

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF
TARRANT REGIONAL WATER DISTRICT
HELD ON THE 15th DAY OF OCTOBER 2019 AT 2:00 P.M.

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

Present

Jack Stevens

Marty Leonard

Leah King (arrived at 2:06 p.m.)

James Hill (arrived at 2:09 p.m.)

Jim Lane

Also present were Jim Oliver, Alan Thomas, Dan Buhman, Darrel Beason, Shanna Cate, Steve Christian, Linda Christie, Randy Cocke, Samantha Drumm, Jason Gehrig, J.D. Granger, Rachel Ickert, Nancy King, Chad Lorange, Sandy Newby, Wayne Owen, and Kirk Thomas of the Tarrant Regional Water District (District or TRWD).

Also in attendance were George Christie, Lee Christie, Ethel Steele, Mike Atchley, and Jeremy Harmon of Pope, Hardwicke, Christie, Schell, Kelly & Taplett, L.L.P., General Counsel for the District; Bill Paxton; Max Baker; Doug Varner of CDM; Christine Jacoby of Freese and Nichols; Molly Carson and Greg Schaecher of McCall, Parkhurst & Horton; Yvonne Dupre of City of Dallas Water Utilities; Jonathan Shirk, Mike McCune and Ignacio Cadena of Black & Veatch; Laura Alexander of Hilltop Securities; Marice Richter of Fort Worth Business Press; Donald Lange of BGE; and Jack Douglas of Channel 5.

President Stevens convened the meeting with assurance from management that all requirements of the "open meetings" laws had been met.

1.

All present were given the opportunity to join in reciting the Pledges of Allegiance to the U.S. and Texas flags.

2.

Public Comment

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

3.

On a motion made by Director Leonard and seconded by Director Lane, the Directors voted to approve the minutes from the Board meeting held on September 17, 2019. It was accordingly ordered that these minutes be placed in the permanent files of the District.

4.

With the recommendation of management, Director Lane moved to approve an order authorizing the issuance of Tarrant Regional Water District, a water control and improvement district, unlimited tax refunding bonds; levying an ad valorem tax in support of the bonds; establishing the procedures of selling and delivering the bonds; and authorizing other matters related to the issuance of the bonds. Director Leonard seconded the motion and the vote in favor was unanimous.

5.

With the recommendation of management, Director Lane moved to approve a change in the calculation of the retainage being held for Sturm Welding to 5% of the total contract price following the recent 50% completion of its contract for the replacement of seven pieces of pipe at the George W. Shannon Wetlands. All remaining contract payments are to be made in full, the Board having found that satisfactory progress is being made. However, any changes to the contract price by change order or alternate

base bid work for the project will require adjustment to the retainage schedule. Funding for this item is included in the Fiscal Year 2020 Revenue Fund Budget. Director Leonard seconded the motion and the vote in favor was unanimous.

6.

With the recommendation of management, Director Lane moved to approve a contract with North Rock Construction, LLC in the amount of \$160,376.73 to construct the Riverglen Trailhead, which includes a concrete parking lot, curb stops, striping, and creating a new trailhead for users on the Clear Fork, giving access off Riverglen Drive near Clear Fork Main Street bridge. Funding for this item is included in the Chisholm Trail Mitigation Funds Reimbursement Budget. Director Leonard seconded the motion and the vote in favor was unanimous.

7.

With the recommendation of management, Director Leonard moved to approve a contract with Black and Veatch for engineering design services in an amount not-to-exceed \$4,730,814 for the replacement of approximately ten miles of the Cedar Creek Pipeline in the Mansfield to Midlothian area. These engineering services include preliminary design investigations, final design plans and specifications, and procurement phase services. Funding for this item is included in the Bond Fund. Director Lane seconded the motion and the vote in favor was unanimous.

8.

With the recommendation of management, Director King moved to approve a contract with Emerson Automation Solutions in the amount of \$102,913 for two new Emerson CSI 6500 on-line vibration-monitoring units at the Waxahachie Richland-

Chambers High Capacity Booster Pump Station. Funding for this item is included in the Fiscal Year 2020 Revenue Fund Budget. Director Hill seconded the motion and the vote in favor was unanimous.

9.

With the recommendation of management, Director Leonard moved to approve a task order with HV Engineering in the not-to-exceed amount of \$197,210 for protective relays and arc flash analysis for three pump stations (Rolling Hills Booster Pump Station, Benbrook Lake Pump Station and Benbrook Booster Pump Station) and the Arlington Outlet Hydro Generator facility. Funding for this item is included in the Fiscal Year 2020 Revenue Fund. Director Lane seconded the motion and the vote in favor was unanimous.

10.

With the recommendation of management, Director Lane moved to approve a contract with Pure Technologies in an amount not-to-exceed \$719,896 over a three year period for a pipeline condition assessment program. Funding for this item is included in the Fiscal Years 2020-22 Revenue Fund Budget. Director King seconded the motion and the vote in favor was unanimous.

11.

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

12.

Jim Oliver presented an update on the Eagle Mountain mooring buoys.

13.

Staff Updates

- Community Relations Update: Social Responsibility Plan
- Trash Bash Recap Video
- River Recreation and Programming Report: Oktoberfest Fort Worth 2019 Recap
- Trinity Trails Website & App Launch
- Trail Bridge Installation Video
- Trinity River Vision Project Funding
- Future Water Supply Update
- System Status Update

The Board of Directors recessed for a break from 3:17 p.m to 3:26 p.m.

14.

The presiding officer next called an executive session at 3:26 p.m. under Texas 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 (*Tarrant Regional Water District v. StarRFoam Manufacturing, Inc.*, Cause No. 2014-001900-3 in County Court at Law No. 3, Tarrant County, Texas; *Tarrant Regional Water District v. Lynn M. Martynowicz-Andrews, et al*, Cause No. CCL-18-16001 in the County Court at Law, Anderson County, Texas); and under Section 551.072 to Deliberate the Purchase, Exchange, Lease or Value of Real Property. Upon completion of the executive session at 3:48 p.m., the President reopened the meeting with a quorum present.

15.

With the recommendation of management and General Counsel, Director Lane moved to approve the tentative settlement of claims in the Trinity River Vision Central City Project – StarRFoam Manufacturing, Inc. lawsuit for payment of the sum of \$6,121,000, in addition to the funds held on deposit in the registry of the court. Funding for this item is included in the General Fund. Director King seconded the motion and the vote in favor was unanimous. Director Hill requested that the minutes reflect that he voted affirmatively with hesitation.

16.

With the recommendation of management and General Counsel, Director Lane moved to approve the tentative settlement of claims in the Integrated Pipeline Project – Martynowicz-Andrews (839, 858) lawsuit for payment of the sum of \$565,000. Funding for this item is included in the Bond Fund. Director Hill seconded the motion and the vote in favor was unanimous.

17.

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

**Parcels 14, 15 & 16
(Patterson)**

Permanent easement interests in, over, and across a 2.476-acre tract of land located in the Sidney Brown Survey, Abstract No. 70, Henderson County, Texas, said 2.476-acre tract of land also being a portion of a called 36.709-acre tract of land conveyed to John B. Patterson and Jennifer M. Patterson by deed as recorded in Volume 2736, Page 713, Deed Records, Henderson County, Texas; a 1.470-acre tract of land located in the Sidney Brown Survey, Abstract No. 70, Henderson County, Texas, and the Sidney Brown Survey, Abstract No. 26, Kaufman County, Texas, said 1.470-acre tract of land also being a portion of a called 50-acre tract of land conveyed to Jennifer M. Patterson and John B. Patterson and by deed as recorded in Instrument No. 201300015371, Official Public Records, Kaufman County, Texas; and a 1.858-acre tract of land located in the Sidney Brown Survey, Abstract No. 26, Kaufman County, Texas, and the Sidney Brown Survey, Abstract No. 70, Henderson, County, Texas, said 1.858-acre tract of land also being a portion of a called 100-acre tract of land conveyed to John Bradley Patterson and Jennifer Messina Patterson by deed as recorded in Instrument No. 2016-00005884, Official Public Records, Henderson County, Texas, such tracts being further described in the accompanying resolution and in the survey plats for Parcels 14, 15, and 16 attached thereto. An appraisal prepared by an independent, qualified real estate appraiser using standard accepted valuation techniques established the amount of \$117,000 as just compensation for the above-described property.

EXHIBIT "A"
Property Description

BEING a 2.476 acre (107,846 square feet) tract of land located in the Sidney Brown Survey, Abstract No. 70, Henderson County, Texas, said 2.476 acre tract of land also being a portion of a called 36.709 acre tract of land conveyed to **JOHN B. PATTERSON** and **JENNIFER M. PATTERSON**, by deed as recorded in Volume 2736, Page 713, Deed Records, Henderson County, Texas (D.R.H.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 2 inch iron pipe found at an interior corner in the said 36.709 acre tract, same being the most northerly northwest property corner of a called 86 acre tract of land conveyed to Bobby Joe Williams and Gwendolyn Williams, by deed as recorded in Volume 654, Page 203, D.R.H.C.T. (said beginning point having a grid coordinate of N:6,820,427.924 E:2,639,522.797);

THENCE South 00°45'46" East, along an east property line of the said 36.709 acre tract, same being a west property line of the said 86 acre tract, a distance of 100.03 feet to a 1/2 inch iron rod with a cap stamped "SPOONER & ASSOCIATES" set (hereinafter referred to as an iron rod set);

THENCE South 87°45'07" West, over and across the said 36.709 acre tract, a distance of 1,078.04 feet to an iron rod set on the west property line of the said 36.709 acre tract, same being the east right-of-way line of Farm to Market No. 2613 (being a variable width right-of-way at this point);

THENCE North 01°14'29" West, along the said property line and along the said right-of-way line, a distance of 100.02 feet to an iron rod set from which a concrete Texas Department of Transportation monument found bears North 01°14'29" West, a distance of 16.22 feet;

THENCE North 87°45'07" East, over and across the said 36.709 acre tract, a distance of 1,078.88 feet to the **POINT OF BEGINNING**, and containing **2.476 acres (107,846 square feet)** of land, more or less.

EXHIBIT "A-1"

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 27th day of January, 2017, to Fidelity National Title Insurance Company, and Tarrant Regional Water District, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition IV Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements and other matters of record as listed in Schedule B of the Commitment for Title issued by Fidelity National Title Insurance Company, having an effective date of July 21st, 2016, issued August 1st, 2016, GF # 13-082-DD, 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.



1-27-17

Eric Spooner, RPLS
Registered Professional Land Surveyor
Texas Registration Number 5922
TBPLS Firm No. 10054900
Surveyed on the ground 2-2013



EXHIBIT "A" PARCEL 14

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

| LINE TABLE | | |
|------------|-------------|---------|
| NO. | DIRECTION | DIST. |
| L1 | S00°45'46"E | 100.03' |
| L2 | N01°14'29"W | 100.02' |

0 100' 200'



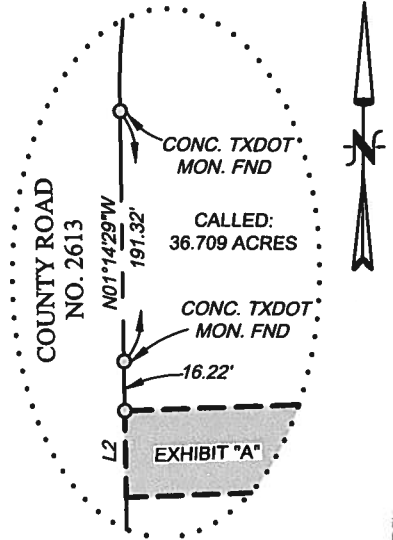
GRAPHIC SCALE IN FEET
1" = 200'

KAUFMAN
COUNTY

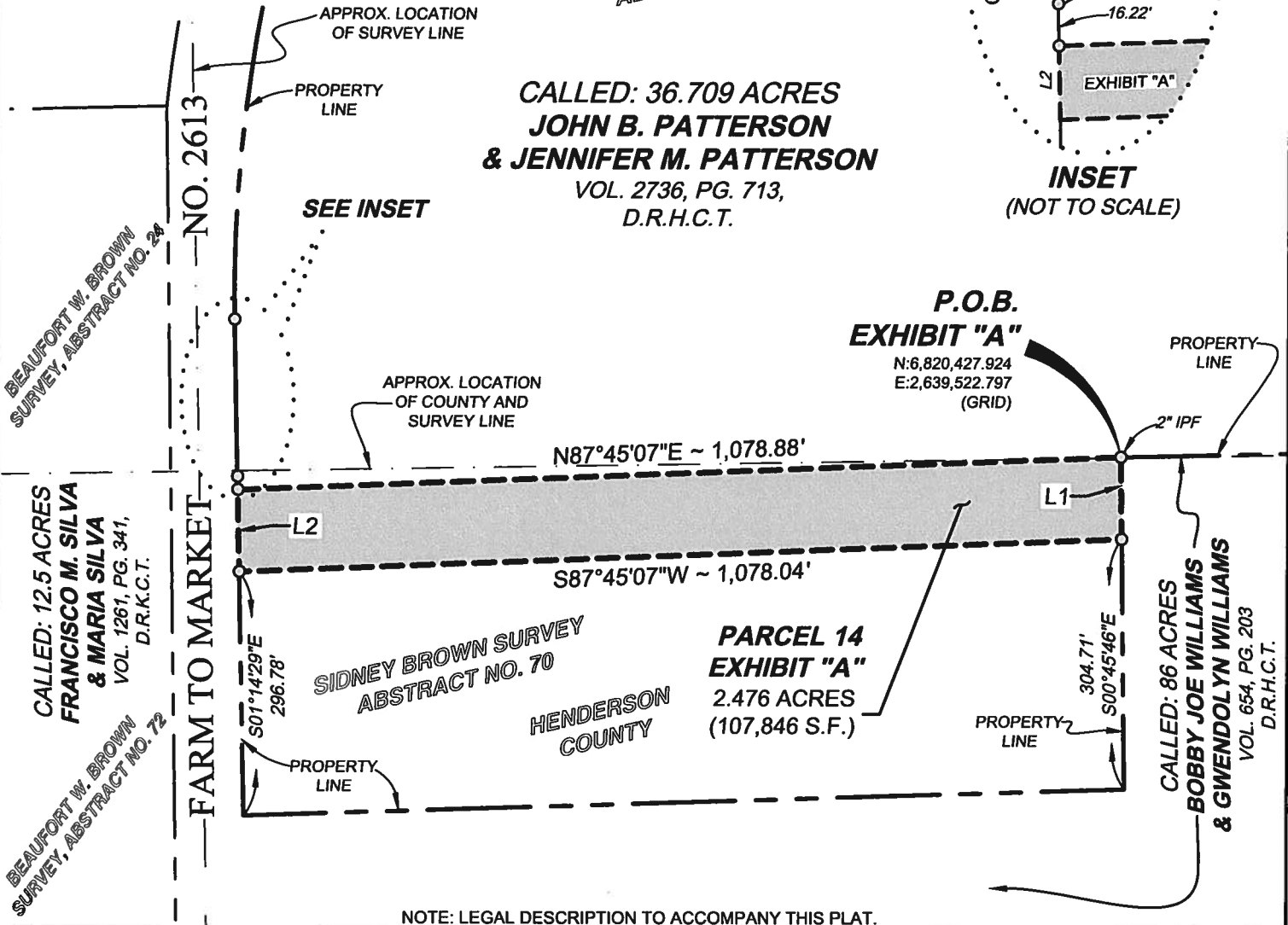
PROPERTY
LINE

SIDNEY BROWN SURVEY
ABSTRACT NO. 26

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



INSET
(NOT TO SCALE)

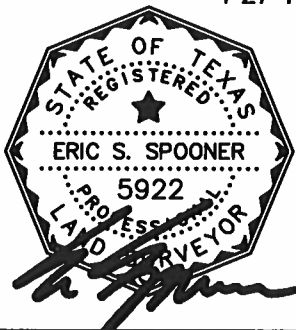


NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS

SPOONER AND ASSOCIATES, INC.
309 BYERS STREET, SUITE 100
EULESS, TEXAS 76039
TEL 817-281-2355
FAX 817-685-8508
TBPLS Firm No. 10054900

PROJ NO: 09-086-3
SCALE: 1" = 200'
DATE: 05/05/2013
DRAWN BY: C.R.R.
CHECKED BY: E.S.S.
REVISED DATE: 1-27-17



1-27-17

SHEET TITLE

EXHIBIT "A"
PARCEL 14
**JOHN B. PATTERSON &
JENNIFER M. PATTERSON**

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:6,820,412.879, E:
2,638,417.218 BY A PROJECT COMBINED SCALE FACTOR OF 0.99993245856.

PG. 3 OF 4

EXHIBIT "A"
Property Description

BEING a 1.470 acre (64,050 square feet) tract of land located in the Sidney Brown Survey, Abstract No. 70, Henderson County, Texas, and the Sidney Brown Survey, Abstract No. 26, Kaufman County, Texas, said 1.470 acre tract of land also being a portion of a called 50 acre tract of land conveyed to **JENNIFER M. PATTERSON** and **JOHN B. PATTERSON**, by deed as recorded in Instrument No. 201300015371, Official Public Records, Kaufman County, Texas (O.P.R.K.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 2 inch iron pipe found at the most northerly northwest property corner of the said 50 acre tract, same being an interior corner in a called 36.709 acre tract of land conveyed to John B. Patterson and Jennifer M. Patterson, by deed as recorded in Volume 2736, Page 713, D.R.H.C.T. (said beginning point having a grid coordinate of N:6,820,427.924, E:2,639,522.797;

THENCE North 88°46'41" East, along a north property line of the said 50 acre tract, same being a south property line of the said 36.709 acre tract, a distance of 363.81 feet to a 1/2 inch iron rod with a cap stamped "SPOONER & ASSOCIATES" set (hereinafter referred to as an iron rod set) at a north property corner of the said 50 acre tract, same being a southeast property corner of the said 36.709 acre tract, and being the southwest property corner of a tract of land conveyed to Jennifer M. Patterson and John B. Patterson, by deed as recorded in Volume 4325, Page 267, Deed Records, Kaufman County, Texas;

THENCE North 88°11'14" East, continuing along the said north property line and along the south property line of the said Patterson tract (V.4325,P.267), a distance of 276.12 feet to an iron rod set at a northeast property corner of the said 50 acre tract, same being the a northwest property corner of a called 100 acre tract of land conveyed to John Bradley Patterson and Jennifer Messina Patterson, by deed as recorded in Ins. No. 2016-00005887, Official Public Records, Henderson County, Texas (O.P.R.H.C.T.), from which a 1/2 inch iron rod with cap stamped "RPLS 6244" found at the southeast property corner of the said Patterson (V.4325,P.267) bears North 88°11'14" East, a distance of 261.79 feet;

THENCE South 01°24'59" East, along an east property line of the said 50 acre tract and along a west property line of the said 100 acre tract, a distance of 100.00 feet to an iron rod set;

THENCE over and across the said 50 acre tract the following courses and distances:

South 88°11'14" West, a distance of 275.94 feet to an iron rod set;

South 88°46'41" West, a distance of 363.43 feet to an iron rod set;

South 87°45'07" West, a distance of 1.70 feet to an iron rod set on a west property line of the said 50 acre tract, same being an east property line of the aforesaid 36.709 acre tract;

THENCE North 00°45'46" West, along the said property lines, a distance of 100.03 feet to the **POINT OF BEGINNING**, and containing **1.470 acres (64,050 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 11th day of April, 2017, 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 Fidelity National Title Insurance Company, having an effective date of March 29, 2017, issued April 11, 2017, GF # 13-081-DD, 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



4-11-17

Surveyors Name: Eric S. Spooner
Registered Professional Land Surveyor, Texas No. 5922
Spooners and Associates, Inc.
Texas Board of Professional Land Surveying No. 10054900
Date of Survey: 5-2009



EXHIBIT "A" PARCEL 15

| LINE TABLE | | |
|------------|-------------|---------|
| NO. | DIRECTION | DIST. |
| L1 | S01°24'59"E | 100.00' |
| L2 | S87°45'07"W | 1.70' |
| L3 | N00°45'46"W | 100.03' |

SIDNEY BROWN SURVEY
ABSTRACT NO. 26

**JOHN B. PATTERSON
& JENNIFER M. PATTERSON**
VOL. 4325, PG. 267, D.R.K.C.T.



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

**P.O.B.
EXHIBIT "A"**

N:6,820,427.924
E:2,639,522.797
(GRID)
2" IPF

KAUFMAN
COUNTY

APPROX. LOCATION
OF COUNTY AND
SURVEY LINE

1/2" CIRF
"RPLS 6244"

N88°46'41"E ~ 363.81'

N88°11'14"E ~ 276.12'

N88°11'14"E
261.79'

L3

L1

L2

S88°46'41"W ~ 363.43'

S88°11'14"W ~ 275.94'

304.71'

SIDNEY BROWN SURVEY
ABSTRACT NO. 70

**PARCEL 15
EXHIBIT "A"**
1.470 ACRES
(64,050 S.F.)

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

CALLLED: 50.000 ACRES
**JENNIFER M. PATTERSON
& JOHN B. PATTERSON**
INS. 201300015371
O.P.R.K.C.T.

CALLLED: 100 ACRES
**JOHN BRADLEY PATTERSON
& JENNIFER MESSINA PATTERSON**
INS. 2016-00005884, O.P.R.H.C.T.

HENDERSON
COUNTY

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

NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.



SPOONER AND ASSOCIATES, INC.
309 BYERS STREET, SUITE 100
EULESS, TEXAS 76039
TEL 817-685-8448
TBPLS No. 10054900

PROJ NO: 09-086-3
SCALE: 1" = 100'
DATE: 05/02/2013
DRAWN BY: C.R.R.
CHECKED BY: E.S.S.
REVISED DATE: 4-11-17



SHEET TITLE

EXHIBIT "A"
PARCEL 15
**JENNIFER M. PATTERSON
& JOHN B. PATTERSON**

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:6,820,412.879, E:
2,638,417.218 BY A PROJECT COMBINED SCALE FACTOR OF 0.99993245856.

PG. 3 OF 4

EXHIBIT "A"
Property Description

BEING a 1.858 acre (80,919 square feet) tract of land located in the Sidney Brown Survey, Abstract No. 26, Kaufman County, Texas, and the Sidney Brown Survey, Abstract No. 70, Henderson County, Texas, said 1.858 acre tract of land also being a portion of a called 100 acre tract of land conveyed to **JOHN BRADLEY PATTERSON** and **JENNIFER MESSINA PATTERSON**, by deed as recorded in Instrument No. 2016-00005884, Official Public Records, Henderson County, Texas (O.P.R.H.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at a 2 inch iron pipe found at a northwest property corner of a called 50 acre tract of land conveyed to Jennifer M. Patterson and John B. Patterson, by deed as recorded in Ins. No. 201300015371, Official Public Records, Kaufman County, Texas (O.P.R.K.C.T.), same being an interior corner of a called 36.709 acre tract of land conveyed to John B. Patterson and Jennifer M. Patterson, by deed as recorded in Volume 2736, page 713, D.R.H.C.T.;

THENCE North 88°46'41" East, along a north property line of the said 50 acre tract and along a south property line of the said 36.709 acre tract, a distance of 363.81 feet to a north property corner of the said 86 acre tract, same being a southeast property corner of the said 36.709 acre tract, and being at the southwest property corner of a tract of land conveyed to John B. Patterson & Jennifer M. Patterson by deed as recorded in Volume 4325, Page 267, Deed Records, Kaufman County, Texas (D.R.K.C.T.);

THENCE North 88°11'14" East, along a north property line of the said 50 acre tract and along the south property line of the said Patterson tract (V.4325, P.267), a distance of 276.12 feet to a 1/2 inch iron rod with cap stamped "SPOONER & ASSOCIATES" set (hereinafter referred to as an iron rod set) at the northwest property corner of the aforesaid 100 acre tract, and being the **POINT OF BEGINNING** of the herein described tract of land (said beginning point having a grid coordinate of N:6,820,444.417 E:2,640,162.463;

THENCE North 88°11'14" East, along a north property line of the said 100 acre tract and along the south property line of the said Patterson tract (V.4325, P.267), a distance of 261.79 feet to a 1/2 inch iron rod with cap stamped "RPLS 6244" found at a north property corner of the said 100.00 acre tract, same being the southeast property corner of the said Patterson tract (V.4325, P.267), and being the southwest property corner of a called 62.109 acre tract of land conveyed to Michael Ray Sams and Debra Ann Sams, by deed as recorded in Volume 1100, Page 578, D.R.K.C.T.;

THENCE North 88°26'10" East, continuing along the said north property line and along the south property line of the said 62.109 acre tract, a distance of 599.17 feet to an iron rod set;

THENCE over and across the said 100 acre tract the following courses and distances:

South 44°30'22" West, a distance of 144.14 feet to an iron rod set;

South 88°26'10" West, a distance of 495.14 feet to an iron rod set;

South 88°11'14" West, a distance of 262.27 feet to an iron rod set on the west property line of the said 100 acre tract, same being an east property line of the aforesaid 50 acre tract;

THENCE North 01°24'59" West, along the said property lines, a distance of 100.00 feet to the **POINT OF BEGINNING**, and containing **1.858 acres (80,919 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 11th day of April, 2017, 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 Fidelity National Title Insurance Company, having an effective date of March 29, 2017, issued April 5, 2017, GF # 13-082-DD, 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.



4-11-17

Surveyors Name: Eric S. Spooner
Registered Professional Land Surveyor, Texas No. 5922
Spooners and Associates, Inc.
Texas Board of Professional Land Surveying No. 10054900
Date of Survey: 5-2009

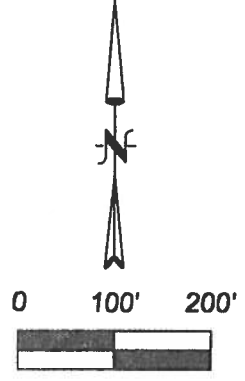


○ = 1/2 IRON ROD SET WITH CAP STAMPED
 "SPOONER & ASSOCIATES" SET UNLESS
 OTHERWISE SHOWN.

EXHIBIT "A" PARCEL 16

SIDNEY BROWN SURVEY
 ABSTRACT NO. 26

KAUFMAN
 COUNTY



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

**JOHN B. PATTERSON
 & JENNIFER M. PATTERSON**
 VOL. 4325, PG. 267, D.R.K.C.T.

CALLLED: 62.109 ACRES
**MICHAEL RAY SAMS &
 DEBRA ANN SAMS**
 VOL. 1100, PG. 578,
 D.R.K.C.T.

**P.O.C.
 EXHIBIT "A"**
 2" IPF

**P.O.B.
 EXHIBIT "A"**
 N:6,820,444.417
 E:2,640,162.463
 (GRID)

N88°46'41"E ~ 363.81'

N88°11'14"E ~ 276.12'

CALLLED: 50.000 ACRES
**JENNIFER M. PATTERSON
 & JOHN B. PATTERSON**
 INS. 201300015371
 O.P.R.K.C.T.

**PARCEL 16
 EXHIBIT "A"**
 1.858 ACRES
 (80,919 S.F.)

CALLLED: 100 ACRES
**JOHN BRADLEY PATTERSON
 & JENNIFER MESSINA PATTERSON**
 INS. 2016-00005884, O.P.R.H.C.T.

HENDERSON
 COUNTY

SIDNEY BROWN SURVEY
 ABSTRACT NO. 70

| LINE TABLE | | |
|------------|-------------|---------|
| NO. | DIRECTION | DIST. |
| L1 | N88°11'14"E | 261.79' |
| L2 | N88°26'10"E | 599.17' |
| L3 | S44°30'22"W | 144.14' |
| L4 | S88°26'10"W | 495.14' |
| L5 | S88°11'14"W | 262.27' |
| L6 | N01°24'59"W | 100.00' |

NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

SPOONER & ASSOCIATES
 REGISTERED PROFESSIONAL LAND SURVEYOR

SPOONER AND ASSOCIATES, INC.
 309 BYERS STREET, SUITE 100
 EULESS, TEXAS 76039
 TEL 817-685-8448
 TBPLS No. 10054900

PROJ NO: 09-086-3
 SCALE: 1" = 200'
 DATE: 05/07/2013
 DRAWN BY: C.R.R.
 CHECKED BY: E.S.S.
 REVISED DATE: 4-11-17

4-11-17

ERIC S. SPOONER
 5922
 REGISTERED PROFESSIONAL LAND SURVEYOR

SHEET TITLE **EXHIBIT "A"
 PARCEL 16
 JOHN BRADLEY PATTERSON
 & JENNIFER MESSINA PATTERSON**

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:6,820,412.879, E: 2,638,417.218 BY A PROJECT COMBINED SCALE FACTOR OF 0.99993245856.

PG. 3 OF 4

**Parcel 20
(Quick)**

A permanent easement interest in, over, and across a 2.591-acre tract of land located in the John Swesey Survey, Abstract No. 499, Kaufman County, said 2.591-acre tract of land also being a portion of a called 57.158-acre tract of land conveyed by deed as recorded in Volume 4720, page 318, Deed Records, Kaufman County, Texas, such tract being further described in the accompanying resolution and in the survey plat for Parcel 20 attached hereto, for the negotiated purchase price of \$19,000.

EXHIBIT "A"
Property Description

BEING a 2.591 acre (112,868 square feet) tract of land located in the John Swesey Survey, Abstract No. 499, Kaufman County, said 2.591 acre tract of land also being a portion of a called 57.158 acre tract of land conveyed to **GARY D. WRIGHT**, by deed as recorded in Volume 4720, page 318, Deed Records, Kaufman County, Texas (D.R.K.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with a cap stamped "SPOONER & ASSOCIATES" set (hereinafter referred to as an iron rod set) on a west property line of the said 57.158 acre tract, same being an east property line of a called 73.57 acre tract of land conveyed to C Quick Motorcross, LLC, by deed as recorded in Volume 5256, Page 281, D.R.K.C.T., from which the most southerly southwest property corner of the said 57.158 acre tract, same being the most southerly southeast property corner of the said 73.57 acre tract bears South 00°04'46" West, a distance of 1,031.85 feet (said beginning point having a grid coordinate of N:6,821,618.716 E:2,645,769.354):

THENCE North 00°04'46" East, along the said property lines, a distance of 100.02 feet to an iron rod set;

THENCE North 89°02'15" East, over and across the said 57.158 acre tract, a distance of 884.49 feet to an iron rod set;

THENCE North 66°32'43" East, a distance of 246.13 feet to an iron rod set on the east property line of the said 57.158 acre tract, same being a west property line of a called 20 acre tract of land conveyed to The James D. Witherspoon and Neta J. Witherspoon Revocable Living Trust, by deed as recorded in Volume 3549, Page 461, D.R.K.C.T.;

THENCE South 00°59'58" West, along the said property lines, a distance of 109.85 feet to an iron rod set from which a southeast property corner of the said 57.158 acre tract, same being a southwest property corner of the said 20 acre tract bears South 00°59'58" West, a distance of 964.33 feet;

THENCE South 66°32'43" West, over and across the said 57.158 acre tract, a distance of 220.54 feet to an iron rod set;

THENCE South 89°02'15" West, a distance of 906.20 feet to the **POINT OF BEGINNING** and containing **2.591 acres (112,868 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 15th day of January, 2018, 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 October 23, 2017, issued October 30, 2017, GF # 1794143-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 S. Spooner, RPLS
Registered Professional Land Surveyor
Texas Registration Number 5922

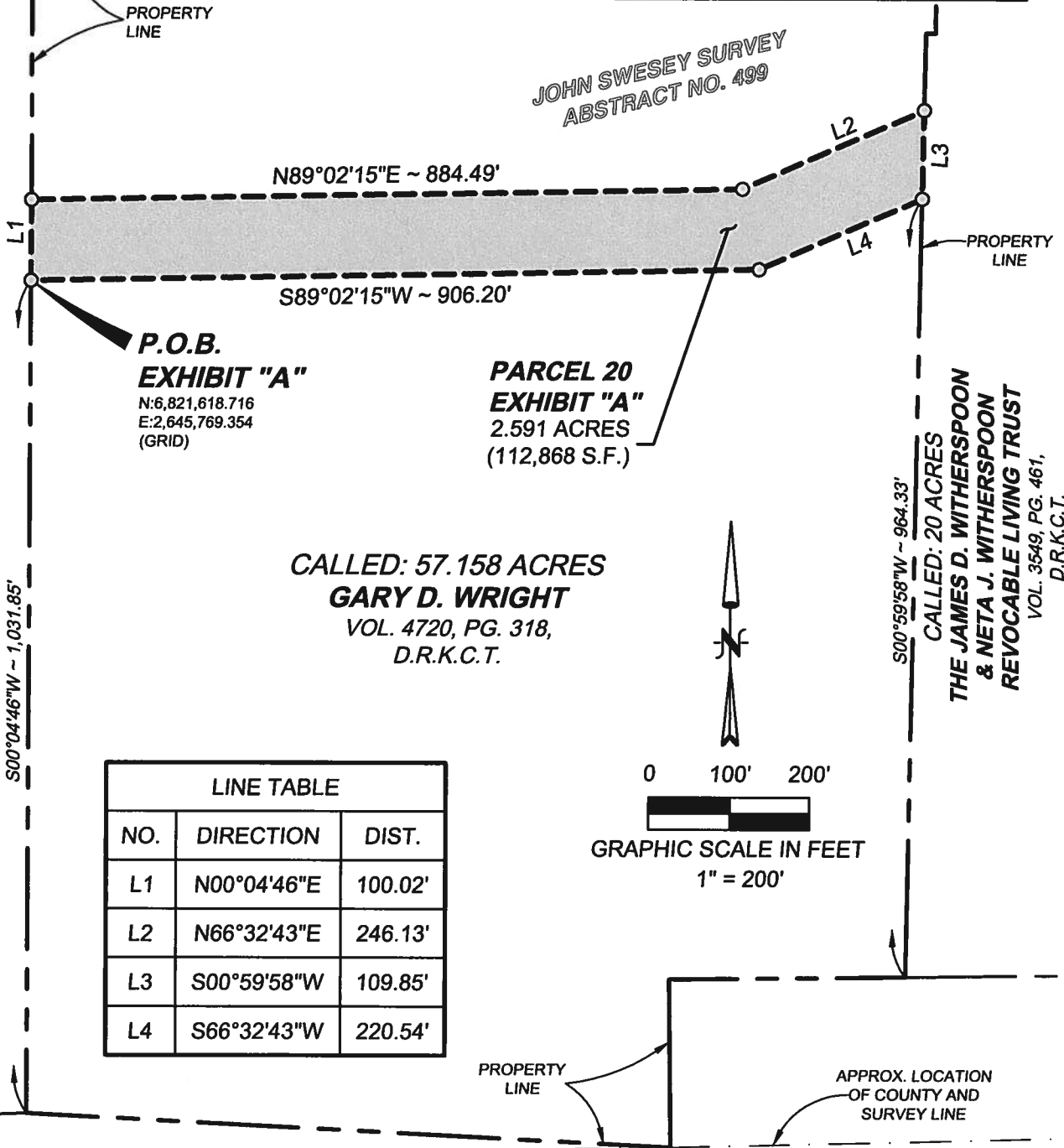


EXHIBIT "A" PARCEL 20

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

KAUFMAN
COUNTY

JOHN SWESEY SURVEY
ABSTRACT NO. 499



CALLED: 73.57 ACRES
C QUICK MOTORCROSS, LLC,
VOL. 5256, PG. 281,
D.R.K.C.T.

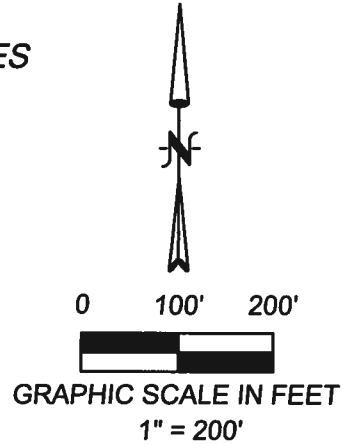
P.O.B.
EXHIBIT "A"
N:6,821,618.716
E:2,645,769.354
(GRID)

PARCEL 20
EXHIBIT "A"
2.591 ACRES
(112,868 S.F.)

CALLED: 57.158 ACRES
GARY D. WRIGHT
VOL. 4720, PG. 318,
D.R.K.C.T.

CALLLED: 20 ACRES
THE JAMES D. WITHERSPOON
& **NETA J. WITHERSPOON**
REVOCABLE LIVING TRUST
VOL. 3549, PG. 461,
D.R.K.C.T.

| LINE TABLE | | |
|------------|-------------|---------|
| NO. | DIRECTION | DIST. |
| L1 | N00°04'46"E | 100.02' |
| L2 | N66°32'43"E | 246.13' |
| L3 | S00°59'58"W | 109.85' |
| L4 | S66°32'43"W | 220.54' |



SURVEYED ON THE GROUND JUNE-2013
NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

HENDERSON
COUNTY

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: 05/08/2013
DRAWN BY: C.R.R.
CHECKED BY: E.S.S.
REVISED DATE: 01/15/2018

01/31/2018

STATE OF TEXAS
REGISTERED
★
ERIC S. SPOONER
5922
PROFESSIONAL
LAND SURVEYOR

SHEET TITLE
EXHIBIT "A"
PARCEL 20
GARY D. WRIGHT

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:6,820,412.879, E: 2,638,417.218 BY A PROJECT COMBINED SCALE FACTOR OF 0.99993245856.

PG. 3 OF 4

In addition, the General Manager or his designee 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 customary, reasonable and necessary closing and related costs, to deposit with amount of the special commissioners' award into the registry of the court in any eminent domain proceeding, and to appeal any such award. Director King seconded the motion and the vote in favor was unanimous.

18.

There were no future agenda items approved.

19.

The next board meeting was scheduled for November 19, 2019 at 9:00 A.M.

20.

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



President



Secretary