

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF  
TARRANT REGIONAL WATER DISTRICT  
HELD ON THE 21<sup>st</sup> DAY OF APRIL 2020 AT 9:00 A.M.

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

Present  
Jack Stevens  
Marty Leonard  
Leah King (left at 11:03 a.m.)  
James Hill  
Jim Lane

Directors Stevens and Lane appeared in person. Directors Leonard, King and Hill appeared via videoconference. Also present were Jim Oliver, Alan Thomas, Dan Buhman, Darrel Andrews, Darrell Beason, Steve Christian, Brenton Dunn, Woody Frossard, Jason Gehrig, J.D. Granger, Rachel Ickert, Nancy King, Mick Maguire, David Marshall, Sandy Newby, Wayne Owen, and Ed Weaver of the Tarrant Regional Water District (District or TRWD).

Also in attendance was Lee Christie of Pope, Hardwicke, Christie, Schell, Kelly & Taplett, L.L.P., General Counsel for the District.

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 Lane and seconded by Director King, the Directors voted unanimously to approve the minutes from the Board meeting held on February 18, 2020. 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 a contract with Deloitte LLP for provision of audit services for fiscal years 2020 through 2024. The contract amount for Fiscal Year 2020 is \$210,587; thereafter, the contract amount increases 5% annually. Funding for this item is included in the Budget Year 2021 Fund. Director King seconded the motion and the vote in favor was unanimous.

5.

With the recommendation of management, Director Lane moved to approve expanding 2-Way radio coverage to provide consistent radio communication for District field personnel across the existing District Microwave Radio Network. In addition, the General Manager, or his designee, is granted authority to enter into such agreements and use budgeted funds, as necessary, for purchases to expand 2-way radio coverage in the not-to-exceed amount of \$400,000. Funding for this item is included the Fiscal Year 2020 Budget. Director Hill seconded the motion and the vote in favor was unanimous.

6.

With the recommendation of management, Director Leonard moved to approve renewal of an Additional Party Water Supply Contract with West Cedar Creek Municipal

Utility District. The contract renewal increases the annual maximum amount of raw water available to West Cedar Creek by 0.5 MGD, increasing West Cedar Creek's annual not-to-exceed amount from 1.039 MGD / 1,164 acre-feet per year to 1.539 MGD /1,724.07 acre-feet per year. The amendment also requires that West Cedar Creek pay a buy-in premium of \$1,326,162.96 per MGD of supply within 60 days of execution. The payment due from West Cedar Creek will be \$663,081.48. In addition, the renewal increases West Cedar Creek's annual minimum requirement and has a 30-year term. Director Hill seconded the motion and the vote in favor was unanimous.

7.

With the recommendation of management, Director Lane moved to approve a contract in the not-to-exceed amount of \$107,600 with Texas A&M AgriLife Research for environmental lab services for Phase 2 of a bacteria source tracking study program for the Trinity River Floodway during the summer of 2020. Funding for this item is included in the Fiscal Year 2020 General Fund Budget. Director Leonard seconded the motion and the vote in favor was unanimous.

8.

With the recommendation of management, Director Lane moved to approve a contract with Kimley-Horn and Associates, Inc. in the not-to-exceed amount of \$98,800 for water quality engineering consulting services to the District for developing detention plans that will not create additional impact to the floodway, and stormwater canal design and stormwater modeling. Funding for this item is included in the Fiscal Year 2020 General Fund (Panther Island/Central City Project Budget). Director King seconded the motion. The motion passed with Directors Lane, Leonard, Stevens and King voting in

favor and Director Hill voting against.

9.

With the recommendation of management, Director Lane moved to approve a contract in the amount of \$1,352,923 with Joe Funk Construction, Inc for construction of Stormwater Canal B Phase 1A. Director Lane inquired as to whether the District is contractually obligated to construct the canal and staff answered affirmatively. Funding for this item is included in the Fiscal Year 2020 General Fund Budget. Director Stevens seconded the motion. The motion passed with Directors King, Lane, Leonard and Stevens voting in favor. Director Hill abstained.

10.

With the recommendation of management, Director Leonard moved to approve a contract in the not-to-exceed amount of \$387,511 with Carollo Engineers, Inc. for professional services for the Integrated Pipeline Water Quality Blending Study Project. Funding for this item is included in the Bond Fund. Director King seconded the motion and the vote in favor was unanimous.

11.

With the recommendation of management, Director Hill moved to approve a contract in the not-to-exceed amount of \$323,811 with Halff Associates, Inc. for Richland-Chambers and Cedar Creek probable maximum flood and breach analyses. Funding for this item is included in the Fiscal Year 2020 Revenue Fund Budget. Director Stevens seconded the motion and the vote in favor was unanimous.

12.

With the recommendation of management Director Lane moved to approve an

amendment to the Professional Services Agreement in the not-to-exceed amount of \$154,962 with Freese and Nichols, Inc. for the Aquifer Storage and Recovery (ASR) Demonstration Well Project for consulting services to move the location of a proposed ASR demonstration well to property that the Trinity River Authority purchased in December of 2019. Funding for this item is included in the Bond Fund. Director Hill seconded the motion and the vote in favor was unanimous.

13.

With the recommendation of management, Director Leonard moved to approve a contract in the amount of \$1,246,630 with MSB Constructors, Inc. for the construction of West Bank Renovations. Upon completion of the project, the City of Fort Worth will reimburse the District for the full project cost from Chisholm Trail Mitigation Funds. Funding for this item is included in the Fiscal Year 2020 General Fund Budget. Director Hill seconded the motion and the vote in favor was unanimous.

14.

With the recommendation of management, Director Leonard moved to approve a purchase in the amount of \$160,695.30 for one Flygt Submersible Pump for the George W. Shannon Wetlands River Pump Station. Funding for this item is included in the Revenue Fund. Director Hill seconded the motion and the vote in favor was unanimous.

15.

With the recommendation of management, Director Leonard moved to grant authority to sell, by public or private sale, all items of personal property on the attached list, the Board having found such personal property to be surplus and not needed for the District's operations. In addition, the General Manager or his designee is granted authority

to execute all documents necessary to complete this transaction. Director King seconded the motion and the vote in favor was unanimous.

**Tarrant Regional Water District  
Surplus Disposal**

Item	Disposal Explanation
1 2-332 2014 Ford 1/2 Ton 4wd Ext Cab Pickup	2-332 was assigned to IPL inspection group and currently doesn't have an assignment. The unit has developed an engine problem and will require a replacement at an estimated cost of \$7,000.00.
2 6-110 1990 Case CX 100 4wd Tractor with Cab	6-188 was transferred from CC and reassigned to EM to replace 6-110 which will be sold at auction. 6-168 will support Twin Points and Eagle Mountain Park. This reassignment will be a reduction to the Fleet by one.
3 6-126 2005 Grasshopper Zero Turn Mower	Due to the expansion of the Vegetation Management contract unit 6-126 will be sold at auction. This will be a reduction to the Fleet by one.
4 6-127 2005 Grasshopper Zero Turn Mower	Due to the expansion of the Vegetation Management contract unit 6-127 will be sold at auction. This will be a reduction to the Fleet by one.
5 6-137 2007 Grasshopper Zero Turn Mower	Due to the expansion of the Vegetation Management contract unit 6-137 will be sold at auction. This will be a reduction to the Fleet by one.
6 6-145 2009 Grasshopper Zero Turn Mower	Due to the expansion of the Vegetation Management contract unit 6-145 will be sold at auction. This will be a reduction to the Fleet by one.
7 6-148 2009 Grasshopper Zero Turn Mower	Due to the expansion of the Vegetation Management contract unit 6-148 will be sold at auction. This will be a reduction to the Fleet by one.
8 5-93 1988 International 1753 Carryall Bus & 5-106 1998 EF 908 Carryall Bus	The purchase of the 1 Ton Van replaced both buses to support the Tarrant County Sheriff's Labor Detail. This was a reduction to the Fleet by one unit and with the sale of both buses reduced fuel and maintenance of two units. Also a reduction of one weekend employee overtime. The CDL passenger endorsement requirement is no longer required increasing the Floodway weekend rotation.
9 10-59 2002 Shopbuilt Single Axle Trailer with 12-64 1998 Ranger 8 Welder.	Units are under utilized and in poor condition.
10 Miller Millermatic 200 Mig Welder, S/N JK621825	Welder was replaced by a Miller Millermatic 250 11/2019 welding shop use.
11 Outboard Boat Motors	2007 Mecury 15Hp Outboard Motor, 2006 Yamaha 50Hp Outboard Motor both in poor condition.
12 Miller Dialarc AC/DC Welder, Stock # 901584, S/N JH178262	Shop Welder approximately 15 years old no longer being used, Millermatic units are more efficient
13 John Deere 540 rpm Drivelines	3 - John Deere 540 rpm Flexwing Mower Drivelines, Fleet units now require 1,000 rpm drivelines.
14 Surplus Electrical Equipment	Electrical equipment decommissioned after pipeline station upgrades.
15 Surplus Lighting Fixtures	Lighting fixtures decommissioned after FW welding shop and Lube shop upgrades.
Cooper Lighting SA15 (Quantity - 24) Lithonia Lighting TGL 250M A165 TB (Quantity - 6) Hubbel Cat No. BL400H8WHLB1UPL (Quantity - 3) Day-Brite Lighting Cat No. LBN400MMT (Quantity - 7) Cooper Lighting Cat No. MH88-400-MT-RM (Quantity - 24)	Upgrade to energy efficient LED. Upgrade to energy efficient LED. Upgrade to energy efficient LED. Upgrade to energy efficient LED. Upgrade to energy efficient LED.
16 IT Surplus List	IT Equipment decommissioned exceeded expected life and manufacturer support.
Monitors - Display (Quantity - 17) Monitors - PCoIP (Quantity - 14) Switches (Quantity - 17) Firewalls (Quantity - 3) Servers (Quantity - 2) Wide Format Plotters (Quantity - 4)	Monitors replaced due to screen size limitations, and life beyond expected 5 years. Monitors unable to support latest firmware version. Switches at end of life and end of support from manufacturer. Firewalls at end of life and end of support from manufacturer. Servers at end of life and end of support from manufacturer. Plotters at end of life and end of support from manufacturer.
17 Facilities Surplus List	Office Furniture
Conference Table (Quantity - 1) General Use Office Chairs (Quantity - 19) Smaller Office Side Table (Quantity - 1) End Tables (Quantity - 3)	Outdated and exceeded expected life. Outdated and exceeded expected life. Outdated and exceeded expected life. Outdated and exceeded expected life.

16.

With the recommendation of management, Director Lane moved to approve a contract in the amount of \$212,997.75 with SPI Asphalt LLC to surface the service road at the JB3 Pump Station. Funding for this item is included in the Bond Fund. Director King seconded the motion and the vote in favor was unanimous.

17.

With the recommendation of management, Director Lane moved to approve a change order totaling \$149,883.35 with BAR Constructors, Inc. for Joint Cedar Creek Lake Pump Station security and technology upgrades. The revised total not-to-exceed contract price, including this change order, is \$63,633,592.89. Funding for this item is included in the Bond Fund. Director Hill seconded the motion and the vote in favor was unanimous.

18.

With the recommendation of management, Director Lane moved to approve a contract amendment in the not-to-exceed amount of \$2,949,339.62 with Freese and Nichols, Inc. for Integrated Pipeline Program and Construction Management Services. The revised not-to-exceed contract price, including this amendment, is \$15,789,188.65. Funding for this item is included in the Bond Fund. Director Leonard seconded the motion and the vote in favor was unanimous.

19.

With the recommendation of management, Director Hill moved to approve a contract amendment in the not-to-exceed amount of \$4,590,000 with Plus Six Engineering, LLC for Integrated Pipeline Program and Construction Management



Services. The revised not-to-exceed contract amount, including this amendment, is \$9,566,000. Funding for this item is included in the Bond Fund. Director Lane seconded the motion and the vote in favor was unanimous.

20.

With the recommendation of management, Director Leonard moved to approve a credit change order in the amount of \$146,483.78 with Garney Companies, Inc. for Integrated Pipeline Section 14 right-of-way repairs. The revised total not-to-exceed contract price, including this change order, is \$46,934,155.08. Funding for this item is included in the Bond Fund. Director King seconded the motion and the vote in favor was unanimous.

21.

With the recommendation of management, Director Hill moved to approve contract closeout with and release of retainage and final payment in the amount of \$1,030,532.19 to Garney Companies, Inc. for construction of Section 14 of the Integrated Pipeline Project. In addition, the General Manager or his designee is granted authority to execute all documents necessary to complete this transaction. Funding for this item is included in the Bond Fund. Director King seconded the motion and the vote in favor was unanimous.

22.

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

23.

#### Staff Updates

- Water Resources Update
- TRWD COVID-19 Response

The Board of Directors recessed for a break from 10:45 a.m. to 10:50 a.m.

24.

The Board next held an Executive Session 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 and to Conduct a Private Consultation with Attorneys Regarding Pending or Contemplated Litigation, including, *inter alia*, *Tarrant Regional Water District v. Mill Run Farms, Inc., Robert F. Murchison, and Mill Run Farms Holdings, L.P.*, Cause No. 00161-CCL-17 in the County Court at Law No. 1 of Henderson County, Texas; and under

Section 551.072 to Deliberate the Purchase, Exchange, Lease or Value of Real Property.

Director King departed the meeting at 11:03.

Upon completion of the executive session at 11:19 a.m., the President reopened the meeting.

25.

With the recommendation of management, Director Leonard moved to grant authorization to exchange interests in land in the Benjamin Cochran Survey, Abstract 142, Navarro County, Texas with The Woods at Richland-Chambers, LP. In addition, the General Manager or his designee is granted authority to execute all documents as may be reasonably required to effectuate the exchange and to pay all reasonable and necessary closing and related costs incurred with the exchange. Funding for this item is

included in the Revenue Fund. Director Lane seconded the motion and the vote in favor was unanimous.

# EXHIBIT "A"

## FIELD NOTES

### REVISED FLOWAGE EASEMENT

#### (AREA REMOVED FROM FLOWAGE EASEMENT)

**BEING** a 0.423 acre tract of land situated in the Benjamin Cochran Survey, Abstract No. 142, Navarro County Texas, and being part of a called 45.00 acre tract of land described to The Woods at Richland Chambers LP., recorded in Volume 1539, Page 713, Deed Records Navarro County, Texas, (D.R.N.C.T.):

**BEGINNING** at a point for the easternmost corner of said 0.423 acre tract, also being a point in the line of a called 18.82 acre easement described in deed to Tarrant County Water Control and Improvement District No. 1, as recorded in Volume 1020, Page 419, D.R.N.C.T. from which a 5/8" capped iron rod found in the southeast line of said 45.00 acre tract bears South 38 Degrees 12 Minutes 33 Seconds East, a distance of 125.80 feet;

**THENCE** South 59 Degrees 15 Minutes 43 Seconds West, a distance of 17.61 feet to a point for corner in the common line between said 45.00 acre tract and a called 677.22 acre tract described in deed to Tarrant County Water Control and Improvement District No. 1, as recorded in Volume 1020, Page 419, D.R.N.C.T.;

**THENCE** South 74 Degrees 23 Minutes 43 Seconds West, along the common line between said 45.00 acre tract and said 677.22 acre tract, a distance of 20.00 feet to a point for corner;

**THENCE** South 27 Degrees 23 Minutes 43 Seconds West, continuing along the common line between said 45.00 acre tract and said 677.22 acre tract, a distance of 35.00 feet to a point for corner;

**THENCE** North 69 Degrees 36 Minutes 17 Seconds West, continuing along the common line between said 45.00 acre tract and said 677.22 acre tract, a distance of 65.00 feet to a point for corner from which a concrete monument found in the southeast line of said 45.00 acre tract bears South 38 Degrees 18 Minutes 52 Seconds West, a distance of 451.23 feet;

**THENCE** North 30 Degrees 44 Minutes 17 Seconds West, departing the common line between said 45.00 acre tract and said 677.22 acre tract, a distance of 178.46 feet to a point for corner;

**THENCE** North 43 Degrees 25 Minutes 09 Seconds West, a distance of 157.90 feet to a point for corner in the line of said 18.82 acre easement;

**THENCE** South 67 Degrees 35 Minutes 56 Seconds East, along said easement line, a distance of 120.00 feet to a point for corner;

**THENCE** South 28 Degrees 35 Minutes 56 Seconds East, continuing along said easement line, a distance of 115.00 feet to a point for corner;

**THENCE** South 66 Degrees 35 Minutes 56 Seconds East, continuing along said easement line, a distance of 110.00 feet to a point for corner;

**THENCE** South 10 Degrees 30 Minutes 56 Seconds East, continuing along said easement line, a distance of 57.70 feet to a point for corner;

**THENCE** North 86 Degrees 52 Minutes 04 Seconds East, continuing along said easement line, a distance of 33.75 feet to the **POINT OF BEGINNING** and containing 18,418 square feet or 0.423 acres of land more or less.

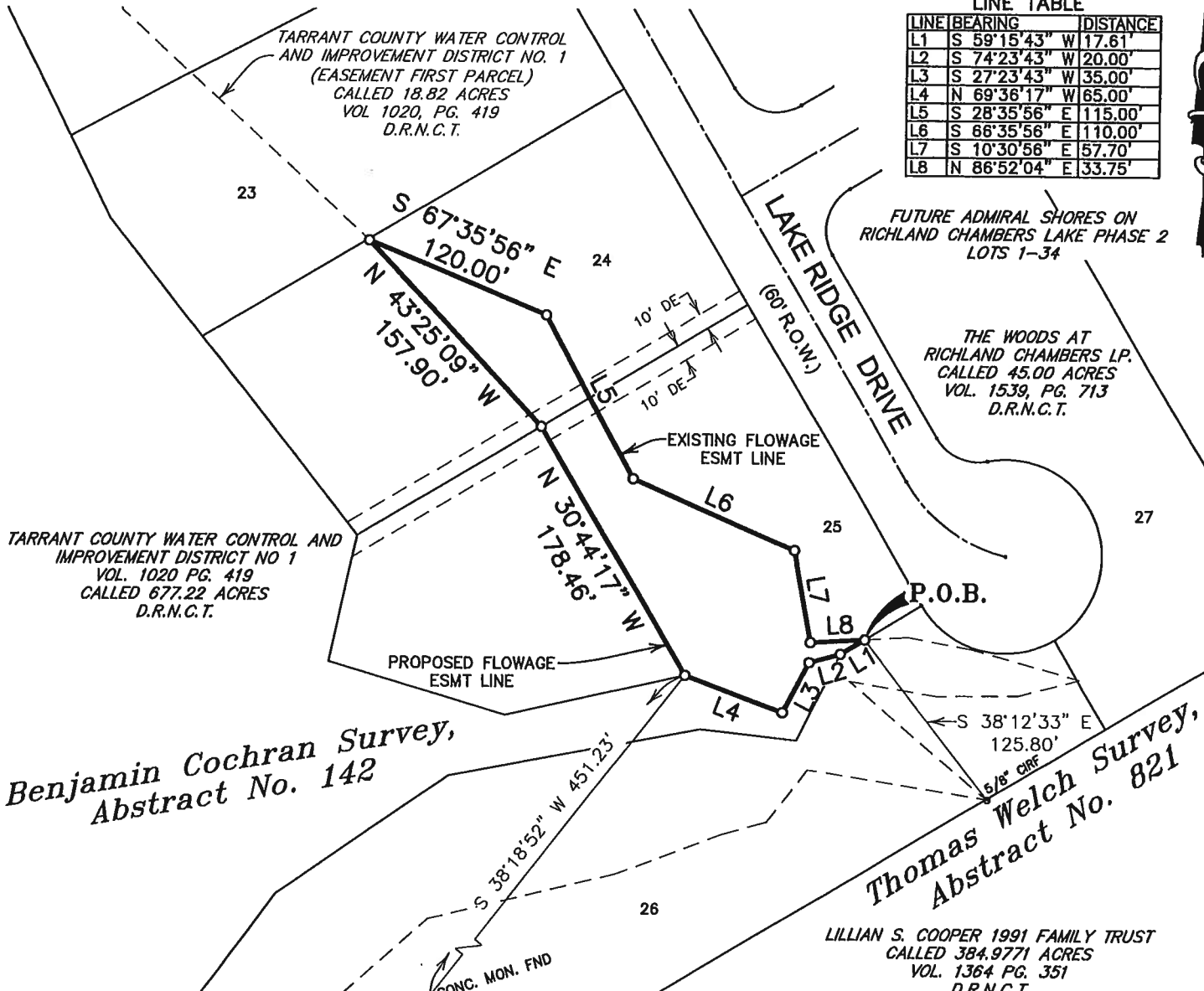
Eduardo Martinez 2/12/2020

Eduardo Martinez  
Registered Professional Land Surveyor No. 5274  
**JONES | CARTER**  
Telephone 972-488-3880 Ext. 7177  
*Texas Board of Professional Land Surveying*  
*Registration No. 100461-03*



# EXHIBIT "A"

LINE	BEARING	DISTANCE
L1	S 59°16'43" W	17.61'
L2	S 74°23'43" W	20.00'
L3	S 27°23'43" W	35.00'
L4	N 69°36'17" W	65.00'
L5	S 28°35'56" E	115.00'
L6	S 86°35'56" E	110.00'
L7	S 10°30'56" E	57.70'
L8	N 86°52'04" E	33.75'



( IN FEET )  
 1 inch = 100 ft.

## REVISED FLOWAGE EASEMENT (AREA REMOVED FROM EASEMENT)

BEING 0.423 ACRES  
 OUT OF THE  
 BENJAMIN COCHRAN SURVEY, ABSTRACT NO. 142  
 IN  
 NAVARRO COUNTY, TEXAS

**J|C JONES | CARTER**  
 Texas Board of Professional Engineers Registration No. F-439  
 6509 Windcrest Drive, Suite 600 • Plano, Texas 75024  
 972.488.3880

TEXAS BOARD OF PROFESSIONAL LAND SURVEYING  
 REGISTRATION NO. 100461-03

JOB #: 16657-0001 KLG/EM

# EXHIBIT "B"

## FIELD NOTES

### REVISED FLOWAGE EASEMENT

#### (AREA REMOVED FROM FLOWAGE EASEMENT)

**BEING** a 0.576 acre tract of land situated in the Benjamin Cochran Survey, Abstract No. 142, Navarro County Texas, and being part of a called 45.00 acre tract of land described to The Woods at Richland Chambers LP., recorded in Volume 1539, Page 713, Deed Records Navarro County, Texas, (D.R.N.C.T.):

**BEGINNING** at a point for the easternmost corner of said 0.576 acre tract, also being a point in the line of a called 18.82 acre easement described in deed to Tarrant County Water Control and Improvement District No. 1, as recorded in Volume 1020, Page 419, D.R.N.C.T., from which a 5/8" capped iron rod found in the southeast line of said 45.00 acre tract bears South 21 Degrees 00 Minutes 28 Seconds East, a distance of 960.97 feet;

**THENCE** North 87 Degrees 35 Minutes 56 Seconds West, along said easement line, a distance of 53.45 feet to a point for corner;

**THENCE** North 72 Degrees 35 Minutes 56 Seconds West, continuing along said easement line, a distance of 130.00 feet to a point for corner from which a concrete monument found in the southeast line of said 45.00 acre tract bears South 02 Degrees 29 Minutes 35 Seconds East, a distance of 1217.36 feet;

**THENCE** North 32 Degrees 35 Minutes 56 Seconds West, continuing along said easement line, a distance of 140.00 feet to a point for corner;

**THENCE** North 50 Degrees 58 Minutes 09 Seconds East, departing said easement line, a distance of 47.17 feet to a point for corner being the beginning of a tangent curve to the right;

**THENCE** Southeasterly, along said tangent curve to the right having a central angle of 68 Degrees 39 Minutes 35 Seconds, a radius of 60.00 feet, an arc distance of 71.90 feet and a chord bearing and distance of South 86 Degrees 53 Minutes 10 Seconds East, 67.67 feet to a point for corner being the beginning of a compound curve to the right;

**THENCE** Southeasterly, along said compound curve to the right having a central angle of 25 Degrees 53 Minutes 27 Seconds, a radius of 529.85 feet, an arc distance of 239.43 feet and a chord bearing and distance of South 38 Degrees 46 Minutes 10 Seconds East, 237.40 feet to the **POINT OF BEGINNING** and containing 25,082 square feet or 0.576 acres of land more or less.

Bearings are based on the Texas State Plane Coordinate System, NAD 83, North Central Zone 4202.

Eduardo Martinez 2/12/2020

Eduardo Martinez

Registered Professional Land Surveyor No. 5274

**JONES | CARTER**

Telephone 972-488-3880 Ext. 7177

*Texas Board of Professional Land Surveying*

*Registration No. 100461-03*

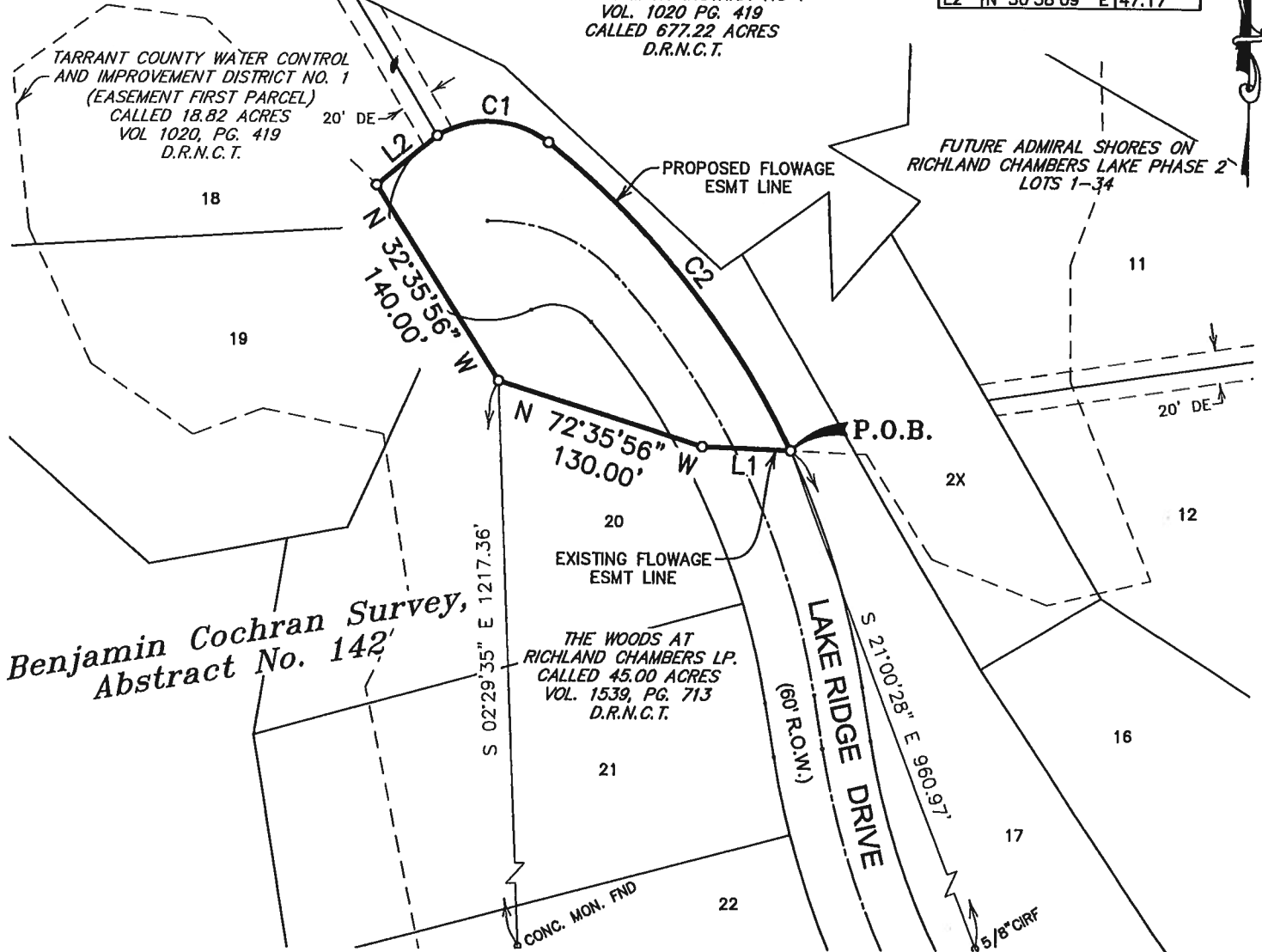




# EXHIBIT "A"

TARRANT COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO 1  
VOL. 1020 PG. 419  
CALLED 677.22 ACRES  
D.R.N.C.T.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 87°35'56" W	53.45'
L2	N 50°58'09" E	47.17'



*Benjamin Cochran Survey,  
Abstract No. 142*

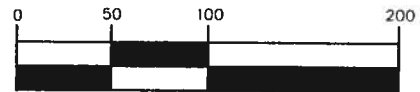
## LEGEND

- POB POINT OF BEGINNING
- CM CONTROL MONUMENT
- R.O.W. RIGHT OF WAY
- VOL. VOLUME
- PG. PAGE
- ESMT EASEMENT
- IRF IRON ROD FOUND
- CIRF CAPPED IRON ROD FOUND
- CIRS 5/8" CAPPED IRON ROD WITH YELLOW CAP STAMPED "JONES CARTER" SET FOR CORNER
- D.R.N.C.T. DEED RECORDS, NAVARRO COUNTY, TEXAS
- R.P.R.N.C.T. REAL PROPERTY RECORDS, NAVARRO COUNTY, TEXAS
- O.R.N.C.T. OFFICIAL RECORDS, NAVARRO COUNTY, TEXAS
- O.P.R.N.C.T. OFFICIAL PUBLIC RECORDS, NAVARRO COUNTY, TEXAS
- C.C.F. COUNTY CLERK FILE NUMBER

Bearings are based on the Texas State Plane Coordinate System, NAD83, North Central Zone 4202.

## CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	71.90'	67.67'	S 86°53'10" E	68°39'35"
C2	529.65'	239.43'	237.40'	S 38°46'10" E	25°53'27"



( IN FEET )

1 inch = 100 ft.

## REVISED FLOWAGE EASEMENT (AREA REMOVED FROM FLOWAGE EASEMENT) BEING 0.576 ACRES

OUT OF THE  
BENJAMIN COCHRAN SURVEY, ABSTRACT NO. 142  
IN  
NAVARRO COUNTY, TEXAS



**JONES | CARTER**

Texas Board of Professional Engineers Registration No. F-439  
6509 Windcrest Drive, Suite 600 • Plano, Texas 75024  
972.488.3880

TEXAS BOARD OF PROFESSIONAL LAND SURVEYING  
REGISTRATION NO. 100461-03

JOB #: 16657-0001 KLG/FM

# EXHIBIT "C"

## FIELD NOTES

### REVISED FLOWAGE EASEMENT (AREA ADDED TO FLOWAGE EASEMENT)

**BEING** a 0.136 acre tract of land situated in the Benjamin Cochran Survey, Abstract No. 142, Navarro County Texas, and being part of a called 45.00 acre tract of land described to The Woods at Richland Chambers LP., recorded in Volume 1539, Page 713, Deed Records Navarro County, Texas, (D.R.N.C.T.):

**BEGINNING** at a point for the easternmost corner of said 0.136 acre tract, also being a point in the line of a called 18.82 acre easement described in deed to Tarrant County Water Control and Improvement District No. 1, as recorded in Volume 1020, Page 419, D.R.N.C.T., from which a 5/8" capped iron rod found in the southeast line of said 45.00 acre tract bears South 08 Degrees 38 Minutes 23 Seconds East, a distance of 829.28 feet;

**THENCE** South 25 Degrees 51 Minutes 41 Seconds West, a distance of 48.09 feet to a point for corner;

**THENCE** South 57 Degrees 15 Minutes 07 Seconds West, a distance of 59.21 feet to a point for corner;

**THENCE** North 88 Degrees 25 Minutes 40 Seconds West, a distance of 44.07 feet to a point for corner from which a concrete monument found in the southeast line of said 45.00 acre tract bears South 12 Degrees 38 Minutes 25 Seconds West, a distance of 1049.21 feet;

**THENCE** North 30 Degrees 33 Minutes 56 Seconds West, a distance of 174.95 feet to a point for corner in said 18.82 acre easement line;

**THENCE** South 87 Degrees 35 Minutes 56 Seconds East, along said easement line, a distance of 23.84 feet to a point for corner;

**THENCE** South 30 Degrees 33 Minutes 56 Seconds East, departing said easement line, a distance of 150.92 feet to a point for corner;

**THENCE** South 88 Degrees 25 Minutes 40 Seconds East, a distance of 26.84 feet to a point for corner;

**THENCE** North 57 Degrees 15 Minutes 07 Seconds East, a distance of 43.98 feet to a point for corner;

**THENCE** North 08 Degrees 32 Minutes 56 Seconds East, a distance of 22.89 feet to a point for corner in said 18.82 acre easement line;

**THENCE** North 76 Degrees 24 Minutes 04 Seconds East, continuing along said easement line, a distance of 37.04 feet to the **POINT OF BEGINNING** and containing 5,916 square feet or 0.136 acres of land more or less.

Bearings are based on the Texas State Plane Coordinate System, NAD 83, North Central Zone 4202.

*Eduardo Martinez 3/4/2020*

Eduardo Martinez  
Registered Professional Land Surveyor No. 5274  
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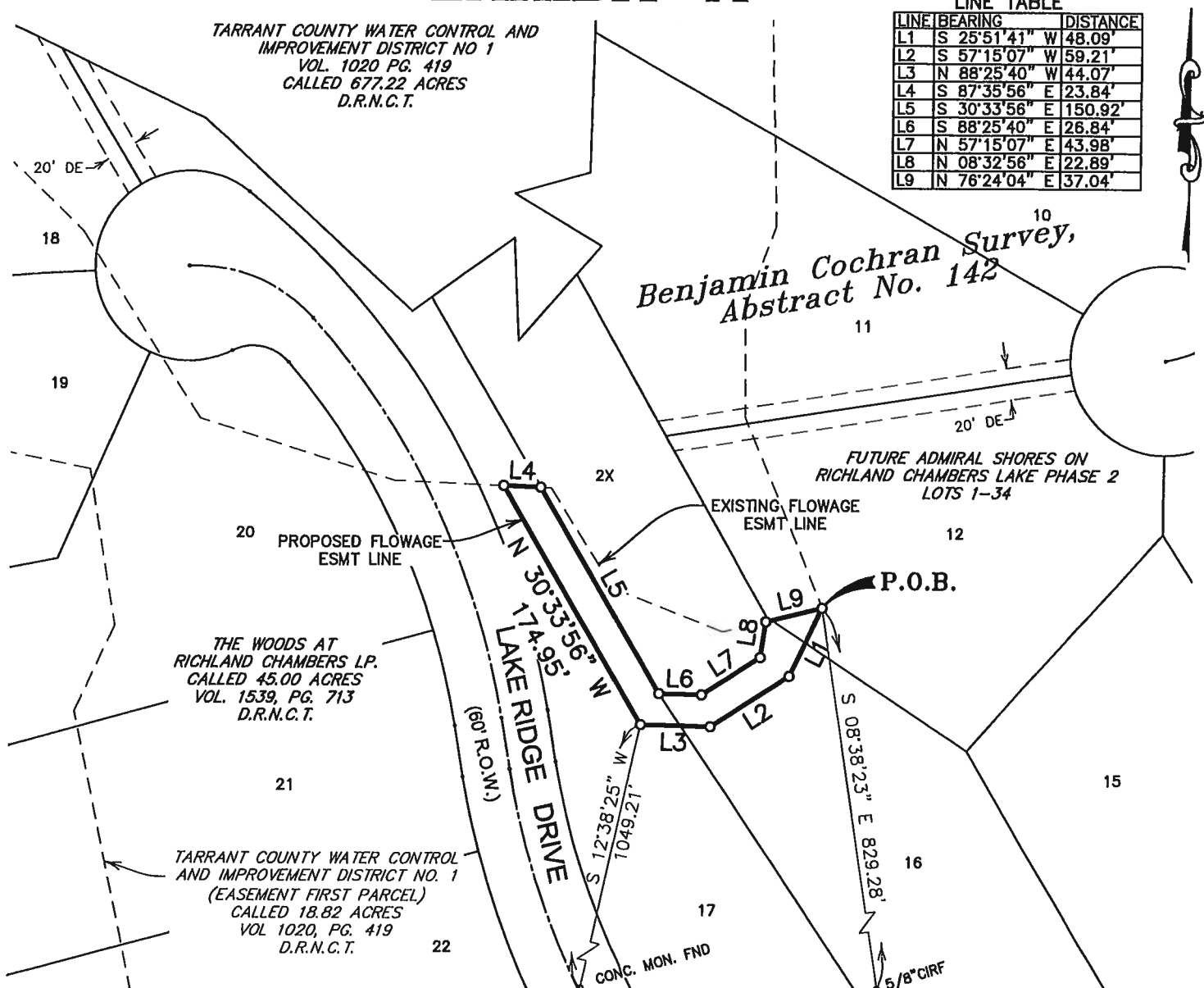


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TARRANT COUNTY WATER CONTROL AND  
IMPROVEMENT DISTRICT NO 1  
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CALLED 677.22 ACRES  
D.R.N.C.T.

LINE	BEARING	DISTANCE
L1	S 25°51'41" W	48.09'
L2	S 57°15'07" W	59.21'
L3	N 88°25'40" W	44.07'
L4	S 87°35'56" E	23.84'
L5	S 30°33'56" E	150.92'
L6	S 88°25'40" E	26.84'
L7	N 57°15'07" E	43.98'
L8	N 08°32'56" E	22.89'
L9	N 76°24'04" E	37.04'

Benjamin Cochran Survey,  
Abstract No. 142



## LEGEND

- POB POINT OF BEGINNING
- CM CONTROL MONUMENT
- R.O.W. RIGHT OF WAY
- VOL. VOLUME
- PG. PAGE
- ESMT EASEMENT
- IRF IRON ROD FOUND
- CIRF CAPPED IRON ROD FOUND
- 5/8" CAPPED IRON ROD WITH YELLOW CAP
- STAMPED "JONES CARTER" SET FOR CORNER
- D.R.N.C.T. DEED RECORDS, NAVARRO COUNTY, TEXAS
- R.P.R.N.C.T. REAL PROPERTY RECORDS, NAVARRO COUNTY, TEXAS
- O.R.N.C.T. OFFICIAL RECORDS, NAVARRO COUNTY, TEXAS
- O.P.R.N.C.T. OFFICIAL PUBLIC RECORDS, NAVARRO COUNTY, TEXAS
- C.C.F. COUNTY CLERK FILE NUMBER

Bearings are based on the Texas State Plane Coordinate System, NAD83, North Central Zone 4202.



( IN FEET )  
1 inch = 100 ft.

**REVISED FLOWAGE EASEMENT**  
(AREA ADDED TO FLOWAGE EASEMENT)  
BEING 0.136 ACRES  
OUT OF THE  
BENJAMIN COCHRAN SURVEY, ABSTRACT NO. 142  
IN  
NAVARRO COUNTY, TEXAS



**JONES CARTER**

Texas Board of Professional Engineers Registration No. F-439  
6509 Windcrest Drive, Suite 600 • Plano, Texas 75024  
972.488.3880

TEXAS BOARD OF PROFESSIONAL LAND SURVEYING  
REGISTRATION NO. 100461-03

JOB #: 16657-0001 KLG/EM

# EXHIBIT "D"

## FIELD NOTES REVISED FLOWAGE EASEMENT (AREA ADDED TO FLOWAGE EASEMENT)

**BEING** a 0.152 acre tract of land situated in the Benjamin Cochran Survey, Abstract No. 142, Navarro County Texas, and being part of a called 45.00 acre tract of land described to The Woods at Richland Chambers LP., recorded in Volume 1539, Page 713, Deed Records Navarro County, Texas, (D.R.N.C.T.):

**BEGINNING** at a point for the easternmost corner of said 0.152 acre tract, also being a point in the common line between said 45.00 acre tract and the southwest line of lot 15R as shown in The Woods at Richland-Chambers Phase II plat, recorded in Volume 8, Page 37, of the Official Public Records Navarro County Texas, (O.P.R.N.C.T.) from which a 1/2" iron rod found in the common line between said 45.00 acre tract and the southwest line of said lot 15R bears South 56 Degrees 35 Minutes 52 Seconds East, a distance of 455.96 feet;

**THENCE** over and across said 45.00 acre tract the following courses;

South 25 Degrees 18 Minutes 50 Seconds West, a distance of 49.40 feet to a point for corner;

South 65 Degrees 41 Minutes 45 Seconds West, a distance of 20.90 feet to a point for corner;

North 77 Degrees 06 Minutes 46 Seconds West, a distance of 24.90 feet to a point for corner;

North 63 Degrees 32 Minutes 03 Seconds West, a distance of 266.09 feet to a point for corner in the line of a called 18.82 acre easement described in deed to Tarrant County Water Control and Improvement District No. 1, as recorded in Volume 1020, Page 419, D.R.N.C.T.;

North 81 Degrees 24 Minutes 04 Seconds East, along said easement line, a distance of 34.81 feet to a point for corner;

South 63 Degrees 32 Minutes 03 Seconds East, departing said easement line, a distance of 235.21 feet to a point for corner;

South 77 Degrees 06 Minutes 46 Seconds East, a distance of 15.79 feet to a point for corner;

North 65 Degrees 41 Minutes 45 Seconds East, a distance of 6.81 feet to a point for corner;

North 25 Degrees 18 Minutes 50 Seconds East, a distance of 44.89 feet to a point for corner in the common line between said 45 acre tract and a called 677.22 acre tract described in deed to Tarrant County Water Control and Improvement District No 1, as recorded in Volume 1020, Page 419, D.R.N.C.T., from which a 1/2" iron rod found bears North 34 Degrees 21 Minutes 43 Seconds West, a distance of 214.41 feet;

**THENCE** South 56 Degrees 35 Minutes 52 Seconds East, along the common line between said 45 acre tract and said 677.22 acre tract, a distance of 20.20 feet to the **POINT OF BEGINNING** and containing 6,640 square feet or 0.152 acres of land more or less.

Bearings are based on the Texas State Plane Coordinate System, NAD 83, North Central Zone 4202.

*Eduardo Martinez* 3/4/2020

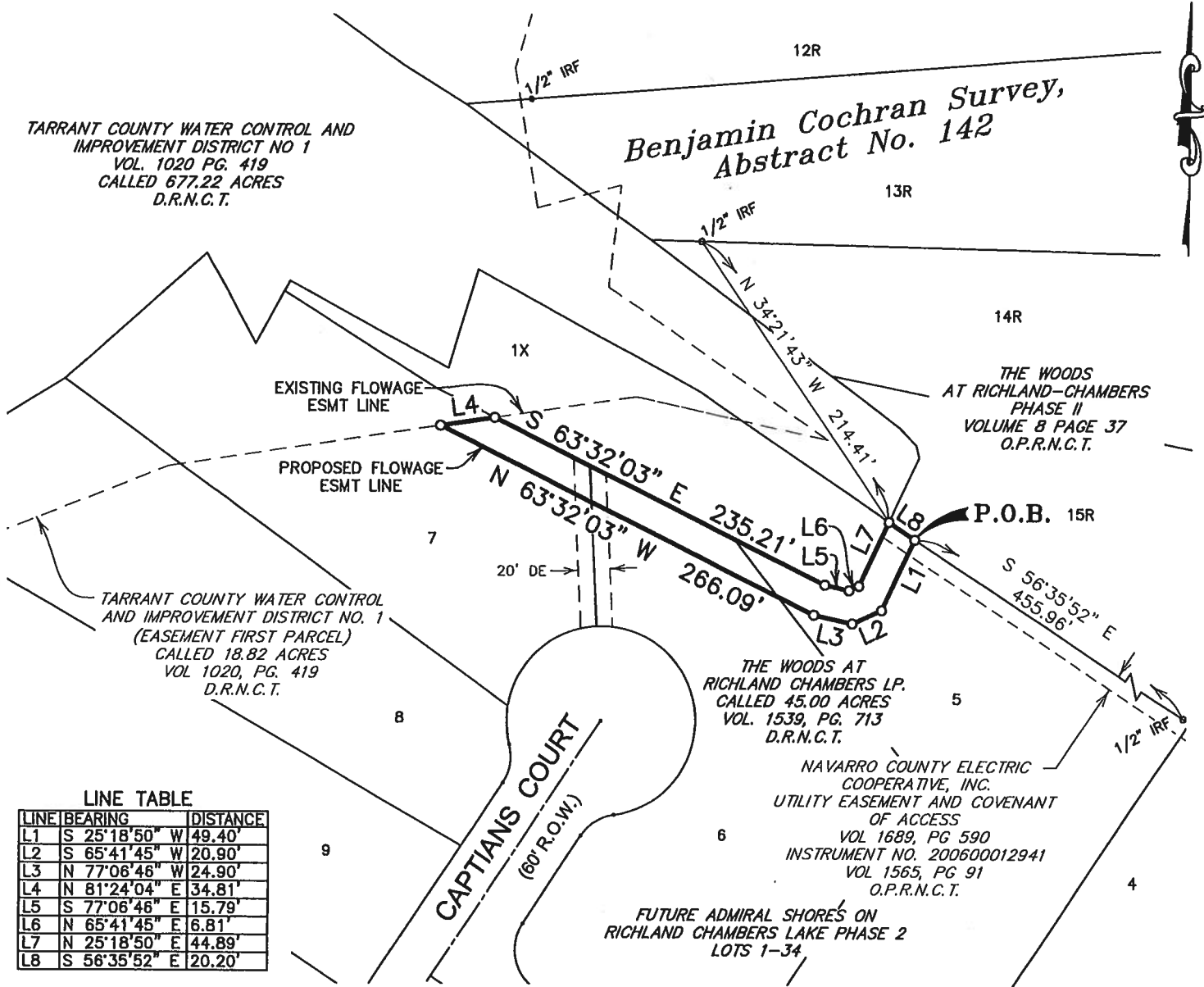
Eduardo Martinez  
Registered Professional Land Surveyor No. 5274  
**JONES | CARTER**  
Telephone 972-488-3880 Ext. 7177  
*Texas Board of Professional Land Surveying*  
*Registration No. 100461-03*



# EXHIBIT "A"

TARRANT COUNTY WATER CONTROL AND  
IMPROVEMENT DISTRICT NO 1  
VOL. 1020 PG. 419  
CALLED 677.22 ACRES  
D.R.N.C.T.

Benjamin Cochran Survey,  
Abstract No. 142



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 25°18'50" W	49.40'
L2	S 65°41'45" W	20.90'
L3	N 77°06'46" W	24.90'
L4	N 81°24'04" E	34.81'
L5	S 77°06'46" E	15.79'
L6	N 65°41'45" E	6.81'
L7	N 25°18'50" E	44.89'
L8	S 56°35'52" E	20.20'

## LEGEND

- |              |  |
|--------------|--|
| POB          | POINT OF BEGINNING                             |
| CM           | CONTROL MONUMENT                               |
| R.O.W.       | RIGHT OF WAY                                   |
| VOL.         | VOLUME   |
| PG.          | PAGE   |
| ESMT         | EASEMENT                                       |
| IRF          | IRON ROD FOUND                                 |
| CIRF         | CAPPED IRON ROD FOUND                          |
| CIRS         | 5/8" CAPPED IRON ROD WITH YELLOW CAP           |
| D.R.N.C.T.   | STAMPED "JONES CARTER" SET FOR CORNER          |
| R.P.R.N.C.T. | DEED RECORDS, NAVARRO COUNTY, TEXAS            |
| O.R.N.C.T.   | REAL PROPERTY RECORDS, NAVARRO COUNTY, TEXAS   |
| O.P.R.N.C.T. | OFFICIAL RECORDS, NAVARRO COUNTY, TEXAS        |
| C.C.F.       | OFFICIAL PUBLIC RECORDS, NAVARRO COUNTY, TEXAS |
|              | COUNTY CLERK FILE NUMBER                       |

Bearings are based on the Texas State Plane Coordinate  
System, NAD83, North Central Zone 4202.



( IN FEET )

1 inch = 100 ft.

## REVISED FLOWAGE EASEMENT (AREA ADDED TO FLOWAGE EASEMENT)

BEING 0.152 ACRES

OUT OF THE

BENJAMIN COCHRAN SURVEY, ABSTRACT NO. 142

IN

NAVARRO COUNTY, TEXAS



Texas Board of Professional Engineers Registration No. F-439  
6509 Windcrest Drive, Suite 600 • Plano, Texas 75024  
972.488.3880

TEXAS BOARD OF PROFESSIONAL LAND SURVEYING  
REGISTRATION NO. 100461-03

JOB #: 16657-0001 KLG/EM

# EXHIBIT "E"

## FIELD NOTES

### LOT 1X

**BEING** a 0.508 acre tract of land situated in the Benjamin Cochran Survey, Abstract No. 142, Navarro County Texas, and being part of a called 45.00 acre tract of land described to The Woods at Richland Chambers LP., recorded in Volume 1539, Page 713, Deed Records Navarro County, Texas, (D.R.N.C.T.):

**BEGINNING** at a point for the easternmost corner of said 0.508 acre tract, same being the southwest corner of lot 15R as shown in The Woods at Richland-Chambers Phase II plat, recorded in Volume 8, Page 37, of the Official Public Records Navarro County Texas, (O.P.R.N.C.T.) from which a 1/2" iron rod found in the southwest line of said lot 15R bears South 56 Degrees 35 Minutes 52 Seconds East, a distance of 476.17 feet;

**THENCE** over and across said 45.00 acre tract the following courses;

South 25 Degrees 18 Minutes 50 Seconds West, a distance of 44.89 feet to a point for corner;

South 65 Degrees 41 Minutes 45 Seconds West, a distance of 6.81 feet to a point for corner;

North 77 Degrees 06 Minutes 46 Seconds West, a distance of 15.79 feet to a point for corner;

North 63 Degrees 32 Minutes 03 Seconds West, a distance of 276.17 feet to a point for corner;

North 57 Degrees 57 Minutes 43 Seconds West, a distance of 115.30 feet to a point for corner in the common line between said 45 acre tract and a called 677.22 acre tract described in deed to Tarrant County Water Control and Improvement District No 1, as recorded in Volume 1020, Page 419, D.R.N.C.T.;

**THENCE** North 28 Degrees 23 Minutes 43 Seconds East, along the common line between said 45.00 acre tract and said 677.22 acre tract, a distance of 7.32 feet to a point for corner;

**THENCE** South 61 Degrees 36 Minutes 17 Seconds East, continuing along the common line between said 45.00 acre tract and said 677.22 acre tract, a distance of 115.00 feet to a point for corner;



**THENCE** North 16 Degrees 23 Minutes 43 Seconds East, continuing along the common line between said 45.00 acre tract and said 677.22 acre tract, a distance of 65.00 feet to a point for corner;

**THENCE** South 61 Degrees 36 Minutes 17 Seconds East, continuing along the common line between said 45.00 acre tract and said 677.22 acre tract a distance of 160.00 feet to a point for corner from which a 1/2" iron rod found bears North 00 Degrees 36 Minutes 37 Seconds East, a distance of 94.60 feet;

**THENCE** South 55 Degrees 58 Minutes 09 Seconds East, a distance of 147.24 feet to the **POINT OF BEGINNING** and containing 22,131 square feet or 0.508 acres of land more or less.

Bearings are based on the Texas State Plane Coordinate System, NAD 83, North Central Zone 4202.

Eduardo Martinez 3/4/2020

Eduardo Martinez  
Registered Professional Land Surveyor No. 5274  
**JONES | CARTER**  
Telephone 972-488-3880 Ext. 7177  
*Texas Board of Professional Land Surveying*  
*Registration No. 100461-03*



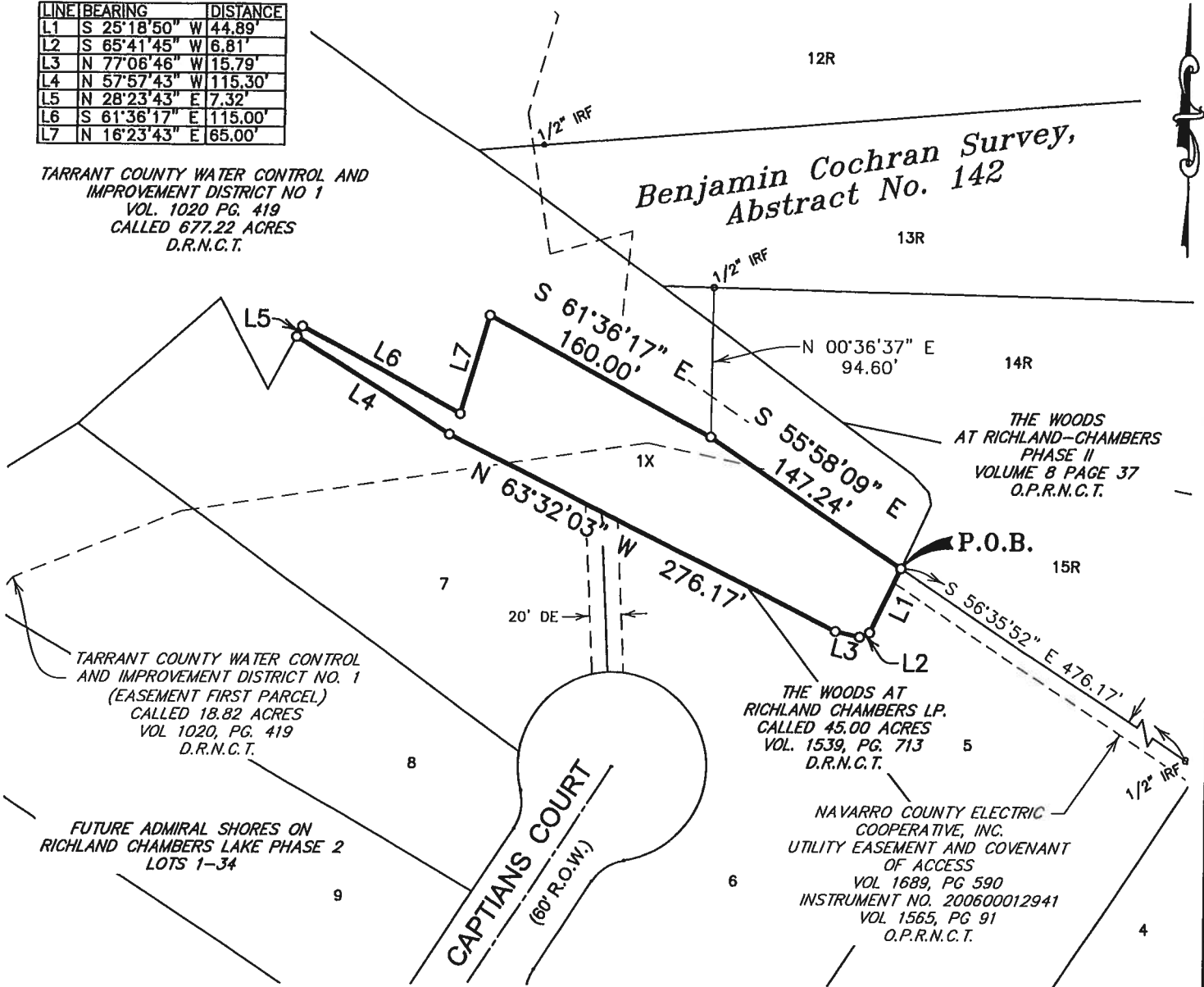
# EXHIBIT "A"

## LINE TABLE

LINE	BEARING	DISTANCE
L1	S 25°18'50" W	44.89'
L2	S 65°41'45" W	6.81'
L3	N 77°06'46" W	15.79'
L4	N 57°57'43" W	115.30'
L5	N 28°23'43" E	7.32'
L6	S 61°36'17" E	115.00'
L7	N 16°23'43" E	65.00'

TARRANT COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO 1  
VOL. 1020 PG. 419  
CALLED 677.22 ACRES  
D.R.N.C.T.

*Benjamin Cochran Survey,  
Abstract No. 142*



TARRANT COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1  
(EASEMENT FIRST PARCEL)  
CALLED 18.82 ACRES  
VOL. 1020, PG. 419  
D.R.N.C.T.

FUTURE ADMIRAL SHORES ON RICHLAND CHAMBERS LAKE PHASE 2  
LOTS 1-34

THE WOODS AT RICHLAND CHAMBERS LP.  
CALLED 45.00 ACRES  
VOL. 1539, PG. 713  
D.R.N.C.T.

NAVARRO COUNTY ELECTRIC COOPERATIVE, INC.  
UTILITY EASEMENT AND COVENANT OF ACCESS  
VOL. 1689, PG 590  
INSTRUMENT NO. 200600012941  
VOL. 1565, PG 91  
O.P.R.N.C.T.

## LEGEND

- |              |   |
|--------------|---|
| POB          | POINT OF BEGINNING  |
| CM           | CONTROL MONUMENT  |
| R.O.W.       | RIGHT OF WAY  |
| VOL.         | VOLUME  |
| PG.          | PAGE  |
| ESMT         | EASEMENT  |
| IRF          | IRON ROD FOUND  |
| CIRF         | CAPPED IRON ROD FOUND   |
| CIRS         | 5/8" CAPPED IRON ROD WITH YELLOW CAP<br>STAMPED "JONES CARTER" SET FOR CORNER |
| D.R.N.C.T.   | DEED RECORDS, NAVARRO COUNTY, TEXAS   |
| R.P.R.N.C.T. | REAL PROPERTY RECORDS, NAVARRO COUNTY, TEXAS                                  |
| O.R.N.C.T.   | OFFICIAL RECORDS, NAVARRO COUNTY, TEXAS                                       |
| O.P.R.N.C.T. | OFFICIAL PUBLIC RECORDS, NAVARRO COUNTY, TEXAS                                |
| C.C.F.       | COUNTY CLERK FILE NUMBER  |



( IN FEET )

1 inch = 100 ft.

Bearings are based on the Texas State Plane Coordinate System, NAD83, North Central Zone 4202.



**LOT 1X**  
BEING 0.508 ACRES  
OUT OF THE  
BENJAMIN COCHRAN SURVEY, ABSTRACT NO. 142  
IN  
NAVARRO COUNTY, TEXAS

TEXAS BOARD OF PROFESSIONAL LAND SURVEYING  
REGISTRATION NO. 100461-03

JOB #: 16657-0001 KLG/EM

## EXHIBIT "F"

### FIELD NOTES

#### LOT 2X

**BEING** a 0.555 acre tract of land situated in the Benjamin Cochran Survey, Abstract No. 142, Navarro County Texas, and being part of a called 45.00 acre tract of land described to The Woods at Richland Chambers LP., recorded in Volume 1539, Page 713, Deed Records Navarro County, Texas, (D.R.N.C.T.):

**BEGINNING** at a point for the southeast corner of said 0.555 acre tract, from which a 5/8" capped iron rod found in the southeast line of said 45.00 acre tract bears South 11 Degrees 44 Minutes 53 Seconds East, a distance of 805.40 feet;

**THENCE** South 57 Degrees 15 Minutes 07 Seconds West, a distance of 43.98 feet to a point for corner;

**THENCE** North 88 Degrees 25 Minutes 40 Seconds West, a distance of 26.84 feet to a point for corner from which a concrete monument found bears South 13 Degrees 00 Minutes 55 Seconds West, a distance of 1070.98 feet;

**THENCE** North 30 Degrees 33 Minutes 56 Seconds West, a distance of 290.23 feet to a point for corner in the common line between said 45 acre tract and a called 677.22 acre tract described in deed to Tarrant County Water Control and Improvement District No 1, as recorded in Volume 1020, Page 419, D.R.N.C.T.;

**THENCE** North 54 Degrees 23 Minutes 43 Seconds East, along the common line between said 45.00 acre tract and said 677.22 acre tract, a distance of 64.72 feet to a point for corner;

**THENCE** South 02 Degrees 36 Minutes 17 Seconds East, continuing along the common line between said 45.00 acre tract and said 677.22 acre tract, a distance of 65.00 feet to a point for corner;

**THENCE** North 41 Degrees 23 Minutes 43 Seconds East, continuing along the common line between said 45.00 acre tract and said 677.22 acre tract, a distance of 56.15 feet to a point for corner;

**THENCE** South 29 Degrees 32 Minutes 44 Seconds East, departing the common line between said 45.00 acre tract and said 677.22 acre tract, a distance of 248.51 feet to a point for corner;

**THENCE** South 08 Degrees 32 Minutes 56 Seconds West, a distance of 25.81 feet to the **POINT OF BEGINNING** and containing 24,162 square feet or 0.555 acres of land more or less.

Bearings are based on the Texas State Plane Coordinate System, NAD 83, North Central Zone 4202.

Eduardo Martinez 3/4/2020

Eduardo Martinez

Registered Professional Land Surveyor No. 5274

**JONES | CARTER**

Telephone 972-488-3880 Ext. 7177

*Texas Board of Professional Land Surveying*

*Registration No. 100461-03*

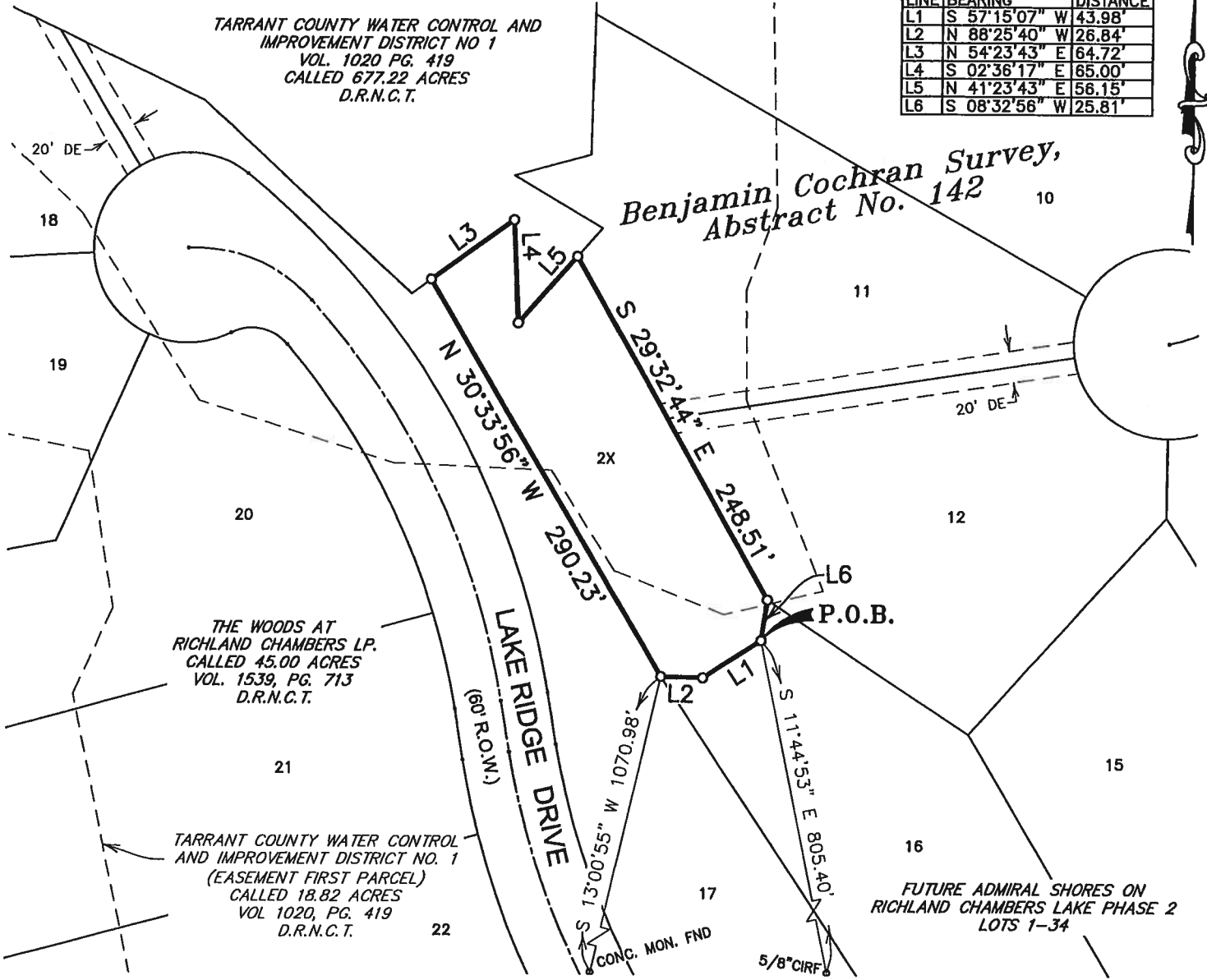


# EXHIBIT "A"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 57°15'07" W	43.98'
L2	N 88°25'40" W	26.84'
L3	N 54°23'43" E	64.72'
L4	S 02°36'17" E	65.00'
L5	N 41°23'43" E	58.15'
L6	S 08°32'56" W	25.81'

TARRANT COUNTY WATER CONTROL AND  
IMPROVEMENT DISTRICT NO 1  
VOL. 1020 PG. 419  
CALLED 677.22 ACRES  
D.R.N.C.T.

Benjamin Cochran Survey,  
Abstract No. 142



## LEGEND

- POB POINT OF BEGINNING
- CM CONTROL MONUMENT
- R.O.W. RIGHT OF WAY
- VOL. VOLUME
- PG. PAGE
- ESMT EASEMENT
- IRF IRON ROD FOUND
- CIRF CAPPED IRON ROD FOUND
- CIRS 5/8" CAPPED IRON ROD WITH YELLOW CAP
- D.R.N.C.T. STAMPED "JONES CARTER" SET FOR CORNER
- R.P.R.N.C.T. DEED RECORDS, NAVARRO COUNTY, TEXAS
- O.R.N.C.T. REAL PROPERTY RECORDS, NAVARRO COUNTY, TEXAS
- O.P.R.N.C.T. OFFICIAL RECORDS, NAVARRO COUNTY, TEXAS
- C.C.F. OFFICIAL PUBLIC RECORDS, NAVARRO COUNTY, TEXAS
- CONC. MON. FND COUNTY CLERK FILE NUMBER



( IN FEET )  
1 inch = 100 ft.

Bearings are based on the Texas State Plane Coordinate System, NAD83, North Central Zone 4202.



**JONES CARTER**

Texas Board of Professional Engineers Registration No. F-439  
6509 Windcrest Drive, Suite 600 • Plano, Texas 75024  
972.488.3880

**LOT 2X**  
BEING 0.555 ACRES  
OUT OF THE  
BENJAMIN COCHRAN SURVEY, ABSTRACT NO. 142  
IN  
NAVARRO COUNTY, TEXAS

TEXAS BOARD OF PROFESSIONAL LAND SURVEYING  
REGISTRATION NO. 100461-03

JOB #: 16657-0001 KLG/EM

26.

With the recommendation of management, Director Lane moved to approve execution of an agreement and the grant of a wellbore subsurface easement in the Thomas S. Mitchell Survey, Abstract No. 488, Henderson County, Texas to O'Ryan Oil and Gas. In addition, the General Manager or his designee is granted authority to execute the agreement and easement and all other documents necessary to complete this transaction. Director Stevens seconded the motion and the vote in favor was unanimous.

February 25, 2020

Tarrant Regional Water District  
800 East Northside Drive  
Fort Worth, TX 76102

Attn: Mr. Rick Carroll  
Senior Land Agent

Re: Subsurface Easement Request  
North Cedar Creek Smackover Unit  
Well No. 2  
Cedar Creek Reservoir  
Henderson County, Texas

Dear Rick:


As per our most recent telephone conversation, O'Ryan Oil and Gas respectfully requests a Subsurface Easement under lands owned by TRWD in the Thomas S. Mitchell Survey, A-488, Henderson County, Texas, for the purpose of drilling the North Cedar Creek (Smackover) Unit No. 2 well.

The North Cedar Creek (Smackover) Unit No. 2 well will be a directionally drilled well with a surface location of Lat: 32°14'59.835"N / Long: 96°09'23.678"W in the Thomas Pelham Survey, A-630, and a bottom hole location of Lat: 32°16'15.519"N / Long: 96°08'21.912"W in the Thomas S. Mitchell Survey, A-488 (see enclosed plats). The wellbore shall have an estimated horizontal section length of 4,817 feet from water's edge to bottom hole, crossing the lake shore at 6300' true vertical depth, reaching a true vertical depth of 11,550 feet in the Smackover formation at the bottom hole location.

If you have any questions or require further information, please let me know.

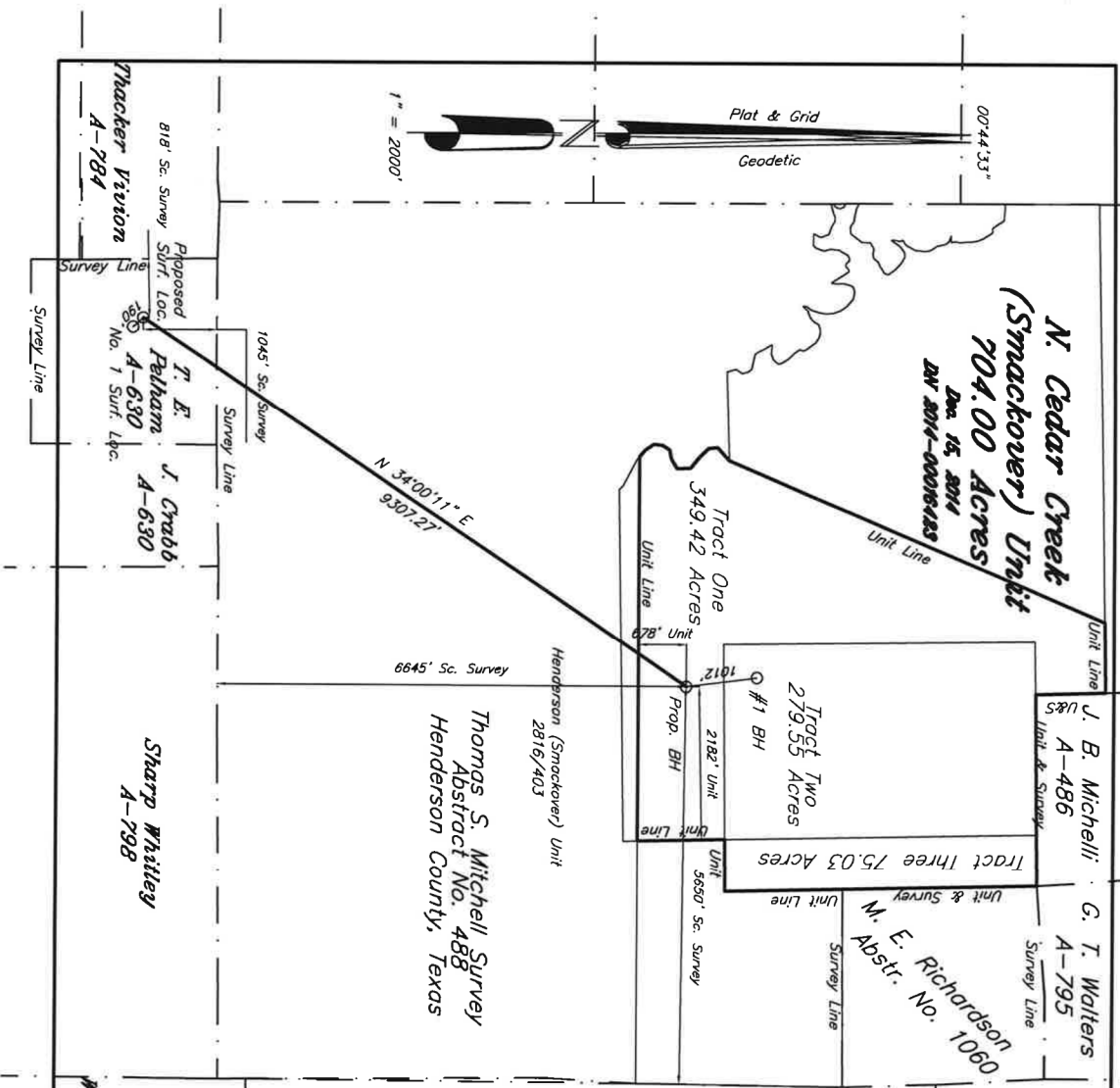
Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ryan C Hoerauf". The signature is stylized with a large, sweeping initial "R" and a long, horizontal flourish.

Ryan C Hoerauf

Encl. Certified Plat



Plat & Grid  
Geodetic

1" = 2000'

Jose Morales  
A-484

Juan Ma  
Mendoza  
A-487

N. Cedar Creek (Smackover)  
Unit

Well No. 2  
MAD27 Datum  
Texas North-Central Zone  
Surface Location

Lat: 32°14'59.835"
Long: 96°09'23.678"
North: 214860.115
East: 2415334.118
Elev: 287
Bottom Hole Location
Lat: 32°16'15.519"
Long: 96°08'21.912"
North: 222575.900
East: 2420539.100

P L A T

SHOWING THE SURFACE & BOTTOM HOLE LOCATION OF THE N. CEDAR CREEK (SMACKOVER) UNIT, WELL NO. 2, IN THE THOS. S. MITCHELL SURVEY ABSTRACT NO. 488, HENDERSON COUNTY, TEXAS. WELL IS LOCATED IN A STRAIGHT LINE ABOUT NORTH 75° WEST, 17.3 MILES FROM THE TOWN OF ATHENS, HENDERSON COUNTY, TEXAS.

For: O'Ryon Oil & Gas  
P. O. Box 14821  
Odeaso, Texas 79768

Scale: 1" = 2000'

NOTES: Surveyor did not abstract tracts for easements or ownership. Bearings and coordinates are MAD27, Texas North-Central Zone per GPS observations. Angle of convergence and combined scale factor shown herein are of the surface location. Recording information for the N. CEDAR CREEK (SMACKOVER) UNIT is as shown hereon. Surf. Loc. = Surface Location. BH = Bottom Hole. No description written.

I, Kristopher Morgan do hereby state that this plat represents a well location, with the surface location made on the ground, O'Ryon Oil & Gas, that in accordance with the information and the instructions furnished me, same correctly represents the facts as found at the time of the preparation of this sketch. USE OF THIS SKETCH FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM. IF THIS PLAT IS NOT SIGNED IN PALE BLUE INK AND THE SEAL PRESENT IN CRIMPED FORM, IT SHOULD BE CONSIDERED AN UNLICENSED COPY AND PRESUMED TO CONTAIN ALTERED OR UNAUTHORIZED MATERIAL.



Kristopher Morgan  
R.P.L.S. No. 5655  
February 18, 2020

Prepared By:  
Affiliated Surveyors, Inc.  
P.O. Box 838  
Rusk, Texas 75785  
Firm No. 10018300  
Ph: (903) 683-2304  
Fax: (903) 683-6632  
www.dhillidorsurveyors.com



27.

With the recommendation of management, Director Lane moved to grant authority to acquire, by purchase, interests in the following described tracts, which are necessary for the public use and purpose of construction and operation of the Integrated Pipeline Project. Funding for these acquisitions is included in the Bond Fund.

IPL Parcel 702  
(Mill Run Farms, Inc.)

A permanent easement across a 14.921-acre tract of land situated in the S. Jones Survey, Abstract Number 961, and the W. Shelton Survey, Abstract Number 714, Henderson County, Texas, and being more particularly described as a portion of that certain 621.06-acre tract described as Tract One conveyed to Mill Run Farms, Inc., a Texas corporation, by instrument recorded in Volume 1180, Page 187, Henderson County Real Property Records, and being further described in the accompanying resolution and in the survey plat for Parcel 702 attached hereto for the negotiated purchase price of \$1,300,000.00.

EXHIBIT "A"  
Property Description

Being 14.921-acres (649,947 square feet) of land situated in the S. Jones Survey, Abstract Number 961, and the W. Shelton Survey, Abstract Number 714, Henderson County, Texas, and more particularly that certain 621.06 acre tract described as Tract One conveyed to Mill Run Farms, Inc., a Texas corporation, by instrument recorded in Volume 1180, Page 187, Henderson County Real Property Records, (H.C.R.P.R.), and being further described as follows:

**COMMENCING** at a 1 inch iron pipe found for the southwest corner of that certain tract conveyed to Brad Pace, by instrument recorded in Document Number 2009-00017083, H.C.R.P.R., said 1 inch iron pipe being the northwest corner of that certain tract described as Tract Two conveyed to Elaine Asmussen, by instrument recorded in Volume 2590, Page 267, H.C.R.P.R., said 1 inch iron pipe being in the east line of said Mill Run Farms, Inc. tract, said 1 inch iron pipe being in the east line of said Abstract Number 961, said 1 inch iron pipe also being in the west line of the J. G. Ratliff Survey, Abstract Number 666, Henderson County, Texas;

**THENCE** North 01 degrees 11 minutes 28 seconds West, along the common line of said Mill Run Farms, Inc. tract, said Pace tract, said Abstract Number 961, and said Abstract Number 666, a distance of 856.09 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for the **POINT OF BEGINNING** (N:6,739,315.423, E:2,790,640.161);

- (1) **THENCE** North 77 degrees 34 minutes 23 seconds West, a distance of 3842.21 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner;
- (2) **THENCE** North 82 degrees 54 minutes 40 seconds West, a distance of 144.11 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner;
- (3) **THENCE** North 82 degrees 54 minutes 32 seconds West, a distance of 3.85 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner;
- (4) **THENCE** North 89 degrees 13 minutes 15 seconds West, a distance of 337.67 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner in the westerly line of said Mill Run Farms, Inc. tract, from which a 1/2 inch iron rod found for an angle point in the westerly line of said Mill Run Farms, Inc. tract bears South 09 degrees 33 minutes 02 seconds East, a distance of 788.33 feet;
- (5) **THENCE** North 09 degrees 33 minutes 02 seconds West, along the westerly line of said Mill Run Farms, Inc., a distance of 152.08 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner, from which a 1 inch iron pipe found for an interior angle point in the westerly line of said Mill Run Farms, Inc. tract bears North 09 degrees 33 minutes 02 seconds West, a distance of 460.95 feet, said 1 inch iron pipe being in the north line of that certain tract described as Seventh Tract conveyed to Richard Warren Alders (undivided 1/4 interest) and Charles Anthony Alders (undivided 1/4 interest), by instrument recorded in Volume 632, Page 637, Henderson County Deed Records, (H.C.D.R.);

- (6) **THENCE** South 89 degrees 12 minutes 52 seconds East, a distance of 448.41 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner;
- (7) **THENCE** South 77 degrees 34 minutes 33 seconds East, a distance of 3900.36 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner in the east line of said Mill Run Farms, Inc. tract, said 5/8 inch iron rod with cap stamped "GORRONDONA" being in the west line of that certain tract conveyed to David B. Barrett and wife, Mary Lynn Barrett, by instrument recorded in Volume 1357, Page 148, H.C.R.P.R., said 5/8 inch iron rod with cap stamped "GORRONDONA" being in the east line of said Abstract Number 961, said 5/8 inch iron rod with cap stamped "GORRONDONA" also being in the west line of said Abstract Number 666;
- (8) **THENCE** South 02 degrees 25 minutes 17 seconds East, along the common line of said Mill Run Farms, Inc. tract, said Barrett tract, said Abstract Number 961, and said Abstract Number 666, a distance of 60.78 feet to a 4 inch by 4 inch concrete monument found for the southwest corner of said Barrett tract, said 4 inch by 4 inch concrete monument being the northwest corner said Pace tract;
- (9) **THENCE** South 01 degrees 11 minutes 28 seconds East, along the common line of said Mill Run Farms, Inc. tract, said Pace tract, said Abstract Number 961, and said Abstract Number 666, a distance of 93.65 feet to the **POINT OF BEGINNING** and containing 14.921 acres (649,947 square feet) of land, more or less.


NOTE: Basis of bearing is the Texas State Plane Coordinate System, North Central Zone (4202) North American Datum 1983 (NAD83)(2007) with all distances adjusted to surface by project combined scale factor 0.9999804020.

NOTE: Plat to accompany this legal description.

I do certify on this 12th day of February, 2013, to Attorney's Title Co. of Henderson County, Fidelity National Title Insurance Company, and Tarrant Regional Water District, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition IV Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements and other matters of record as listed in Schedule B of the Commitment for Title issued by Fidelity National Title Insurance Company, with an effective date of January 22, 2013, issued date of January 24, 2013, GF #12-713-DD affecting the subject property and listed in Exhibit "A-1" attached hereto.

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

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

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

Dated: 2/25/13



G. REEVES  
SURVEY  
ABSTRACT 928

EXHIBIT "A"  
PARCEL 702

LEGEND

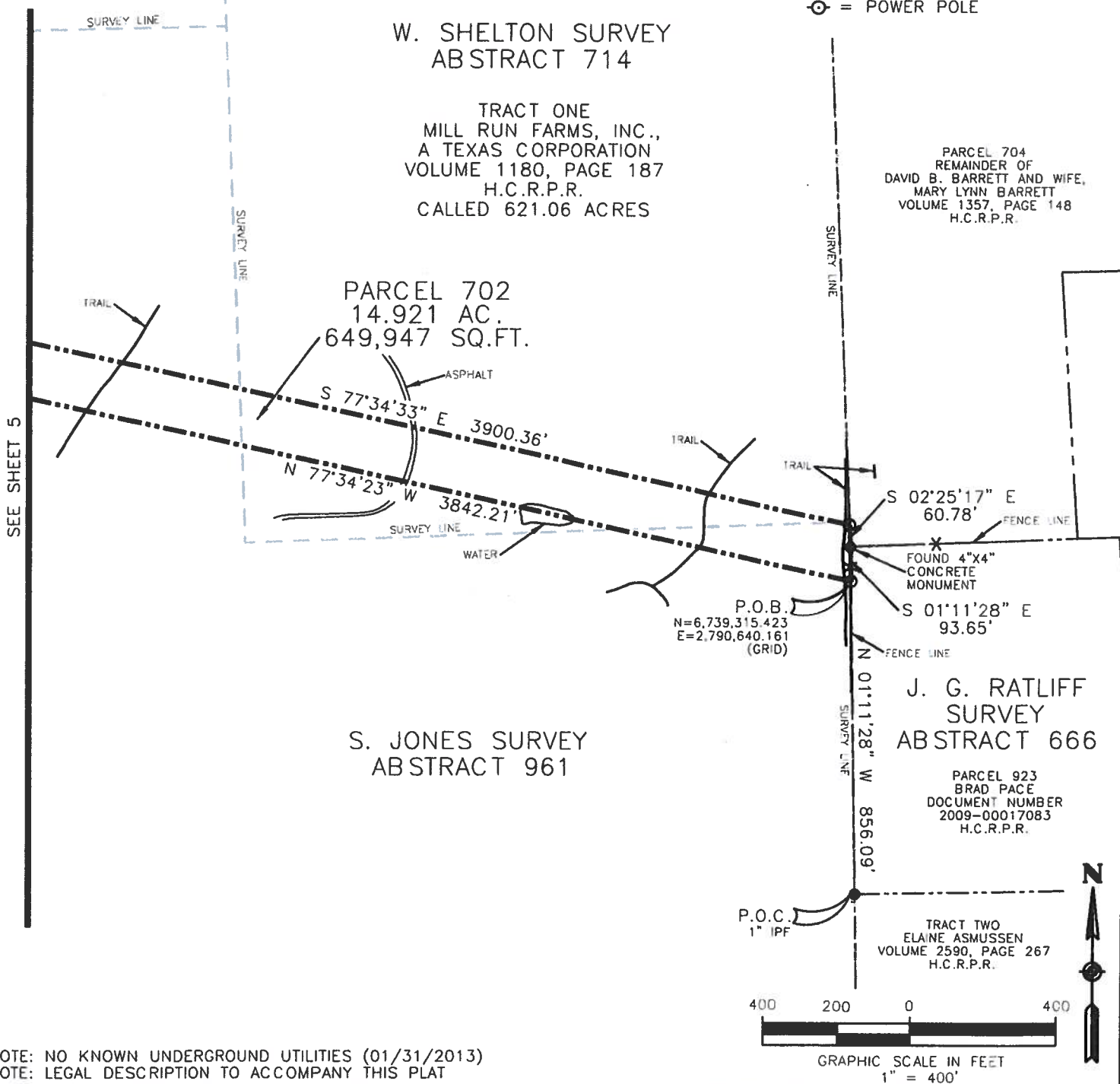
- = MARKER FOUND AS NOTED
- = 5/8" IRS WITH CAP STAMPED "GORRONDONA"
- ⊙ = POWER POLE

W. SHELTON SURVEY  
ABSTRACT 714

TRACT ONE  
MILL RUN FARMS, INC.,  
A TEXAS CORPORATION  
VOLUME 1180, PAGE 187  
H.C.R.P.R.  
CALLED 621.06 ACRES

PARCEL 704  
REMAINDER OF  
DAVID B. BARRETT AND WIFE,  
MARY LYNN BARRETT  
VOLUME 1357, PAGE 148  
H.C.R.P.R.

PARCEL 702  
14.921 AC.  
649,947 SQ.FT.



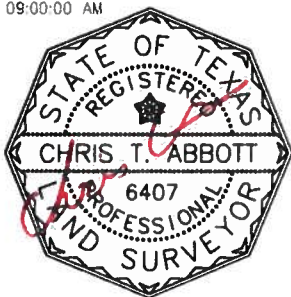
NOTE: NO KNOWN UNDERGROUND UTILITIES (01/31/2013)  
NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT

**GORRONDONA &  
ASSOCIATES, INC.**

7524 JACK NEWELL BLVD. SOUTH  
FORT WORTH, TEXAS 76118  
PHONE (817)496-1424  
FAX (817)496-1768

PROJ NO: P202090330  
SCALE: 1" = 400'  
DATE: 02-12-2013  
DRAWN BY: CA  
CHECKED BY: JC  
REVISED DATE: 02-25-2013

PRINTED ON:  
02/25/2013  
09:00:00 AM



SHEET TITLE

EXHIBIT "A"  
SEGMENT 19-2, PARCEL 702  
MILL RUN FARMS, INC.,  
A TEXAS CORPORATION

PROJECT

INTEGRATED PIPELINE PROJECT

BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE  
SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM  
(NAD83)(2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY  
PROJECT COMBINED SCALE FACTOR 0.9999804020

EXHIBIT "A"  
PARCEL 702

G. REEVES SURVEY  
ABSTRACT 928

LEGEND

- = MARKER FOUND AS NOTED
- = 5/8" IRS WITH CAP STAMPED "GORRONDONA"
- ⊙ = POWER POLE

R.H. ALDERS SURVEY  
ABSTRACT 1225

W. FRANCHER SURVEY  
ABSTRACT 224

IPL PARCEL 698  
REMAINDER OF  
THIRD TRACT  
RICHARD WARREN ALDERS  
(UNDIVIDED 1/4 INTEREST)  
CHARLES ANTHONY ALDERS  
(UNDIVIDED 1/4 INTEREST)  
VOLUME 632, PAGE 637  
H.C.D.R.

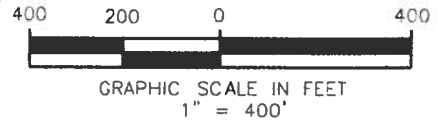
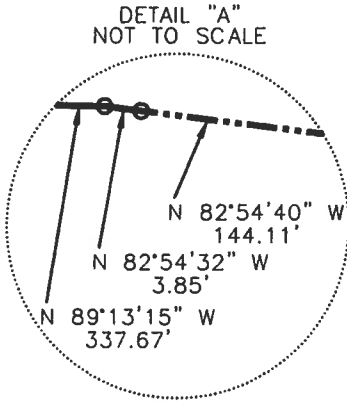
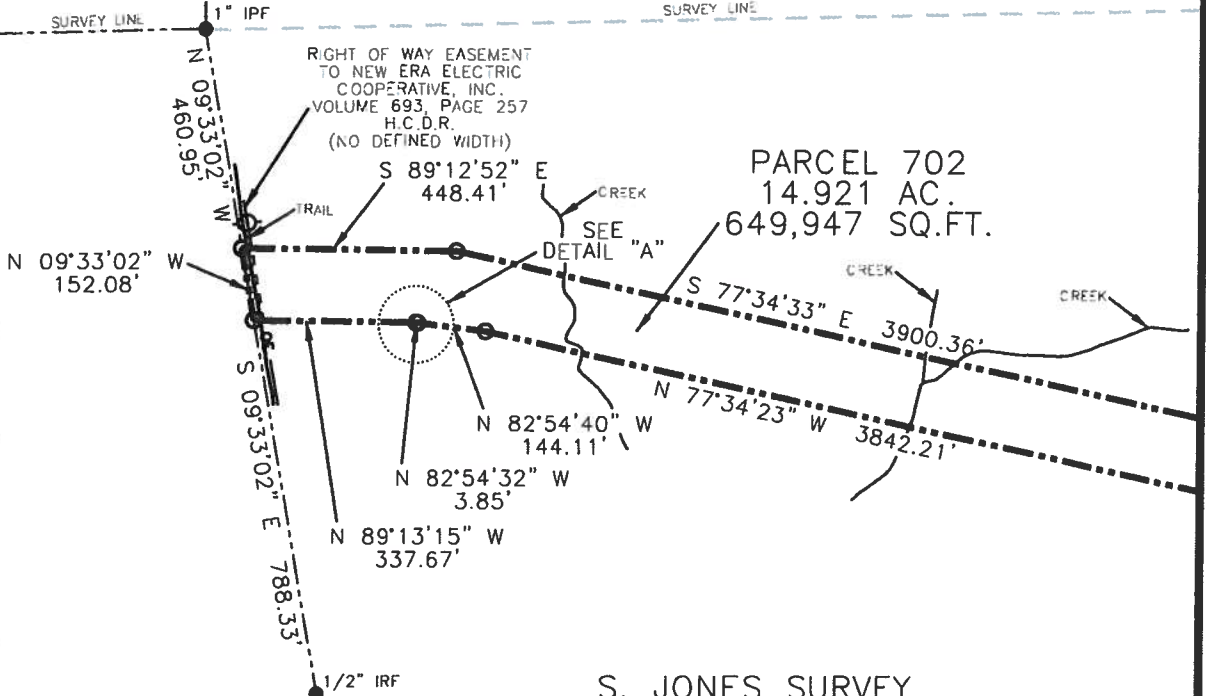
PARCEL 698  
REMAINDER OF SEVENTH TRACT  
RICHARD WARREN ALDERS  
(UNDIVIDED 1/4 INTEREST)  
AND CHARLES ANTHONY ALDERS  
(UNDIVIDED 1/4 INTEREST)  
VOLUME 632, PAGE 637  
H.C.D.R.

S. JONES SURVEY  
ABSTRACT 961

TRACT ONE  
MILL RUN FARMS, INC.,  
A TEXAS CORPORATION  
VOLUME 1180, PAGE 187  
H.C.R.P.R.  
CALLED 621.06 ACRES

PARCEL 702  
14.921 AC.  
649,947 SQ.FT.

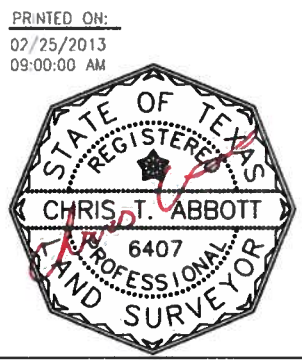
RIGHT OF WAY EASEMENT  
TO NEW ERA ELECTRIC  
COOPERATIVE, INC.  
VOLUME 693, PAGE 257  
H.C.D.R.  
(NO DEFINED WIDTH)



NOTE: NO KNOWN UNDERGROUND UTILITIES (01/31/2013)  
NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT

**GORRONDONA & ASSOCIATES, INC.**  
7524 JACK NEWELL BLVD. SOUTH  
FORT WORTH, TEXAS 76118  
PHONE (817)496-1424  
FAX (817)496-1768

PROJ NO:	P202090330
SCALE:	1" = 400'
DATE:	02-12-2013
DRAWN BY:	CA
CHECKED BY:	JC
REVISED DATE:	02-25-2013



SHEET TITLE  
**EXHIBIT "A"**  
**SEGMENT 19-2, PARCEL 702**  
**MILL RUN FARMS, INC.,**  
**A TEXAS CORPORATION**

PROJECT  
INTEGRATED PIPELINE PROJECT

BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83)(2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED SCALE FACTOR 0.9999804020

**IPL Parcel 820  
(J2 Southern Land & Cattle LLC)**

**A permanent easement across a 6.887-acre tract of land situated in the Joseph Ferguson Survey, Abstract Number 23, Anderson County, Texas, and being more particularly described as a portion of that certain called 63-acre tract of land as described by deed recorded in Volume 2234, Page 18, Official Public Records of Anderson County, Texas, and being further described in the accompanying resolution and in the survey plat for Parcel 820 attached hereto for the negotiated purchase price of \$125,000.00.**

EXHIBIT "A"  
Property Description

Being 6.887 acres (299,993 square feet) of land situated in the Joseph Ferguson Survey, Abstract Number 23, Anderson County, Texas, and more particularly in that certain called 63 acre tract of land conveyed to Laurie Ann Bizzell Bandy and Amy Rebecca Bizzell Stow, as described by deed recorded in Volume 2234, Page 18, Official Public Records of Anderson County, Texas, (O.P.R.A.C.T.), and being further described as follows:

**COMMENCING** at a found 1/2 inch iron rod with cap stamped RPLS 2504 in the East right of way line of State Highway No. 155, (140.00-foot wide right of way) and the West line of said called 63 acre tract;

**THENCE** North 11°18'23" East, a distance of 320.68 feet along said East right of way line and the West line of said 63 acre tract to a set 1/2 inch iron rod with plastic cap stamped K.L.K. #4687 for the Southwest corner of the herein described tract and the **POINT OF BEGINNING** (N: 6,719,801.552, E: 2,897,305.289 Grid),

- (1) **THENCE** N 11°18'23" E, a distance of 154.02 feet continuing along said East right of way line, and along the West line of said 63 acre tract and said herein described tract to a set 1/2 inch iron rod with plastic cap stamped K.L.K. #4687 for the Northwest corner of said herein described tract;
- (2) **THENCE** N 88°10'47" E, a distance of 382.04 feet along the North line of said herein described tract to a set 1/2 inch iron rod with plastic cap stamped K.L.K. #4687;
- (3) **THENCE** N 82°11'07" E, a distance of 541.20 feet to a set 1/2 inch iron rod with plastic cap stamped K.L.K. #4687 in the North line of said 63 acre tract and said Joseph Ferguson Survey, Abstract No. 23 and the South line of the John Ferguson Survey, Abstract No. 22 and a called 84.58 acre tract of land, (save & except a called 0.66 acre tract of land) conveyed to Laurie Ann Bizzell Bandy and Amy Rebecca Bizzell Stow, as described by aforementioned deed recorded in Volume 2234, Page 18, O.P.R.A.C.T., and being at an angle point in the North line of the herein described tract ;
- (4) **THENCE** N 88°04'29" E, a distance of 1057.89 feet along the North line of said 63 acre tract, said Joseph Ferguson Survey, and said tract herein described and the South line of said John Ferguson Survey and said 84.58 acre tract of land, (save & except a called 0.66 acre tract of land) to a set 1/2 inch iron rod with plastic cap stamped K.L.K. #4687 for the Northeast corner of said 63 acre tract and herein described tract and the Northwest corner of a called 26.739 acre tract of land conveyed to Ronald N. Black and wife, Mary E. Black, as described by deed recorded in Volume 1341, Page 445, O.P.R.A.C.T.;
- (5) **THENCE** S 01°56'08" E, a distance of 150.22 feet along the East line of said 63 acre tract and the West line of said 26.739 acre tract to a set 1/2 inch iron rod with plastic cap stamped K.L.K. #4687 for the Southeast corner of said herein described tract;



- (6) **THENCE S 88°05'15" W**, a distance of 1014.95 feet along the South line of said herein described tract to a set 1/2 inch iron rod with plastic cap stamped K.L.K. #4687;
- (7) **THENCE S 85°07'50" W**, a distance of 70.39 feet continuing along the South line of said herein described tract to a set 1/2 inch iron rod with plastic cap stamped K.L.K. #4687;
- (8) **THENCE S 82°11'07" W**, a distance of 506.10 feet continuing along the South line of said herein described tract to a set 1/2 inch iron rod with plastic cap stamped K.L.K. #4687;
- (9) **THENCE S 88°10'47" W**, a distance of 424.87 feet continuing along the South line of said herein described tract to the **POINT OF BEGINNING**, containing 6.887 acres (299,993 square feet) of land.

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


NOTE: Plat to accompany this legal description

I do certify on this 19th day of May, 2017 to First National Title Insurance Company, Texas First Title Company, L.L.C., and Tarrant Regional Water District, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition III survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements and other matters of record as listed in Schedule B of the Commitment for Title issued by WFG National Title Insurance Company, with an effective date of March 30, 2017, issued date of April 14, 2017, GF # 13435.TFT affecting the subject property and listed in Exhibit "A-1" attached hereto.

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

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

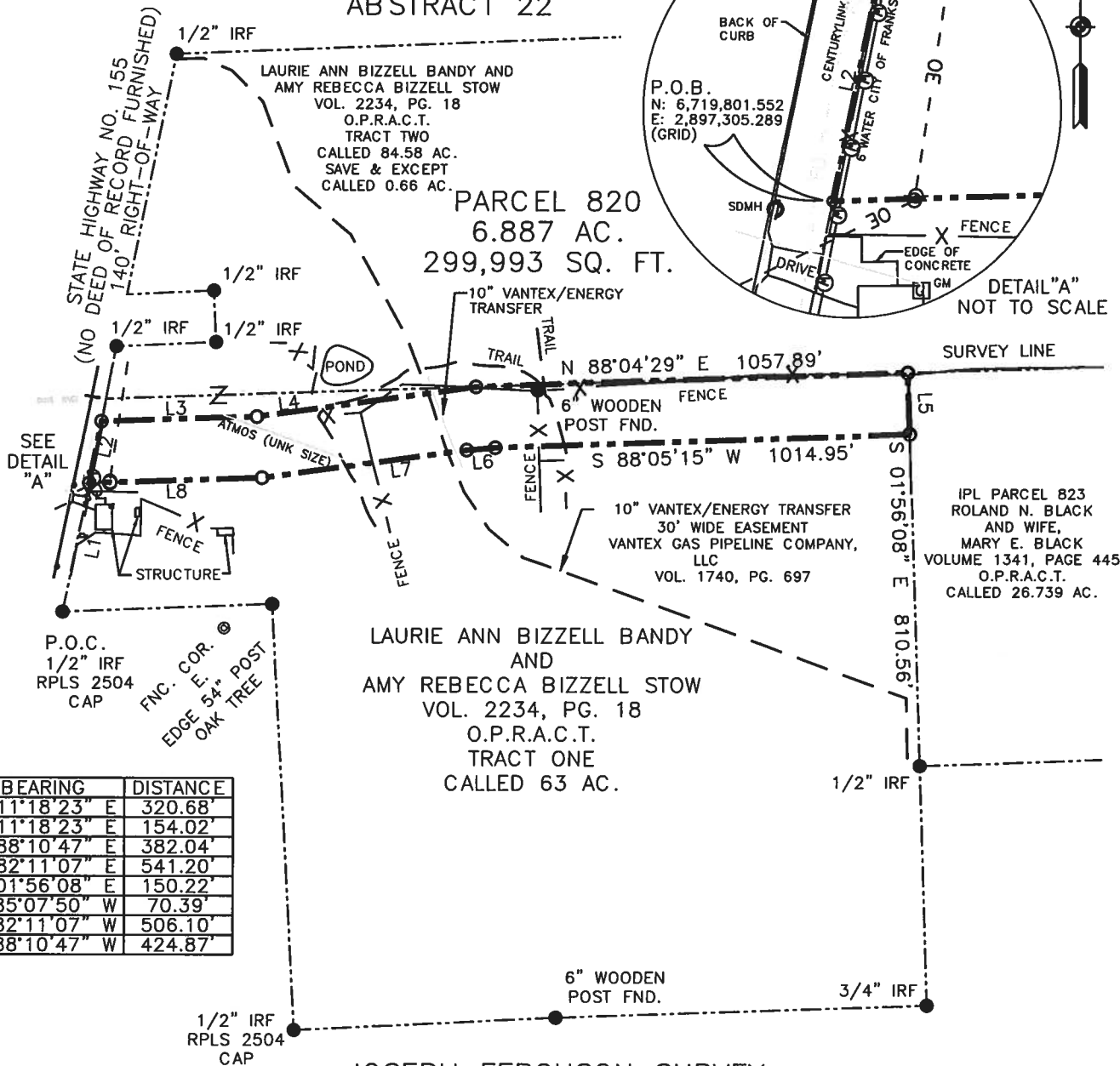
Parcel 820  
Integrated Pipeline Project



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

Dated: 5/23/17

EXHIBIT "A"  
 PARCEL 820  
 JOHN FERGUSON SURVEY  
 ABSTRACT 22



LINE	BEARING	DISTANCE
L1	N 11°18'23" E	320.68'
L2	N 11°18'23" E	154.02'
L3	N 88°10'47" E	382.04'
L4	N 82°11'07" E	541.20'
L5	S 01°56'08" E	150.22'
L6	S 85°07'50" W	70.39'
L7	S 82°11'07" W	506.10'
L8	S 88°10'47" W	424.87'

LEGEND

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

NOTE: KNOWN UNDERGROUND UTILITIES SHOWN ARE QUALITY LEVEL B SUE - (1/3/2013)

JOSEPH FERGUSON SURVEY  
 ABSTRACT 23



GRAPHIC SCALE IN FEET  
 1" = 400'

NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

**Kilgore & Company, Inc.**  
 www.kilkilgore.com

6712 PALUXY DRIVE  
 TYLER, TX 75703  
 (903) 581-7800 (TEL)  
 (903) 581-3756 (FAX)

PROJ NO: 201012P820  
 SCALE: 1" = 400'  
 DATE: 05-22-2017  
 DRAWN BY: RN  
 CHECKED BY: KLK  
 REVISED DATE:

PRINTED ON:  
 5/22/2017  
 10:05:08 AM



SHEET TITLE  
 EXHIBIT "A"  
 SEGMENT 19-1, PARCEL 820  
 HEIRS OF BOBBY GENE BIZZELL  
 LAURIE ANN BIZZELL BANDY  
 AND AMY REBECCA BIZZELL STOW

PROJECT  
 INTEGRATED PIPELINE PROJECT

BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM,  
 NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM NAD83 (2007)  
 WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED  
 SCALE FACTOR 0.9999804020.

**IPL Parcel 1162  
(Randolph)**

**A permanent easement across a 6.121-acre tract of land out of the W.D. Cowan Survey, Abstract Number 150, Henderson County, Texas and the Phillip Jackson League, Abstract Number 392, Henderson County, Texas, and being a portion of the remaining portion of a called 97.593-acre tract of land described in the General Warranty Deed to Bradley Warren Randolph, recorded in Document Number 2018-00014765, Official Public Records of Henderson County, Texas, also being a portion of a called 0.927-acre tract of land described in the General Warranty Deed to Bradley Warren Randolph, recorded in Document Number 2017-00002338, of Official Public Records of Henderson County, Texas, and being further described in the accompanying resolution and in the survey plat for Parcel 1162 attached hereto for the negotiated purchase price of \$32,000.00.**

Exhibit 'A'  
Property Description

Being a 6.121 acre (266,649 square feet) tract of land out of the W.D. Cowan Survey, Abstract Number 150, Henderson County, Texas and the Phillip Jackson League, Abstract Number 392, Henderson County, Texas, and being a portion of the remaining portion of a called 97.593 acre tract of land described in the General Warranty Deed to Bradley Warren Randolph, recorded in Document Number 2018-00014765, Official Public Records of Henderson County, Texas (O.P.R.H.C.T.), also being a portion of a called 0.927 acre tract of land described in the General Warranty Deed to Bradley Warren Randolph, recorded in Document Number 2017-00002338, of said O.P.R.H.C.T., and being further described as follows:

**COMMENCING** at a 1/2" iron rod found in the east line of said 0.927 acre Randolph tract, being the northwest corner of a called 40.00 acre tract of land described in the Warranty Deed to Rainbo Club, Inc., recorded in Volume 491, Page 280, Deed Records of Henderson County, Texas (D.R.H.C.T.), and the most southerly southwest corner of a called 49.561 acre tract of land described in the Warranty Deed with Vendor's Lien to John Karamanos and Stella Karamanos, recorded in Document Number 2018-00003839, of said O.P.R.H.C.T.;

**THENCE** N01°21'05"W, with the east line of said 0.927 acre Randolph tract and the west line of said 49.561 acre Karamanos tract, a distance of 584.88 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "SAM, LLC" set for the southeast corner of the tract herein described and the **POINT OF BEGINNING** (N: 6,731, 565.770, E: 2,820, 569.549 Grid);

- (1) **THENCE** N83°18'04"W, with the south line of the tract herein described and across said 0.927 acre Randolph tract, passing a calculated point in the west line of said 0.927 acre Randolph tract and the east line of said 97.593 acre Randolph tract at a distance of 10.10 feet, continuing with the south line of the tract herein described and across said 97.593 acre Randolph tract, a total distance of 1,678.11 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "SAM, LLC" set for corner;
- (2) **THENCE** S71°59'11"W, continuing with the south line of the tract herein described and across said 97.593 acre Randolph tract, a distance of 100.39 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "SAM, LLC" set for the southwest corner of the tract herein described, also being in the west line of said 97.593 acre Randolph tract and the east line of a called 86.765 acre tract of land described in the Warranty Deed to Martin F. Schiller and Cecilia G. Schiller, recorded in Volume 2242, Page 779, of said D.R.H.C.T.;

- (3) **THENCE** N00°54'14"W, with the west line of the tract herein described, the west line of said 97.593 acre Randolph tract, and the east line of said 86.765 acre Schiller tract, a distance of 156.95 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "SAM, LLC" set for the northwest corner of the tract herein described, also being the northeast corner of said 86.765 acre Schiller tract and being in the south right-of-way line of County Road 4515 (CR 4515) (variable width right-of-way), from which a 1/2-inch iron rod found for the northwest corner of said 97.593 acre Randolph tract and the most westerly southwest corner of said 49.561 acre Karamanos tract, bears N00°54'14"W, a distance of 36.72 feet;
- (4) **THENCE** N71°59'11"E, with the north line of the tract herein described and across said 97.593 acre Randolph tract, passing a calculated point in the north line of said 97.593 acre Randolph tract and the south line of said 0.927 acre Randolph tract at a distance of 63.15 feet, continuing with the north line of the tract herein described and across said 0.927 acre Randolph tract, a total distance of 87.07 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "SAM, LLC" set for corner in the north line of said 0.927 acre Randolph tract and the south line of said 49.561 acre Karamanos tract;
- (5) **THENCE** S83°18'04"E, with the north line of the tract herein described, the north line of said 0.927 acre Randolph tract and the south line of said 49.561 acre Karamanos tract, a distance of 1,689.75 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "SAM, LLC" set for the northeast corner of the tract herein described, also being an interior ell corner of said 49.561 acre Karamanos tract and the northeast corner of said 0.927 acre Randolph tract;
- (6) **THENCE** S01°21'05"E, with the east line of the tract herein described, the east line of said 0.927 acre Randolph tract, and the west line of said 49.561 acre Karamanos tract, a distance of 151.49 feet to the **POINT OF BEGINNING** and containing 6.121 acres (266,649 square feet) of land, more or less.

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

**NOTE:** Plat to accompany this legal description.

**NOTE:** All 5/8-inch iron rods set have a yellow cap stamped "SAM LLC."

I do certify on this 2nd day of December, 2019, 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, with an effective date of December 3, 2018, issued date of January 8, 2019 GF # FT-44122-9001221800294-LE affecting the subject property and listed in Exhibit "A-1" attached hereto.

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

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



SURVEYING AND MAPPING, LLC  
Texas Firm Registration No. 10064300  
1341 W. Mockingbird Lane  
Suite 400W  
Dallas, Texas 75247  
241-631-7888

A handwritten signature in blue ink, appearing to read "Michael A. Medina", written over a horizontal line.

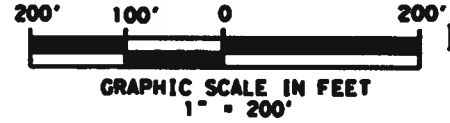
Michael A. Medina  
Registered Professional Land Surveyor  
No. 6692 State of Texas

Dated: November 13, 2019

**LEGEND**

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- D.R.H.C.T. DEED RECORDS,  
HENDERSON COUNTY, TEXAS
- O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS  
HENDERSON COUNTY, TEXAS
- SET 5/8" IRON ROD W/YELLOW  
PLASTIC CAP STAMPED "SAM LLC"
- FOUND IRON ROD AS NOTED
- ▲ CALCULATED POINT

**EXHIBIT "A"  
PARCEL 1162**



\*\*IPL PARCEL 1164  
JERE RANDALL SKILES AND  
MARY DALE SKILES  
VOL. 1883, PG. 90  
O.P.R.H.C.T.  
(CALLED 28.576 ACRES)

PHILLIP JACKSON LEAGUE  
A-392

W.D. COWAN SURVEY  
A-150

\*\*IPL PARCEL 1163  
JOHN KARAMANOS AND  
STELLA KARAMANOS  
DOC. NO. 2018-00003839  
O.P.R.H.C.T.  
(CALLED 49.561 ACRES)

BRADLEY WARREN RANDOLPH  
DOC. NO. 2017-00002338  
O.P.R.H.C.T.  
(CALLED 0.927 ACRES)

BRADLEY WARREN RANDOLPH  
DOC. NO. 2018-00014765  
O.P.R.H.C.T.  
(REMAINING PORTION OF  
CALLED 97.593 ACRES)

**LINE TABLE**

NO	BEARING	DISTANCE
L1	N 83°18'04" W	1,678.11'
L2	N 83°18'04" W	10.10'
L9	S 01°21'05" E	151.49'



NOT TO SCALE

**GENERAL NOTES:**

1. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE LOCATION OF ANY UNDERGROUND UTILITIES, WHICH MAY AFFECT THE USE, OR DEVELOPMENT OF THE SUBJECT AREA.

NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT

MATCHLINE SEE SHEET 5

**SAM** LLC  
SURVEYING, MAPPING, ENGINEERING

1341 W. MOCKINGBIRD LANE  
SUITE 400W  
DALLAS, TEXAS 75247  
(214) 631-7888  
FAX: (214) 631-7103

FILE NAME: Parcel 1162.DGN  
PROJ NO: 1018045877  
SCALE: 1"=200'  
DATE: 11/20/2019  
DRAWN BY: MR  
CHECKED BY: MM  
REVISED DATE:

PRINTED ON:  
01/06/2020  
09:00 PM

SHEET TITLE  
**EXHIBIT "A"  
SEGMENT 19-1, PARCEL 1162  
BRADLEY WARREN RANDOLPH**

PROJECT  
**INTEGRATED PIPELINE PROJECT**

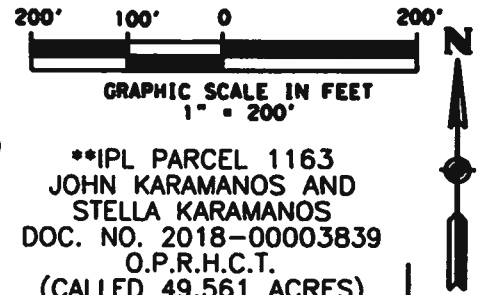
BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83) (2011) WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED SCALE FACTOR 0.999994820.



**LEGEND**

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- D.R.H.C.T. DEED RECORDS, HENDERSON COUNTY, TEXAS
- O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS HENDERSON COUNTY, TEXAS
- SET 5/8" IRON ROD W/YELLOW PLASTIC CAP STAMPED "SAM LLC"
- FOUND IRON ROD AS NOTED
- ▲ CALCULATED POINT

**EXHIBIT "A"  
PARCEL 1162**



\*\*IPL PARCEL 1164  
JERE RANDALL SKILES AND  
MARY DALE SKILES  
VOL. 1883, PG. 90  
O.P.R.H.C.T.  
(CALLED 28.576 ACRES)

\*\*IPL PARCEL 1163  
JOHN KARAMANOS AND  
STELLA KARAMANOS  
DOC. NO. 2018-00003839  
O.P.R.H.C.T.  
(CALLED 49.561 ACRES)

THOMAS HANNA SURVEY  
A-304

PHILLIP JACKSON LEAGUE  
A-392

COUNTY ROAD 4515  
(VARIABLE WIDTH RIGHT-OF-WAY)  
(NO DEED OF RECORD FOUND)

BRADLEY WARREN RANDOLPH  
DOC. NO. 2017-00002338  
O.P.R.H.C.T.  
(CALLED 0.927 ACRES)

PAVEMENT  
OVERHEAD  
ELECTRIC LINE

P.O.R.  
1/2" IRF

SEE  
DETAIL "B"

PARCEL 1162  
6.121 ACRES  
266,649 SQ. FT.

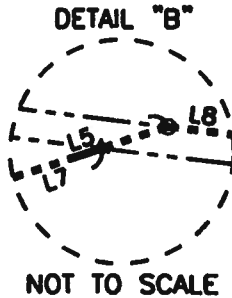
N83°18'04"W 1,678.11'

BRADLEY WARREN RANDOLPH  
DOC. NO. 2018-00014765  
O.P.R.H.C.T.  
(REMAINING PORTION OF  
CALLED 97.593 ACRES)

W.D. COWAN SURVEY  
A-150

\*\*IPL PARCEL 1161  
MARTIN F. SCHILLER AND  
CECILIA G. SCHILLER  
VOL. 2242, PG. 779  
D.R.H.C.T.  
(CALLED 86.765 ACRES)

B.B. SUBLETT SURVEY  
A-719





LINE TABLE		
NO	BEARING	DISTANCE
L3	S 71°59'11" W	100.39'
L4	N 00°54'14" W	156.95'
L5	N 71°59'11" E	87.07'
L6	N 00°54'14" W	36.72'
L7	N 71°59'11" E	63.15'
L8	S 83°18'04" E	1,689.75'

**GENERAL NOTES:**

1. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE LOCATION OF ANY UNDERGROUND UTILITIES, WHICH MAY AFFECT THE USE, OR DEVELOPMENT OF THE SUBJECT AREA.

NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT

MATCHLINE SEE SHEET 4

 <p>1341 W. MOCKINGBIRD LANE SUITE 400W DALLAS, TEXAS 75247 (214) 631-7888 FAX: (214) 631-7103</p> <p>FILE NAME: Parcel 1162.DGN PROJ NO: 1018045677 SCALE: 1"=200' DATE: 11/20/2019 DRAWN BY: MR CHECKED BY: MM REVISED DATE:</p>	<p>PRINTED ON: 01/08/2020 09:30 PM</p> 	<p>SHEET TITLE</p> <p style="text-align: center;"><b>EXHIBIT "A"</b> <b>SEGMENT 19-1, PARCEL 1162</b> <b>BRADLEY WARREN RANDOLPH</b></p>	
	<p>PROJECT</p> <p style="text-align: center;"><b>INTEGRATED PIPELINE PROJECT</b></p>		<p>BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83) (2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED SCALE FACTOR 0.9999904620.</p>

In addition, the General Manager, or his designee, is granted authority to execute all documents necessary to complete these transactions and to pay all reasonable and necessary closing and related costs incurred with these acquisitions. Director Leonard seconded the motion and the vote in favor was unanimous.

28.

There were no future agenda items approved.

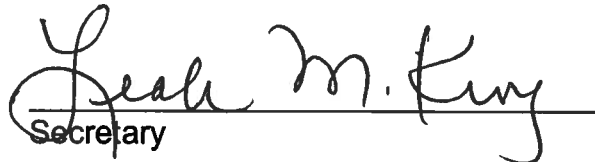
29.

The next board meeting was scheduled for May 19, 2020 at 9:00 a.m.

30.

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

  
\_\_\_\_\_  
President

  
\_\_\_\_\_  
Secretary