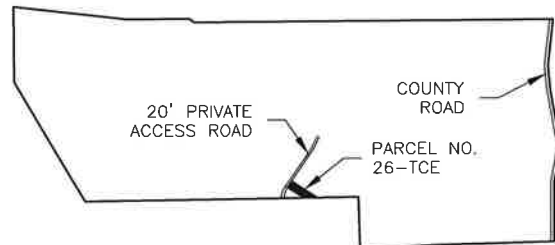
## LEGEND

- ⊗ SET MONUMENTATION (SIZE AND TYPE NOTED)
- FND MONUMENTATION (SIZE AND TYPE NOTED)
- CALCULATED POINT
- PROPERTY/RIGHT-OF-WAY LINE
- - - - - EXISTING EASEMENT LINE
- - - - - PROPOSED EASEMENT LINE
- ┘——— SURVEY/ABSTRACT LINE



DETAIL "A"  
NOT TO SCALE

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 00°59'52"E	13.68'
L-2	S 89°11'31"W	136.70'
L-3	N 57°32'06"W	184.73'
L-4	N 34°54'36"E	75.07'



SUBJECT TRACT &  
LOCATION OF EASEMENT

**NOTES:**

1. A LEGAL DESCRIPTION OF SAME DATE HERewith ACCOMPANIES THIS PLAT.
2. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83(2011), NORTH CENTRAL ZONE (4202). ALL DISTANCES AND AREAS SHOWN ARE SURFACE UTILIZING A SURFACE ADJUSTMENT FACTOR OF 1.000072449.

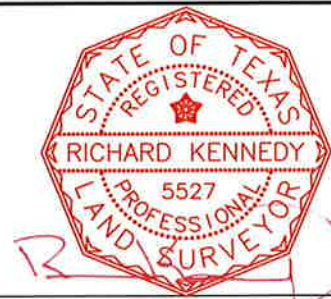


## Tarrant Regional Water District

800 E. NORTHSIDE DRIVE • FORT WORTH, TEXAS 76102

### CEDAR CREEK SECTION 2 REPLACEMENT

PARCEL NO. 26-TCE		TEMPORARY CONSTRUCTION EASEMENT
OWNER: JAS HOLDING L.P.		
SURVEY: A. REEVES SURVEY, ABSTRACT NO. 939		
LOCATION: CITY OF MIDLOTHIAN, ELLIS COUNTY, TEXAS		
ACQUISITION AREA: 18,020 SQUARE FEET OR 0.414 ACRES		
WHOLE PROPERTY ACREAGE: 8,989,172,280 SQUARE FT. OR 206,363 ACRES (BY DEED)		
G&AI JOB NO. B&V_1901.00	DRAWN BY: BM	CAD FILE: P26_TEMP.DWG
JUNE 20, 2022	EXHIBIT A	SCALE: 1" = 200'



RICHARD KENNEDY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5527 TEXAS FIRM No. 10106900

**EXHIBIT "A"**  
**TARRANT REGIONAL WATER DISTRICT**  
**CEDAR CREEK SECTION 2 REPLACEMENT**  
**PARCEL NO. 27-TCE**

**TEMPORARY CONSTRUCTION EASEMENT**  
**ALLEN REEVES SURVEY, ABSTRACT NO. 939**  
**CITY OF MIDLOTHIAN**  
**ELLIS COUNTY, TEXAS**

Being a temporary construction easement situated in the Allen Reeves Survey, Abstract No. 939, City of Midlothian, Ellis County, Texas, and being a portion of a called 206.363 acre tract of land conveyed to JAS Holding L.P. as recorded in Volume 2578, Page 161 of the Deed Records of Ellis County, Texas, said temporary construction easement being more particularly described by metes and bounds as follows:

**COMMENCING** at a calculated point for the most southerly southwest corner of said called 206.363 acre tract of land and the northwest corner of a called 228.984 acre tract of land described as Tract Three conveyed to Boeckman Kellogg No. 1 L.C. as recorded in Volume 1424, Page 576 of said Deed Records of Ellis County, Texas, said calculated point being an angle point in the east line of a tract of land conveyed to Cann Real Estate LTD. as recorded in Volume 1659, Page 719 of said Deed Records of Ellis County, Texas, from which a 2-3/4" aluminum cap in concrete stamped "T.C.W." found for corner in the east line of said tract of land conveyed to Cann Real Estate LTD. and in the west line of said called 228.984 acre tract of land bears South 00 degrees 59 minutes 52 seconds East, a distance of 13.68 feet, and from which a 5/8" iron rod found for an angle point in the north line of said Tract Three and in the south line of said called 206.363 acre tract of land bears North 87 degrees 28 minutes 31 seconds East, a distance of 761.12 feet; THENCE North 01 degrees 46 minutes 05 seconds West, with a west line of said called 206.363 acre tract of land and with an east line of said tract of land conveyed to Cann Real Estate LTD., a distance of 489.41 feet to a calculated point for an interior ell corner in the south line of said called 206.363 acre tract of land and the northeast corner of said tract of land conveyed to Cann Real Estate LTD.; THENCE South 89 degrees 11 minutes 31 seconds West, with the south line of said called 206.363 acre tract of land and with the north line of said tract of land conveyed to Cann Real Estate LTD., a distance of 519.16 feet to a calculated point for the east corner of a 130' Pipeline Right-of-Way described as Third Parcel granted to Tarrant County Water Control and Improvement District Number One as recorded in Volume 500, Page 147 and Volume 500, Page 321 of said Deed Records of Ellis County, Texas, said calculated point being the northeast corner of a 130' Pipeline Right-of-Way described as First Parcel granted to Tarrant County Water Control and Improvement District Number One as recorded in Volume 490, Page 399 of said Deed Records of Ellis County, Texas, said calculated point also being in the southwest corner of a 40' Sanitary Sewer Easement described as Tract 1 granted to the City of Grand Prairie as recorded in Volume 2580, Page 1858 of said Deed Records of Ellis County, Texas; THENCE North 57 degrees 32 minutes 06 seconds West, with the northeast line of said Third Parcel,

(Exhibit "A")

and with the southwest line of said Tract 1, a distance of 204.75 feet to a calculated point for the **POINT OF BEGINNING**, said calculated point being in the approximate northwest line of a 20' Private Access Road, said calculated point having grid coordinates of N=6,873,809.13 and E=2,421,045.36;

**THENCE** North 57 degrees 32 minutes 06 seconds West, with the northeast line of said Third Parcel and with the southwest line of said Tract 1, a distance of 390.00 feet to a calculated point for corner;

**THENCE** North 71 degrees 37 minutes 07 seconds East, a distance of 96.72 feet to a calculated point for corner;

**THENCE** South 57 degrees 32 minutes 06 seconds East, a distance of 332.13 feet to a calculated point for corner in the approximate northwest line of said 20' Private Access Road;

**THENCE** South 34 degrees 54 minutes 36 seconds West, with the approximate northwest line of said 20' Private Access Road, a distance of 75.07 feet to the **POINT OF BEGINNING**, and containing 27,080 square feet or 0.622 acres of land, more or less.

(Exhibit "A")



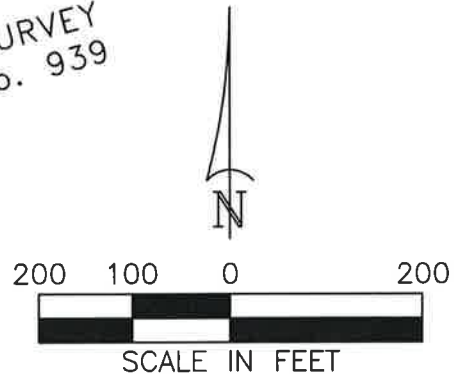
# EXHIBIT "A"

PARCEL No. 27-TCE

APPROXIMATE LOCATION  
20' PRIVATE ACCESS  
ROAD

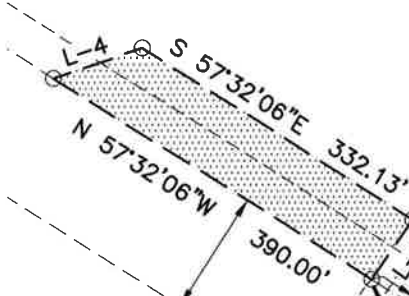
A. REEVES SURVEY  
ABSTRACT No. 939

CALLED 206.363 ACRES  
JAS HOLDINGS L.P.  
VOLUME 2578, PAGE 161  
O.P.R.D.C.T.



TRACT 1  
40' SANITARY SEWER EASEMENT  
CITY OF GRAND PRAIRIE  
VOLUME 2580, PAGE 1858  
D.R.E.C.T.

50' RIGHT-OF-WAY EASEMENT  
MAGNOLIA PIPE LINE COMPANY  
VOLUME 734, PAGE 405  
D.R.E.C.T.



130' PIPELINE RIGHT-OF-WAY  
TARRANT COUNTY WATER  
CONTROL AND IMPROVEMENT  
DISTRICT NUMBER ONE  
VOLUME 500, PAGE 147  
VOLUME 500, PAGE 321  
D.R.E.C.T.  
THIRD PARCEL

**P.O.B.**  
GRID COORDINATE  
N=6,873,809.13  
E=2,421,045.36

130' PIPELINE RIGHT-OF-WAY  
TARRANT COUNTY WATER  
CONTROL AND IMPROVEMENT  
DISTRICT NUMBER ONE  
VOLUME 500, PAGE 147  
VOLUME 500, PAGE 321  
D.R.E.C.T.  
THIRD PARCEL

130' PIPELINE RIGHT-OF-WAY  
TARRANT COUNTY WATER  
CONTROL AND IMPROVEMENT  
DISTRICT NUMBER ONE  
VOLUME 490, PAGE 399  
D.R.E.C.T.  
FIRST PARCEL

**P.O.C.**

CANN REAL ESTATE LTD.  
VOLUME 1659, PAGE 719  
D.R.E.C.T.

SEE  
DETAIL "A"

B.F. BERRY SURVEY  
ABSTRACT NO. 157

TRACT 2  
40' SANITARY SEWER EASEMENT  
CITY OF GRAND PRAIRIE  
VOLUME 2580, PAGE 1858  
D.R.E.C.T.

CALLED 228.984 ACRES  
TRACT THREE  
BOECKMAN KELLOGG NO. 1 L.C.  
VOLUME, 1424, PAGE 576  
O.P.R.E.C.T.

REVISED: JUNE 13, 2024

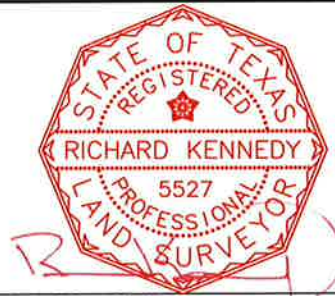


## Tarrant Regional Water District

800 E. NORTHSIDE DRIVE • FORT WORTH, TEXAS 76102

### CEDAR CREEK SECTION 2 REPLACEMENT

PARCEL NO. 27-TCE		TEMPORARY CONSTRUCTION EASEMENT
OWNER: JAS HOLDINGS L.P.		
SURVEY: A. REEVES SURVEY, ABSTRACT NO. 939		
LOCATION: CITY OF MIDLOTHIAN, ELLIS COUNTY, TEXAS		
ACQUISITION AREA: 27,080 SQUARE FEET OR 0.622 ACRES		
WHOLE PROPERTY ACREAGE: 8,989,172,280 SQUARE FT. OR 206,363 ACRES (BY DEED)		
G&AI JOB NO. B&V_1901.00	DRAWN BY: BM	CAD FILE: P27_TCE_R01.DWG
SEPTEMBER 16, 2022	EXHIBIT A	SCALE: 1" = 200'



RICHARD KENNEDY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5527 TEXAS FIRM No. 10106900

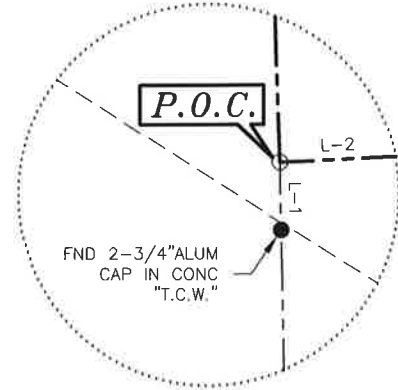


# EXHIBIT "A"

PARCEL No. 27-TCE

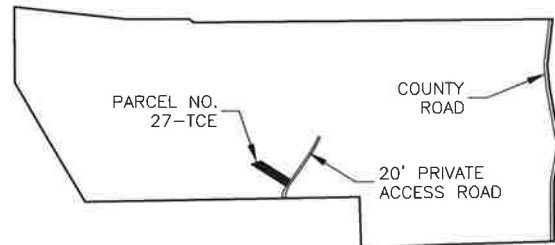
## LEGEND

- ⊗ SET MONUMENTATION (SIZE AND TYPE NOTED)
- FND MONUMENTATION (SIZE AND TYPE NOTED)
- CALCULATED POINT
- PROPERTY/RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- |— SURVEY/ABSTRACT LINE



DETAIL "A"  
NOT TO SCALE

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 00°59'52"E	13.68'
L-2	S 87°28'31"W	761.12'
L-3	N 57°32'06"W	204.75'
L-4	N 71°37'07"E	96.72'
L-5	S 34°54'36"W	75.07'



SUBJECT TRACT &  
LOCATION OF EASEMENT

### NOTES:

- A LEGAL DESCRIPTION OF SAME DATE HERewith ACCOMPANIES THIS PLAT.
- ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83(2011), NORTH CENTRAL ZONE (4202). ALL DISTANCES AND AREAS SHOWN ARE SURFACE UTILIZING A SURFACE ADJUSTMENT FACTOR OF 1.000072449.

REVISED: JUNE 13, 2024

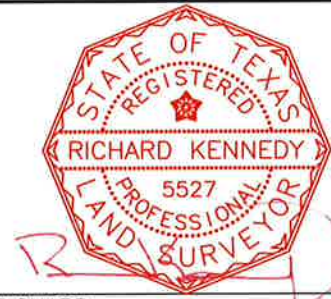


## Tarrant Regional Water District

800 E. NORTHSIDE DRIVE • FORT WORTH, TEXAS 76102

### CEDAR CREEK SECTION 2 REPLACEMENT

PARCEL NO. 27-TCE	TEMPORARY CONSTRUCTION EASEMENT	
OWNER: JAS HOLDINGS L.P.		
SURVEY: A. REEVES SURVEY, ABSTRACT NO. 939		
LOCATION: CITY OF MIDLOTHIAN, ELLIS COUNTY, TEXAS		
ACQUISITION AREA: 27,080 SQUARE FEET OR 0.622 ACRES		
WHOLE PROPERTY ACREAGE: 8,989,172,280 SQUARE FT. OR 206,363 ACRES (BY DEED)		
G&AI JOB NO. B&V_1901.00	DRAWN BY: BM	CAD FILE: P27_TCE_R01.DWG
SEPTEMBER 16, 2022	EXHIBIT A	SCALE: 1" = 200'



RICHARD KENNEDY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5527 TEXAS FIRM No. 10106900

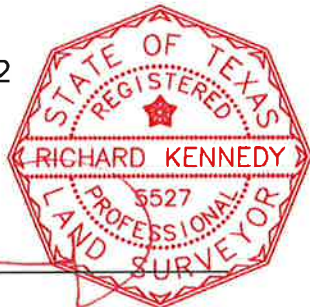
**Notes:**

- (1) A plat of same date herewith accompanies this legal description.
- (2) All bearings and coordinates are referenced to the Texas State Plane Coordinate System, NAD-83(2011), North Central Zone (4202). All distances and areas shown are surface utilizing a surface adjustment factor of 1.000072449.

\* SURVEYOR'S CERTIFICATE \*

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FORM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUNDS AND THAT SAME IS TRUE AND CORRECT.

September 16, 2022  
Revised: June 13, 2022



*RK*  
Richard Kennedy  
Registered Professional Land Surveyor  
Texas No. 5527  
Gorrondona & Associates, Inc.  
Texas Firm No. 10106900

(Exhibit "A")

**EXHIBIT "A"**  
**TARRANT REGIONAL WATER DISTRICT**  
**CEDAR CREEK SECTION 2 REPLACEMENT**  
**PARCEL NO. 28-TCE**

**TEMPORARY CONSTRUCTION EASEMENT**  
**ALLEN REEVES SURVEY, ABSTRACT NO. 939**  
**BEN F. BERRY SURVEY, ABSTRACT NO. 157**  
**CITY OF MIDLOTHIAN**  
**ELLIS COUNTY, TEXAS**

Being a temporary construction easement situated in the Allen Reeves Survey, Abstract No. 939 and the Ben F. Berry Survey, Abstract No. 157, City of Midlothian, Ellis County, Texas, and being a portion of a called 206.363 acre tract of land conveyed to JAS Holding LP as recorded in Volume 2578, Page 161 of the Deed Records of Ellis County, Texas, said temporary construction easement being more particularly described by metes and bounds as follows:

**COMMENCING** at a calculated point for the most southerly southwest corner of said called 206.363 acre tract of land and being the northwest corner of a called 228.984 acre tract of land described as Tract Three conveyed to Boeckman Kellogg No. 1 L.C. as recorded in, said calculated point being an angle point in the east line of a tract of land conveyed to Cann Real Estate LTD. as recorded in Volume 1659, Page 719 of said Deed Records of Ellis County, Texas, from which a 2-3/4" aluminum cap in concrete stamped "T.C.W." bears South 00 degrees 59 minutes 52 seconds East, a distance of 13.68 feet; **THENCE** North 01 degrees 46 minutes 05 seconds West, with a west line of said called 206.363 acre tract of land and with an east line of said tract of land conveyed to Cann Real Estate LTD., a distance of 144.90' to a calculated point for the **POINT OF BEGINNING**, said calculated point being the most southerly west corner of a 130' Pipeline Right-of-Way described as Third Parcel granted to Tarrant County Water Control and Improvement District Number One as recorded in Volume 500, Page 147 and Volume 500, Page 321 of said Deed Records of Ellis County, Texas, said calculated point also being in the southwest line of a 40' Sanitary Sewer Easement granted to the City of Grand Prairie as recorded in Volume 2580, Page 1855 of said Deed Records of Ellis County, Texas, said calculated point having grid coordinates of N=6,873,362.24 and E=2,421,747.79;

**THENCE** North 01 degrees 46 minutes 05 seconds West, with an east line of said tract of land conveyed to Cann Real Estate LTD. and with a west line of said 206.363 acre tract of land, a distance of 90.72 feet to a calculated point for corner;

**THENCE** South 57 degrees 32 minutes 06 seconds East, a distance of 410.85 feet to a calculated point in the north line of said Tract Three and in the south line of said 206.363 acre tract of land, from which a 5/8" iron rod found for an angle point in the north line of said Tract Three and the south line of said 206.363

(Exhibit "A")

acre tract of land bears North 87 degrees 28 minutes 31 seconds East, a distance of 761.12 feet;

**THENCE** South 87 degrees 28 minutes 31 seconds West, with the north line of said Tract Three and the south line of said 206.363 acre tract of land, a distance of 130.79 feet to a calculated point for in the northeast line corner of said Third Parcel;

**THENCE** North 57 degrees 32 minutes 06 seconds West, with the northeast line of said Third Parcel, a distance of 252.66 feet to the **POINT OF BEGINNING**, and containing 24,882 square feet or 0.571 acres of land, more or less.

**Notes:**

- (1) A plat of same date herewith accompanies this legal description.
- (2) All bearings and coordinates are referenced to the Texas State Plane Coordinate System, NAD-83(2011), North Central Zone (4202). All distances and areas shown are surface utilizing a surface adjustment factor of 1.000072449.

\* SURVEYOR'S CERTIFICATE \*

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FORM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUNDS AND THAT SAME IS TRUE AND CORRECT.

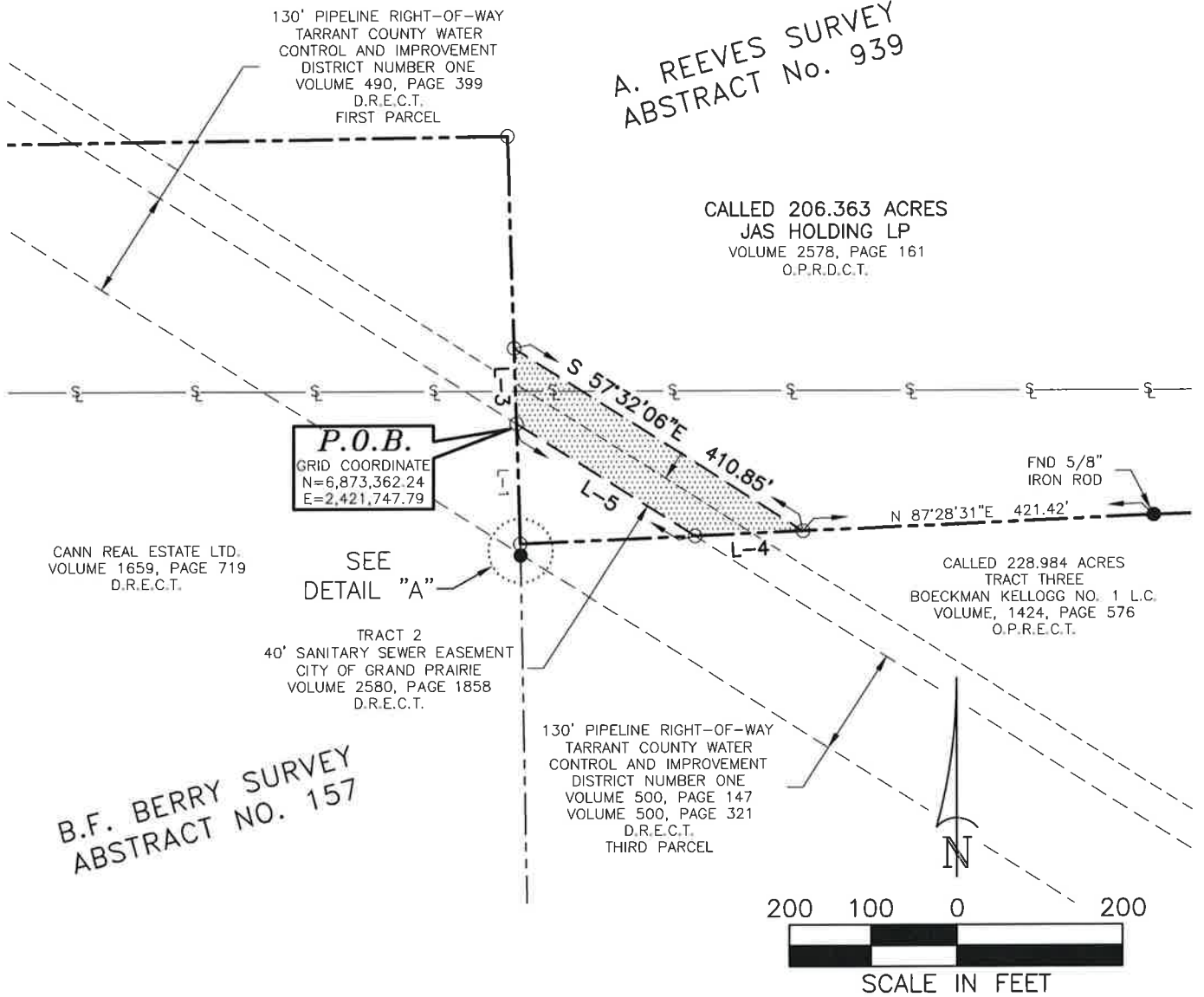
JUNE 17, 2022



*RK*  
Richard Kennedy  
Registered Professional Land Surveyor  
Texas No. 5527  
Gorrondona & Associates, Inc.  
Texas Firm No. 10106900

(Exhibit "A")

**EXHIBIT "A"**  
**PARCEL No. 28-TCE**



**B.F. BERRY SURVEY**  
**ABSTRACT NO. 157**

**A. REEVES SURVEY**  
**ABSTRACT No. 939**

CANN REAL ESTATE LTD.  
VOLUME 1659, PAGE 719  
D.R.E.C.T.

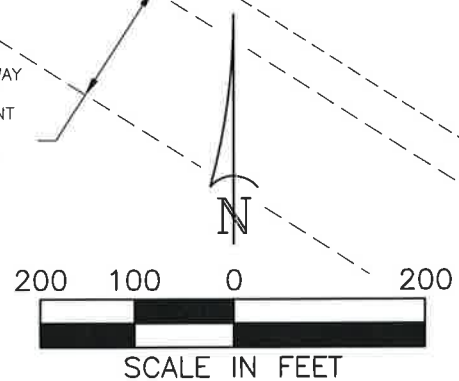
TRACT 2  
40' SANITARY SEWER EASEMENT  
CITY OF GRAND PRAIRIE  
VOLUME 2580, PAGE 1858  
D.R.E.C.T.

CALLED 206.363 ACRES  
JAS HOLDING LP  
VOLUME 2578, PAGE 161  
O.P.R.D.C.T.

FND 5/8"  
IRON ROD

CALLED 228.984 ACRES  
TRACT THREE  
BOECKMAN KELLOGG NO. 1 L.C.  
VOLUME, 1424, PAGE 576  
O.P.R.E.C.T.

130' PIPELINE RIGHT-OF-WAY  
TARRANT COUNTY WATER  
CONTROL AND IMPROVEMENT  
DISTRICT NUMBER ONE  
VOLUME 500, PAGE 147  
VOLUME 500, PAGE 321  
D.R.E.C.T.  
THIRD PARCEL

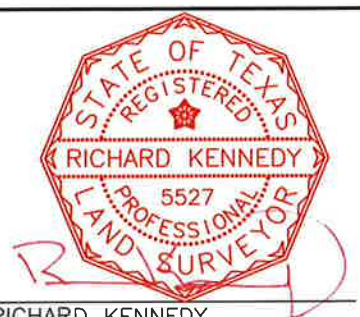


**Tarrant Regional Water District**

800 E. NORTHSIDE DRIVE • FORT WORTH, TEXAS 76102

**CEDAR CREEK**  
**SECTION 2 REPLACEMENT**

PARCEL NO. 28-TCE		TEMPORARY CONSTRUCTION EASEMENT
OWNER: JAS HOLDING LP		
SURVEY: A. REEVES SURVEY, ABSTRACT NO. 939		
LOCATION: CITY OF MIDLOTHIAN, ELLIS COUNTY, TEXAS		
ACQUISITION AREA: 24,882 SQUARE FEET OR 0.571 ACRES		
WHOLE PROPERTY ACREAGE: 8,989,172,280 SQUARE FEET OR 206,363 ACRES		
G&AI JOB NO. B&V_1901.00	DRAWN BY: BM	CAD FILE: UNSAVED DRAWING2.DWG
JUNE 17, 2022	EXHIBIT A	SCALE: 1" = 200'



**RICHARD KENNEDY**  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5527 TEXAS FIRM No. 10106900

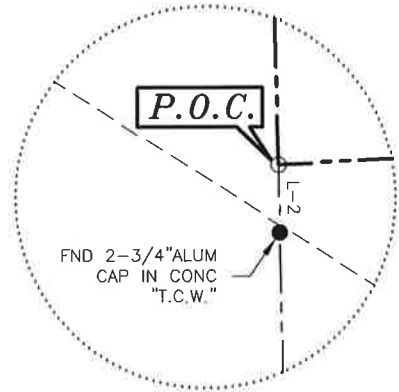


# EXHIBIT "A"

## PARCEL No. 28-TCE

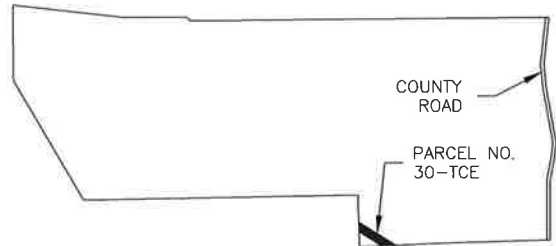
### LEGEND

- ⊗ SET MONUMENTATION (SIZE AND TYPE NOTED)
- FND MONUMENTATION (SIZE AND TYPE NOTED)
- CALCULATED POINT
- PROPERTY/RIGHT-OF-WAY LINE
- - - - - EXISTING EASEMENT LINE
- · - · - PROPOSED EASEMENT LINE
- § —— SURVEY/ABSTRACT LINE



DETAIL "A"  
NOT TO SCALE

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 01°46'05"W	144.90'
L-2	S 00°59'52"E	13.68'
L-3	N 01°46'05"W	90.72'
L-4	S 87°28'31"W	130.79'
L-5	N 57°32'06"W	252.66'



SUBJECT TRACT &  
LOCATION OF EASEMENT

**NOTES:**

1. A LEGAL DESCRIPTION OF SAME DATE HEREWITH ACCOMPANIES THIS PLAT.
2. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83(2011), NORTH CENTRAL ZONE (4202). ALL DISTANCES AND AREAS SHOWN ARE SURFACE UTILIZING A SURFACE ADJUSTMENT FACTOR OF 1.000072449.

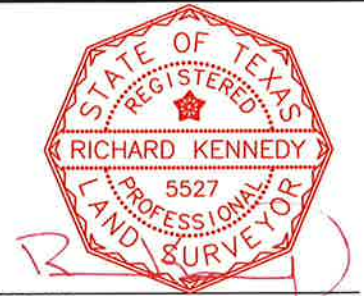


## Tarrant Regional Water District

800 E. NORTHSIDE DRIVE • FORT WORTH, TEXAS 76102

# CEDAR CREEK SECTION 2 REPLACEMENT

PARCEL NO. 29-TCE		TEMPORARY CONSTRUCTION EASEMENT
OWNER: JAS HOLDING LP		
SURVEY: A. REEVES SURVEY, ABSTRACT NO. 939		
LOCATION: CITY OF MIDLOTHIAN, ELLIS COUNTY, TEXAS		
ACQUISITION AREA: 24,882 SQUARE FEET OR 0.571 ACRES		
WHOLE PROPERTY ACREAGE: 8,989,172,280 SQUARE FEET OR 206,363 ACRES		
G&AI JOB NO. B&V_1901.00	DRAWN BY: BM	CAD FILE: UNSAVED DRAWING2.DWG
JUNE 17, 2022	EXHIBIT A	SCALE: 1" = 200'



RICHARD KENNEDY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5527 TEXAS FIRM No. 10106900

**EXHIBIT "A"**  
**TARRANT REGIONAL WATER DISTRICT**  
**CEDAR CREEK SECTION 2 REPLACEMENT**  
**PARCEL NO. 29-TCE**

**TEMPORARY CONSTRUCTION EASEMENT**  
**ALLEN REEVES SURVEY, ABSTRACT NO. 939**  
**CITY OF MIDLOTHIAN**  
**ELLIS COUNTY, TEXAS**

Being a temporary construction easement situated in the Allen Reeves Survey, Abstract No. 939, City of Midlothian, Ellis County, Texas, and being a portion of a tract of land described as Tract Three conveyed to Boeckman Kellogg No. 1 L.C. as recorded in Volume 1424, Page 576 of the Deed Records of Ellis County, Texas, said temporary construction easement being more particularly described by metes and bounds as follows:

**COMMENCING** at a calculated point for the northwest corner of said Tract Three, said calculated point being the most southerly southwest corner of a called 206.363 acre tract of land conveyed to JAS Holding LP as recorded in Volume 2578, Page 161 of said Deed Records of Ellis County, Texas, said calculated point being an angle point in the east line of a tract of land conveyed to Cann Real Estate LTD. as recorded in Volume 1659, Page 719 of said Deed Records of Ellis County, Texas, from which a 1/2" iron rod with cap stamped "Grant Eng." found for an interior ell corner in the west line of said Tract Three and in the east line of said tract of land conveyed to Cann Real Estate LTD. bears South 00 degrees 59 minutes 52 seconds East, a distance of 2,151.54 feet; **THENCE** North 87 degrees 28 minutes 31 seconds East, with the north line of said Tract Three and the south line of said called 206.363 acre tract of land, a distance of 208.91 feet to a calculated point for the **POINT OF BEGINNING**, said calculated point being the northeast corner of a 130' Pipeline Right-of-Way described as Third Parcel granted to Tarrant County Water Control and Improvement District Number One as recorded in Volume 500, Page 147 and Volume 500, Page 321 of said Deed Records of Ellis County, Texas, said calculated point being in the southwest line of a 40' Sanitary Sewer Easement granted to the City of Grand Prairie as recorded in Volume 2458, Page 410 of said Deed Records of Ellis County, Texas, said calculated point having grid coordinates of N=6,873,226.62 and E=2,421,960.95;

**THENCE** North 87 degrees 28 minutes 31 seconds East, with the north line of said Tract Three and with the south line of said called 206.363 acre tract of land, a distance of 130.79 feet to a calculated point for corner, from which a 5/8" iron rod found for angle point in the north line of said Tract Three and the south line of said called 206.363 acre tract of land bears North 87 degrees 28 minutes 31 seconds East, a distance of 421.42 feet;

(Exhibit "A")

**THENCE** South 57 degrees 32 minutes 06 seconds East, a distance of 1,747.96 feet to a calculated point for corner in the approximate west line of a County Road (60.0' Undedicated Right-of-Way);

**THENCE** South 00 degrees 30 minutes 58 seconds East, with the approximate west line of said County Road, a distance of 89.41 feet to a calculated point for corner in the northeast line of said Third Parcel and in the southwest line of said 40' Sanitary Sewer Easement;

**THENCE** North 57 degrees 32 minutes 06 seconds West, with the northeast line of said Third Parcel and with the southwest line of said 40' Sanitary Sewer Easement, a distance of 1,903.78 feet to the **POINT OF BEGINNING**, and containing 136,940 square feet or 3.144 acres of land, more or less.

**Notes:**

- (1) A plat of same date herewith accompanies this legal description.
- (2) All bearings and coordinates are referenced to the Texas State Plane Coordinate System, NAD-83(2011), North Central Zone (4202). All distances and areas shown are surface utilizing a surface adjustment factor of 1.000072449.

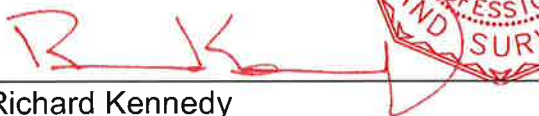
\* SURVEYOR'S CERTIFICATE \*

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FORM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUNDS AND THAT SAME IS TRUE AND CORRECT.

June 17, 2022

Revised: August 26, 2022

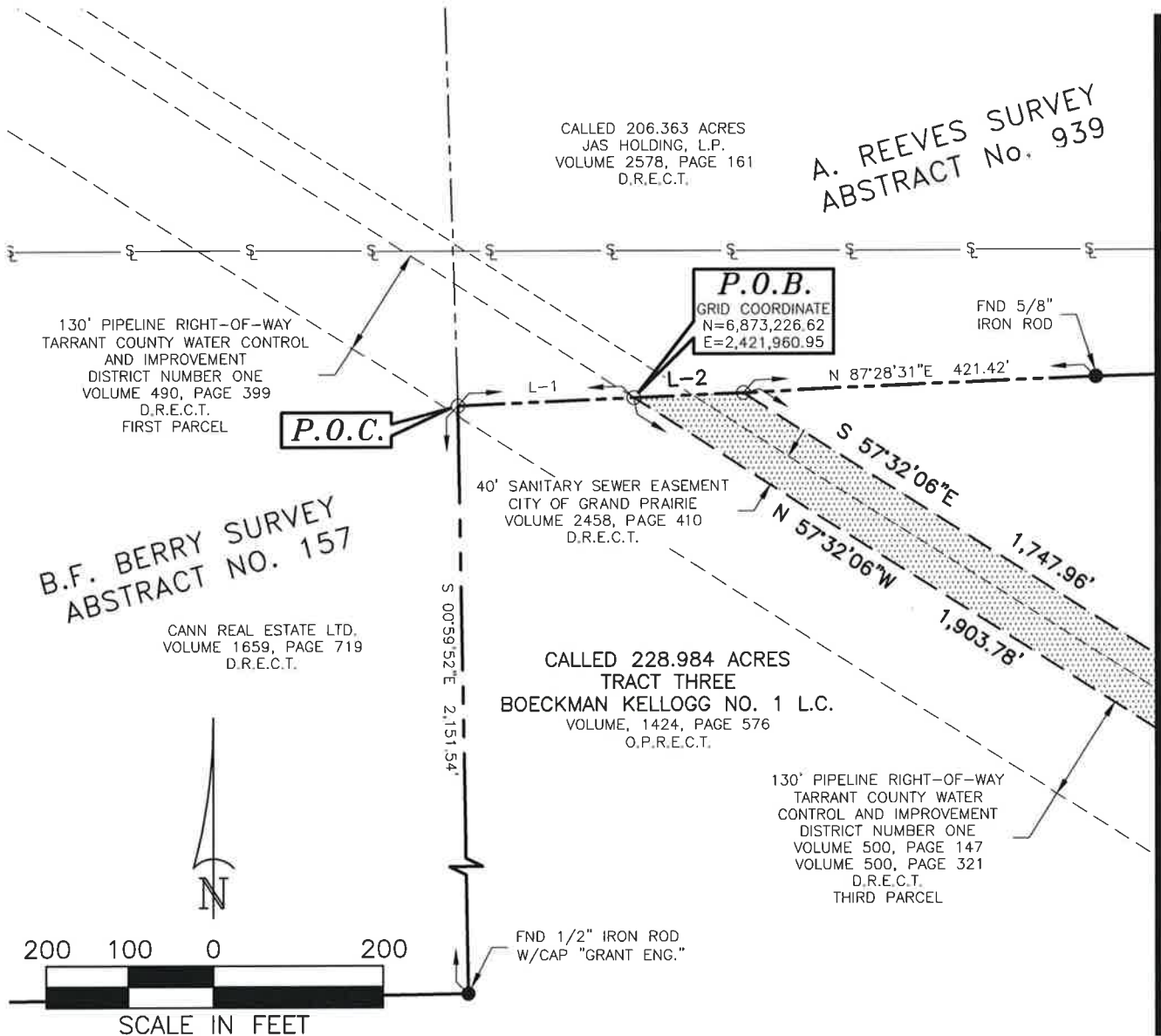


  
Richard Kennedy  
Registered Professional Land Surveyor  
Texas No. 5527  
Gorrondona & Associates, Inc.  
Texas Firm No. 10106900

(Exhibit "A")



**EXHIBIT "A"**  
**PARCEL No. 29-TCE**



MATCHLINE PAGE 2

REVISED: AUGUST 26, 2022

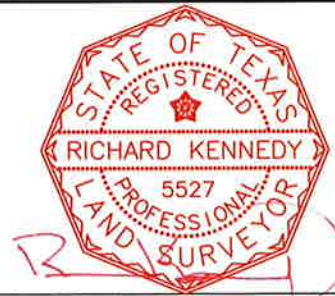


**Tarrant Regional Water District**

800 E. NORTHSIDE DRIVE • FORT WORTH, TEXAS 76102

**CEDAR CREEK  
 SECTION 2 REPLACEMENT**

PARCEL NO. 29-TCE		TEMPORARY CONSTRUCTION EASEMENT
OWNER: BOECKMAN KELLOGG NO. 1 L.C.		
SURVEY: A. REEVES SURVEY, ABSTRACT NO. 939		
LOCATION: CITY OF MIDLOTHIAN, ELLIS COUNTY, TEXAS		
ACQUISITION AREA: 136,940 SQUARE FEET OR 3.144 ACRES		
WHOLE PROPERTY ACREAGE: 9,974,543 SQUARE FEET OR 228.984 ACRES (BY DEED)		
G&AI JOB NO. B&V_1901.00	DRAWN BY: BM	CAD FILE: P29_TEMP_R01.DWG
DATE: JUNE 17, 2022	EXHIBIT A	SCALE: 1" = 200'

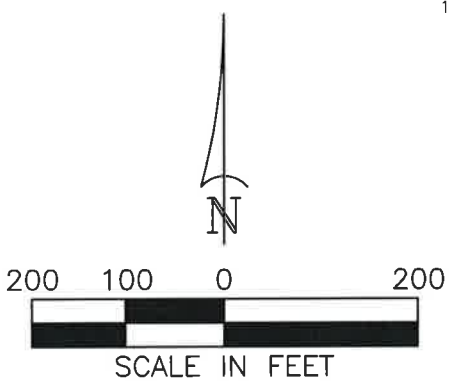
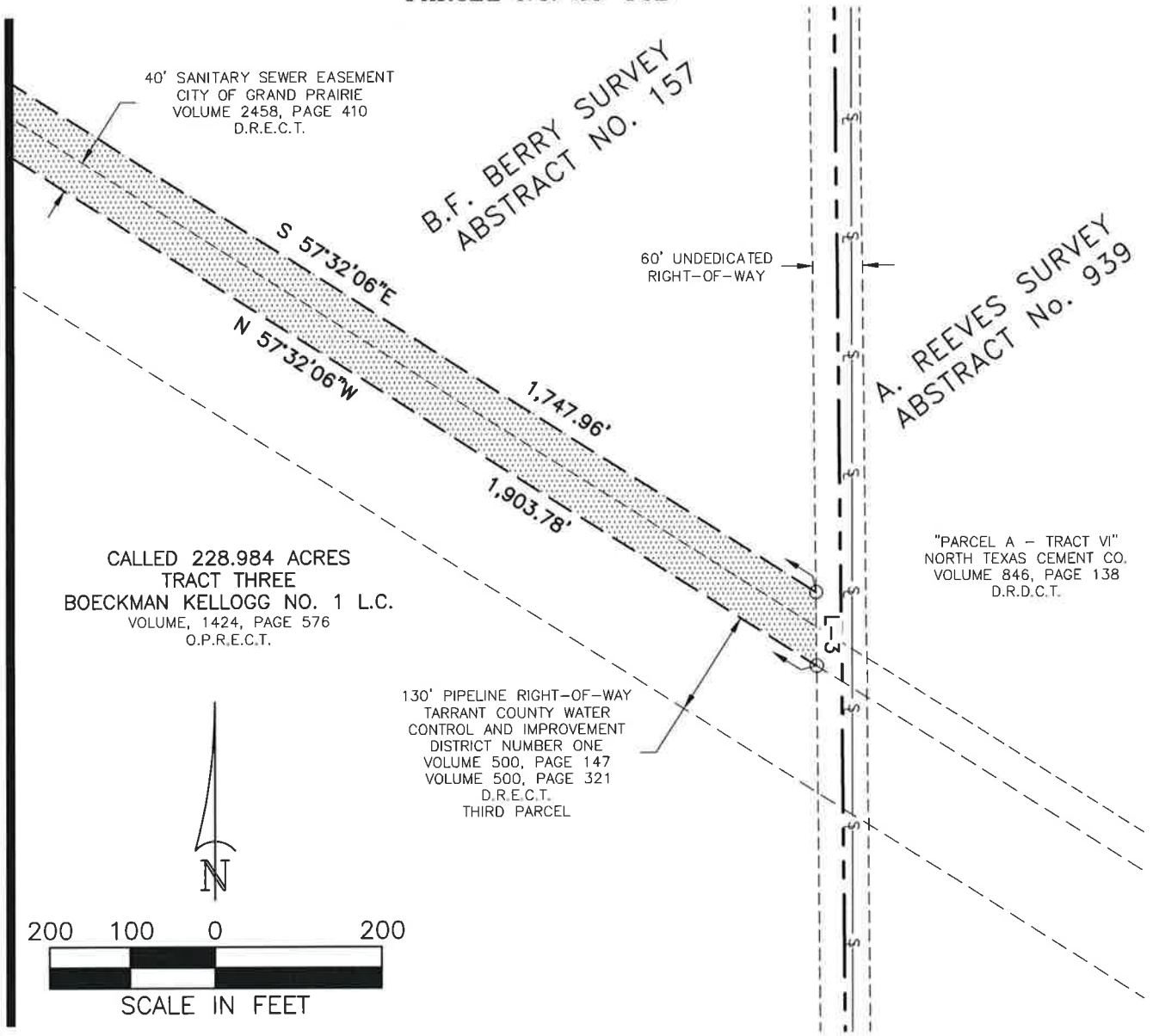


RICHARD KENNEDY  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 NO. 5527 TEXAS FIRM No. 10106900

# EXHIBIT "A"

PARCEL No. 29-TCE

MATCHLINE PAGE 1



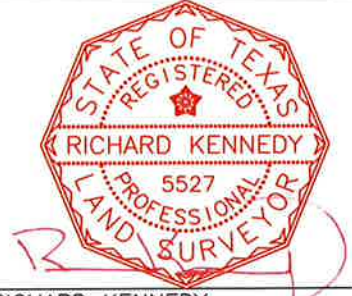
REVISED: AUGUST 26, 2022



## Tarrant Regional Water District

800 E. NORTHSIDE DRIVE • FORT WORTH, TEXAS 76102

### CEDAR CREEK SECTION 2 REPLACEMENT



PARCEL NO. 29-TCE		TEMPORARY CONSTRUCTION EASEMENT
OWNER: BOECKMAN KELLOGG NO. 1 L.C.		
SURVEY: A. REEVES SURVEY, ABSTRACT NO. 939		
LOCATION: CITY OF MIDLOTHIAN, ELLIS COUNTY, TEXAS		
ACQUISITION AREA: 136,940 SQUARE FEET OR 3.144 ACRES		
WHOLE PROPERTY ACREAGE: 9,974,543 SQUARE FEET OR 228.984 ACRES (BY DEED)		
G&AI JOB NO. B&V_1901.00	DRAWN BY: BM	CAD FILE: P29_TEMP_R01.DWG
DATE: JUNE 17, 2022	EXHIBIT A	SCALE: 1" = 200'

RICHARD KENNEDY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5527 TEXAS FIRM No. 10106900

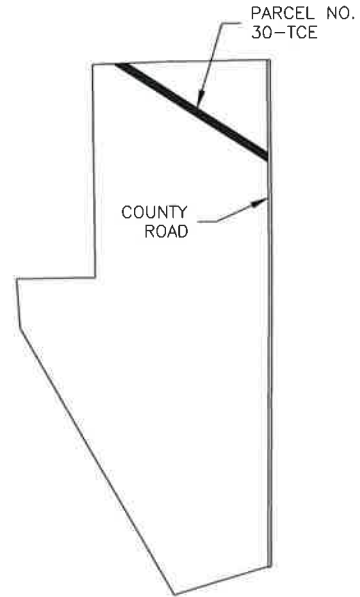
# EXHIBIT "A"

## PARCEL No. 29-TCE

### LEGEND

- ⊗ SET MONUMENTATION (SIZE AND TYPE NOTED)
- FND MONUMENTATION (SIZE AND TYPE NOTED)
- CALCULATED POINT
- PROPERTY/RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- - - - - PROPOSED EASEMENT LINE
- § —— SURVEY/ABSTRACT LINE

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 87°28'31"E	208.91'
L-2	N 87°28'31"E	130.79'
L-3	S 00°30'58"E	89.41'



**NOTES:**

1. A LEGAL DESCRIPTION OF SAME DATE HEREWITH ACCOMPANIES THIS PLAT.
2. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83(2011), NORTH CENTRAL ZONE (4202). ALL DISTANCES AND AREAS SHOWN ARE SURFACE UTILIZING A SURFACE ADJUSTMENT FACTOR OF 1.000072449.

SUBJECT TRACT &  
LOCATION OF EASEMENT

REVISED: AUGUST 26, 2022

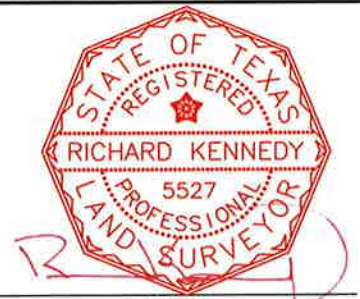


## Tarrant Regional Water District

800 E. NORTHSIDE DRIVE • FORT WORTH, TEXAS 76102

# CEDAR CREEK SECTION 2 REPLACEMENT

PARCEL NO. 29-TCE		TEMPORARY CONSTRUCTION EASEMENT
OWNER: BOECKMAN KELLOGG NO. 1 L.C.		
SURVEY: A. REEVES SURVEY, ABSTRACT NO. 939		
LOCATION: CITY OF MIDLOTHIAN, ELLIS COUNTY, TEXAS		
ACQUISITION AREA: 136,940 SQUARE FEET OR 3.144 ACRES		
WHOLE PROPERTY ACREAGE: 9,974,543 SQUARE FEET OR 228.984 ACRES (BY DEED)		
G&AI JOB NO. B&V_1901.00	DRAWN BY: BM	CAD FILE: P29_TEMP_R01.DWG
DATE: JUNE 17, 2022	EXHIBIT A	SCALE: 1" = 200'



RICHARD KENNEDY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5527 TEXAS FIRM No. 10106900

Funding for this item is included in the Bond Fund. Director Team seconded the motion, and the votes were 4 in favor, 0 against.

15.

There were no future agenda items approved.

16.

The next board meeting was scheduled for October 15, 2024, at 9:00 a.m.

17.

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



Vice President



Secretary