

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF  
TARRANT REGIONAL WATER DISTRICT  
HELD ON THE 21<sup>st</sup> DAY OF JULY 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  
Jim Lane

Absent

James Hill

Directors Stevens and Lane appeared in person. Directors Leonard and King appeared via videoconference. Also present were Jim Oliver, Alan Thomas, Dan Buhman, Norman Ashton, Steve Christian, Dustan Compton, Brenton Dunn, Woody Frossard, Rachel Ickert, Nancy King, Chad Lorange, Mick Maguire, Sandy Newby, Tina Nikolic, Wayne Owen and Ed Weaver of the Tarrant Regional Water District (District or TRWD).

Also in attendance were Lee Christie of Pope, Hardwicke, Christie, Schell, Kelly & Taplett, L.L.P., General Counsel for the District; Molly Carson and Alan Raynor of McCall, Parkhurst & Horton, L.L.P.; and Rosa Navejar of The Rios Group, Inc.

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 King and seconded by Director Leonard, the Directors voted unanimously to approve the minutes from the Board meeting held on June 16, 2020. It was accordingly ordered that these minutes be placed in the permanent files of the District.

4.

With the recommendation of management, Director Leonard moved to approve a resolution authorizing the issuance, sale, and delivery of the Tarrant Regional Water District, a Water Control and Improvement District, Water Revenue ECP Series A Refunding Bonds, pledging revenues for the payment of the bonds, approving an official statement, and authorizing other instruments and procedures relating thereto. Director King seconded the motion and the vote in favor was unanimous.

5.

With the recommendation of management, Director Leonard moved to approve contract closeout with and release of retainage and final payment in the amount of \$88,506.06 to C. Greenscaping, LP for construction of stormwater Canal B. Funding for this item is included the Fiscal Year 2020 General Fund Budget. Director Lane seconded the motion and the vote in favor was unanimous.

6.

With the recommendation of management, Director Lane moved to authorize Willis

Towers Watson to bind insurance coverage for Phase III of the Integrated Pipeline Project in an amount not-to-exceed \$9,467,589. Funding for this item is included in the Bond Fund. Director Leonard 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 amount of \$21,033,560 with IPL Partners, Inc. for construction of the Integrated Pipeline Section 19 TXDOT Tunnel Crossings Project. In addition, the General Manager, or his designee, is granted authority to execute all documents associated with this item. Funding for this item is included in the Bond Fund. 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 in the amount of \$273,814.97 with SPI Asphalt LLC to repair and resurface the service road at the Joint Booster Pump Station 3 (JB3) Pump Station. Funding for this item is included in the Bond Fund. Director Leonard seconded the motion and the vote in favor was unanimous.

9.

Trinity River Vision Authority (TRVA) Board Member Jim Oliver presented an update regarding the TRVA Board.

10.

#### Staff Updates

- Water Resources Update
- TRVA Update
- "Water is Awesome" Summer Campaign

- Public Affairs Update
- Reclaimed Water Study Results
- Social Responsibility Plan
- Art on the River

The Board of Directors went into Executive Session at 10:41.

11.

The Board next held an Executive Session under 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; and under

Section 551.076 to Deliberate Regarding Security Devices or Security Audits.

Upon completion of the executive session at 11:25 a.m., the President reopened the meeting.

12.

With the recommendation of management, Director Lane moved to approve the sale of an encroachment below elevation 325' mean sea level at Cedar Creek Lake, being a 529 square feet tract of land and an 842 square feet tract of land, more or less, located beneath existing residential improvements encroaching on land owned by the District below the 325' mean sea level elevation at Cedar Creek Lake, Henderson County, Texas to Linda Culpepper. The District will reserve all mineral rights and a flowage easement. Ms. Culpepper will pay the District \$21,950.00, which is the value of the subject property, plus the permit fee and all related costs.

# EXHIBIT "A"

TRACT 1  
FIELD NOTES

0.01 ACRES (529 SQ. FT.)

T. CARO SURVEY

PART OF THE T.R.W.D. TRACT ADJACENT TO LOT 55  
DIXIE ISLE

ABSTRACT NO. 133

HENDERSON COUNTY, TEXAS

BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE T. CARO SURVEY, A-133, HENDERSON COUNTY, TEXAS, BEING DESCRIBED AS PART OF THE T.R.W.D. TRACT ADJACENT TO LOT 55 OF DIXIE ISLE ACCORDING TO THE PLAT RECORDED IN VOLUME 3, PAGE 47 CABINET A, SLIDE 215 OF THE PLAT RECORDS, HENDERSON COUNTY, TEXAS. SAID LOT TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a 1/2" iron rod found in the Platted 325' elevation line of Cedar Creek Lake, being the west corner of Lot 55, the south corner of Lot 54;

THENCE, S 12°43'29" E (Reference Bearing), 10.97 feet along the Platted 325' elevation line to the POINT OF BEGINNING;

BEGINNING at a point in the southwest line of Lot 55, the Platted 325' elevation line, being the north corner of this tract;

THENCE, along the Platted 325' elevation line as follows: S 12°43'29" E, 9.03 feet; S 27°56'13" E, 20.13 feet to a point at the east corner of this tract;

THENCE, through the T.R.W.D. tract as follows: S 53°13'32" W, 16.22 feet; N 37°04'13" W, 28.02 feet; N 52°55'47" E, 23.14 feet to the POINT OF BEGINNING and CONTAINING 0.01 ACRES (529 SQ. FT.) OF LAND MORE OR LESS.

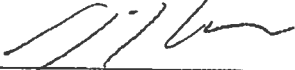
BASIS OF BEARINGS: RECORDED PLAT

## SURVEYOR'S CERTIFICATE

DATE: JUNE 30, 2020

TO: T.R.W.D.

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

  
GARY L. HARDIN, RPLS NO. 4207  
FIRM REGISTRATION NO. 10114700  
W.O. # 2006126A (SEE SURVEY)



TRACT 2  
FIELD NOTES

0.02 ACRES (842 SQ. FT.)

T. CARO SURVEY

PART OF THE T.R.W.D. TRACT ADJACENT TO LOT 55  
DIXIE ISLE

ABSTRACT NO. 133

HENDERSON COUNTY, TEXAS

BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE T. CARO SURVEY, A-133, HENDERSON COUNTY, TEXAS, BEING DESCRIBED AS PART OF THE T.R.W.D. TRACT ADJACENT TO LOT 55 OF DIXIE ISLE ACCORDING TO THE PLAT RECORDED IN VOLUME 3, PAGE 47 CABINET A, SLIDE 215 OF THE PLAT RECORDS, HENDERSON COUNTY, TEXAS. SAID LOT TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a 1/2" iron rod found in the Platted 325' elevation line of Cedar Creek Lake, being the west corner of Lot 55, the south corner of Lot 54;

THENCE, along the Platted 325' elevation line as follows: S 12°43'29" E (Reference Bearing), 10.97 feet; S 12°43'29" E, 9.03 feet; S 27°56'13" E, 23.68 feet to the POINT OF BEGINNING;

BEGINNING at a point in the southwest line of Lot 55, the Platted 325' elevation line, being the north corner of this tract;

THENCE, S 27°56'13" E, 34.27 feet along the Platted 325' elevation line to a point at the east corner of this tract;

THENCE, through the T.R.W.D. tract as follows: S 53°12'17" W, 15.40 feet; N 36°47'43" W, 9.00 feet; S 53°12'17" W, 9.30 feet; N 36°47'43" W, 24.86 feet; N 53°12'17" E, 29.98 feet to the POINT OF BEGINNING and CONTAINING 0.02 ACRES (842 SQ. FT.) OF LAND MORE OR LESS.

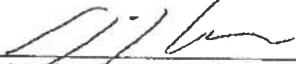
BASIS OF BEARINGS: RECORDED PLAT

SURVEYOR'S CERTIFICATE

DATE: JUNE 30, 2020

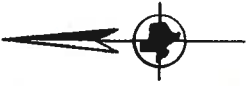
TO: T.R.W.D.

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

  
GARY L. HARDIN, RPLS NO. 4207  
FIRM REGISTRATION NO. 10114700  
W.O. # 2006126B (SEE SURVEY)



# LAND TITLE SURVEY



**LEGEND**  
 --- FENCE ---  
 --- OVERHEAD POWER ---  
 CON. = CONCRETE  
 TP = TELEPHONE POLE  
 PM = POWER POLE  
 WM = WATER METER  
 MW = WATER VALVE  
 ST = STAINLESS STEEL  
 RS = IRON ROD END  
 SC = IRON ROD END  
 WCAP & BOX  
 PC = IRON PIPE FOUND  
 FB = IRON PIPE FOUND  
 CC = BURIED CABLE MARK  
 PLB = PIPELINE MARKER

5482 POSSUM TRAIL, EUSTACE, TEXAS 75724  
 BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE T. CARO SURVEY, A-131,  
 HENDERSON COUNTY, TEXAS, BEING DESCRIBED AS FOLLOWS: TRACT ADJACENT TO LOT 55 OF DOORE  
 ISLE ACCORDING TO THE PLAT RECORDED IN VOLUME 11, PAGE 8, OF THE PUBLIC RECORDS, HENDERSON COUNTY, TEXAS.  
 PLAT RECORDS, HENDERSON COUNTY, TEXAS.

POINT OF COMMENCING

**TRACT 2**

LINE	BEARING	DISTANCE
L1	S 53°12'17" W	15.40'
L2	N 36°47'43" W	9.00'
L3	S 53°12'17" W	9.30'
L4	N 36°47'43" W	24.86'
L5	S 53°12'17" E	29.98'
L6	S 27°56'13" E	34.27'

**TRACT 1**

LINE	BEARING	DISTANCE
L1	S 53°13'32" W	16.22'
L2	N 37°04'13" W	28.02'
L3	N 52°55'47" E	23.14'
L4	S 12°43'29" E	9.03'
L5	S 27°56'13" E	20.13'

BASIS OF BEARINGS:  
RECORDED PLAT

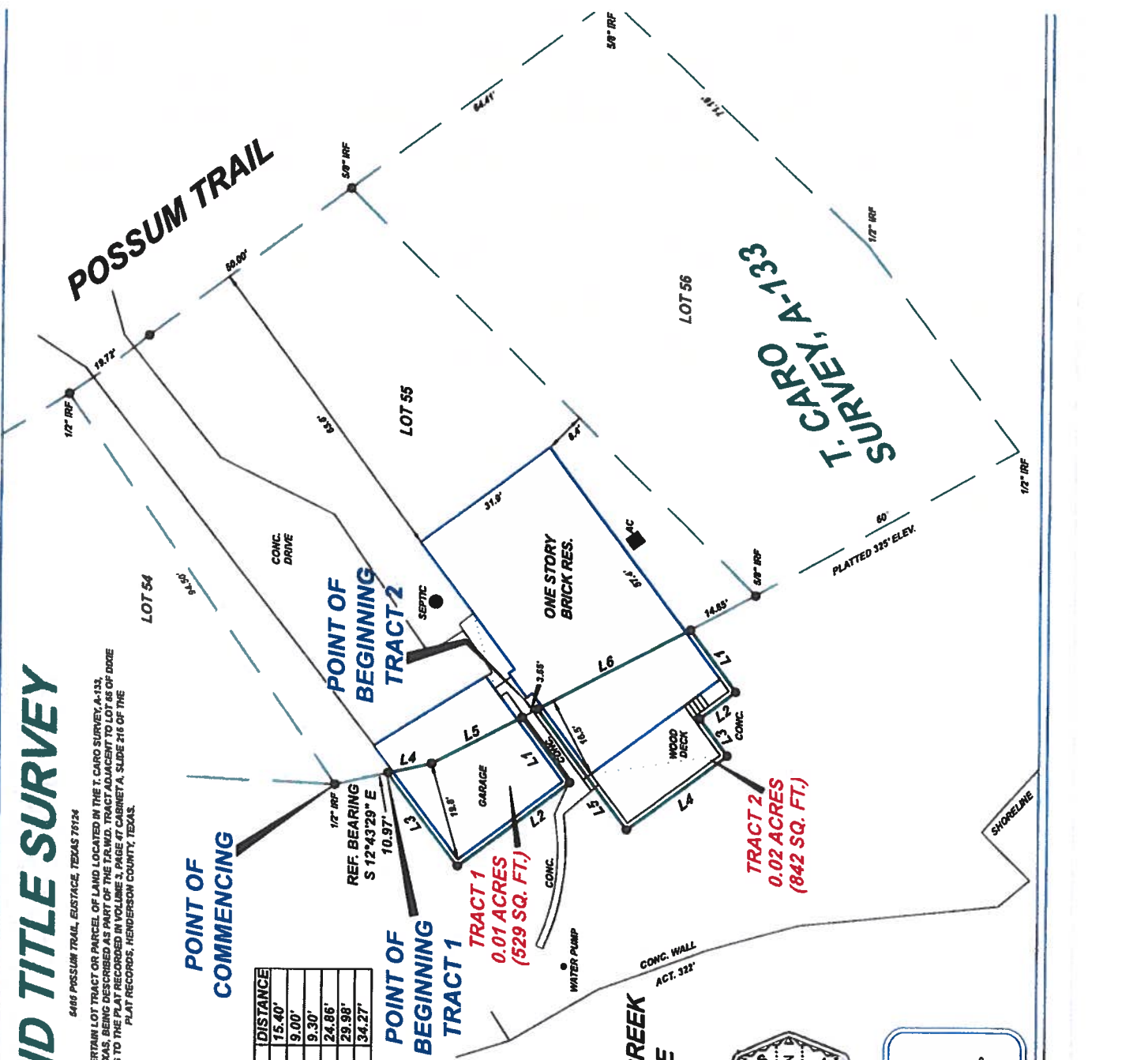
**SURVEYORS NOTES**  
 USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN  
 RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS THEREOF.  
 THERE IS NO VISIBLE EVIDENCE OF AN OIL OR GAS WELL ON THIS TRACT.  
 NO FLOOD PLAIN DESIGNATION WAS DETERMINED BY THIS SURVEYOR.  
 NO ATTEMPT HAS BEEN MADE TO DETERMINE OR SHOW THE EXISTENCE, LOCATION,  
 SIZE OR PLANT CAPACITY OR CONDITION OF ANY PROPOSED OR EXISTING UTILITIES ON  
 THIS TRACT. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE TO OR INTERFERENCE  
 OR SUBSURFACE CONDITIONS WERE SURVEYED ON EQUIPMENT THAT MAY AFFECT THE  
 USE OR DEVELOPMENT OF THE PROPERTY.  
 THE BOUNDARIES SHOWN HAS PROVIDED BY OTHERS, HADSON SURVEYING MAKES NO CLAIM  
 TO ITS ACCURACY.  
 THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT  
 TITLE COMMITMENT. THERE MAY BE MATTERS AFFECTING THIS TRACT  
 WHICH ARE NOT REFLECTED HEREIN. THE UNDERSIGNED HAS  
 NOT CONDUCTED A TITLE HISTORY RESEARCH SEARCH AND ASSUMES  
 NO LIABILITY FOR SUCH MATTERS.  
 RESTRICTIONS: VOL. 874, PG. 112 VOL. 874, PG. 206 VOL. 1062 PG. 614



**HARDIN SURVEYING**  
 PO BOX 587  
 MABANK, TEXAS 75147  
 (903) 887-5674  
 FIRM# 10114700

DATE PERFORMED: JUNE 30, 2020  
 SCALE: 1" = 30 FEET  
 WORK ORDER: 4006126  
 CHECKED BY: GF  
 DRAWN BY: TF  
 THIS SURVEY WAS PERFORMED FOR:  
 TARRANT REGIONAL WATER DISTRICT

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



In addition, the General Manager, or his designee, is granted authority to execute all documents reasonably necessary to complete this transaction. Director Leonard seconded the motion and the vote in favor was unanimous.

13.

With the recommendation of management, Director Leonard 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.

- **IPL Parcel 1119.3  
(Stevens)**

**A permanent easement across a 0.897-acre tract of land out of the Alexander Parks Survey, Abstract Number 607, Henderson County, Texas, being a portion of the remaining portion a 102.557-acre tract of land described in the deed recorded in Volume 520, Page 631, Deed Records of Henderson County, Texas, and being further described in the accompanying resolution and in the survey plat for Parcel 1119.3 attached hereto for the appraised value of \$9,000.00.**



Exhibit 'A'  
Property Description

Being a 0.897 acre (39,091 square feet) tract of land out of the Alexander Parks Survey, Abstract Number 607, Henderson County, Texas, being a portion of the remaining portion a 102.557 acre tract of land described in the Warranty Deed to Veterans' Land Board of the State of Texas, recorded in Volume 520, Page 631, Deed Records of Henderson County, Texas, (D.R.H.C.T.) and being further described as follows:

**COMMENCING** at the intersection of the north line of the remaining portion of an 81.70 acre tract of land described as Parcel No. 3 in Probate Will of Jasper Jones Stevens to Martha Alice Stevens, recorded in Document No. 144-2015-CCL-2, Probate Records of Henderson County, Texas, (P.R.H.C.T.) and the existing west right-of-way line of Farm to Market Road 1615 (F.M. 1615) (an 80 foot wide right-of-way) (no deed of record found), from which a 1/2-inch iron rod found for the northwest corner of a tract of land described in the Bill of Sale to Matthew D. Allen, recorded in Document Number 2019-00008828, Official Public Records of Henderson County, Texas, (O.P.R.H.C.T.), bears S71°45'42"E, a distance of 105.92 feet;

**THENCE** S87°24'44"W, with the north line of said Parcel No. 3, passing a calculated point for the southeast corner of said Veterans' Land Board tract at a distance of 6.08 feet, continuing with the north line of said Parcel No. 3 and the south line of said Veterans' Land Board tract, a total distance of 379.86 feet to a 5/8-inch iron with a yellow plastic cap stamped "SAM, LLC" set for the southeast corner of the tract herein described and the **POINT OF BEGINNING** (N: 6,732,866.555, E: 2,811,868.220 Grid);

- (1) **THENCE** S87°24'44"W, with the south line of the tract herein described, the south line of said Veterans' Land Board tract and the north line of said Parcel No. 3, a distance of 199.84 to a 5/8-inch iron with a yellow plastic cap stamped "SAM, LLC" set for the southwest corner of the tract herein described;
- (2) **THENCE** N43°56'48"W, with the west line of the tract herein described and across said Veterans' Land Board tract, a distance of 213.33 feet to a 5/8-inch iron with a yellow plastic cap stamped "SAM, LLC" set for an angle point in the west line of the tract herein described;
- (3) **THENCE** N41°03'34"W, continuing with the west line of the tract herein described and across said Veterans' Land Board tract, a distance of 83.39 feet to a 5/8-inch iron with a yellow plastic cap stamped "SAM, LLC" set for the northwest corner of the tract herein described;
- (4) **THENCE** S79°24'56"E, with the north line of the tract herein described and across said Veterans' Land Board tract, a distance of 185.16 feet to a 5/8-inch iron with a yellow plastic cap stamped "SAM, LLC" set for an angle point in the north line of the tract herein described;

- (5) **THENCE** S74°32'31"E, continuing with the north line of the tract herein described and across said Veterans' Land Board tract, a distance of 75.36 feet to a 5/8-inch iron with a yellow plastic cap stamped "SAM, LLC" set for the northeast corner of the tract herein described;
- (6) **THENCE** S43°56'48"E, with the east line of the tract herein described and across said Veterans' Land Board tract, a distance of 213.00 feet to the **POINT OF BEGINNING** and containing 0.897 acre (39,091 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 October, 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 13, 2019, issued date of December 31, 2019 GF # FT-44122-9001221903774-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

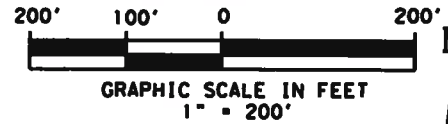
  
Michael A. Medina  
Registered Professional Land Surveyor  
No. 6692 State of Texas

Dated: December 2, 2019

**LEGEND**

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- D.R.H.C.T. DEED RECORDS,  
HENDERSON COUNTY, TEXAS
- P.R.H.C.T. PROBATE 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 1119.3**

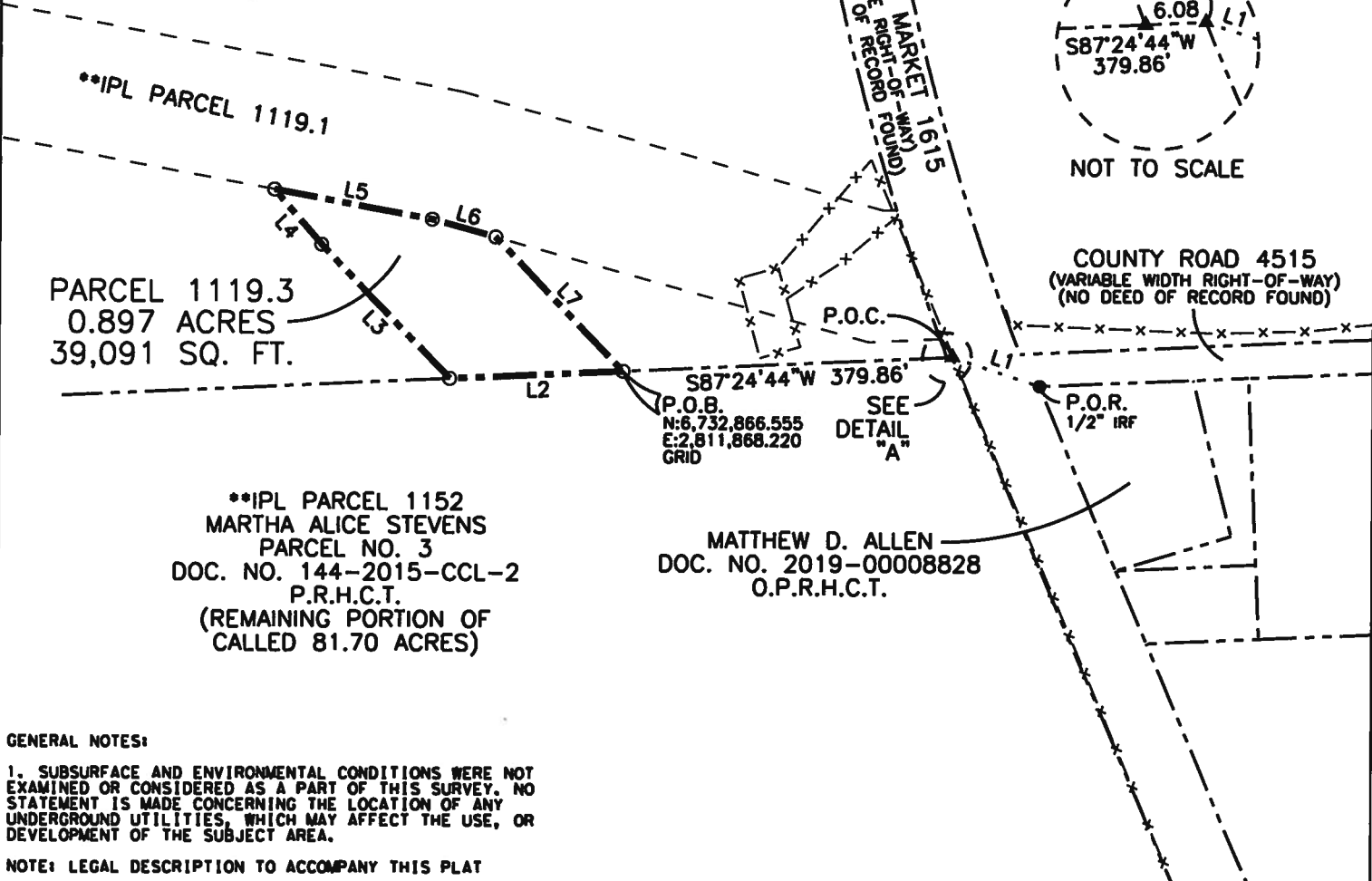
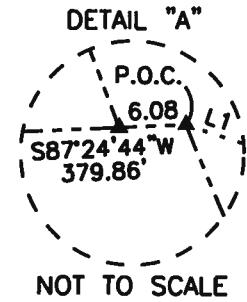


**LINE TABLE**

NO	BEARING	DISTANCE
L1	S 71°45'42" E	105.92'
L2	S 87°24'44" W	199.84'
L3	N 43°56'48" W	213.33'
L4	N 41°03'34" W	83.39'
L5	S 79°24'56" E	185.16'
L6	S 74°32'31" E	75.36'
L7	S 43°56'48" E	213.00'

**ALEXANDER PARKS SURVEY  
A-607**

VETERANS' LAND BOARD  
OF THE STATE OF TEXAS  
VOL. 520 PG. 631  
D.R.H.C.T.  
(REMAINING PORTION OF  
CALLED 102.557 AC.)



**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

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

FILE NAME:	Parcel 1119.3.DGN
PROJ NO:	1018045677
SCALE:	1"=200'
DATE:	01/10/2020
DRAWN BY:	MR
CHECKED BY:	MM
REVISED DATE:	

PRINTED ON:  
03/31/2020  
11:00 AM

SHEET TITLE  
**EXHIBIT "A"  
SEGMENT 19-1, PARCEL 1119.3  
VETERANS' LAND BOARD  
OF THE STATE OF TEXAS**

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 1152  
(Stevens)**

**A permanent easement across a 2.974-acre tract of land and fee simple title to the surface estate only of a 1.000-acre tract of land out of the Alexander Parks Survey, Abstract Number 607, Henderson County, Texas, being portions of the remaining portion of an 81.70-acre tract of land described as Parcel No. 3 in Probate Will of Jasper Jones Stevens to Martha Alice Stevens, recorded in Document No. 144-2015-CCL-2, Probate Records of Henderson County, Texas, and being further described in the accompanying resolution and in the survey plats for Parcel 1152 and 1152.1 attached hereto for the appraised value of \$60,000.00.**

Exhibit 'A'  
Property Description

Being a 2.974 acre (129,534 square feet) tract of land out of the Alexander Parks Survey, Abstract Number 607, Henderson County, Texas, being a portion of the remaining portion of an 81.70 acre tract of land described as Parcel No. 3 in Probate Will of Jasper Jones Stevens to Martha Alice Stevens, recorded in Document No. 144-2015-CCL-2, Probate Records of Henderson County, Texas, (P.R.H.C.T.) and being further described as follows:

**COMMENCING** at the intersection of the north line of said Parcel No. 3, and the existing west right-of-way line of Farm to Market Road 1615 (F.M. 1615) (an 80 foot wide right-of-way) (no deed of record found), from which a 1/2-inch iron rod found for the northwest corner of a tract of land described in the Bill of Sale to Matthew D. Allen, recorded in Document Number 2019-00008828, Official Public Records of Henderson County, Texas, (O.P.R.H.C.T.), bears  $S71^{\circ}45'42''E$ , a distance of 105.92 feet;

**THENCE**  $S87^{\circ}24'44''W$ , with the north line of said Parcel No. 3, passing a calculated point for the southeast corner of the remaining portion of a 102.557 acre tract of land described in the Warranty Deed to Veterans' Land Board of the State of Texas, recorded in Volume 520, Page 631, Deed Records of Henderson County, Texas, (D.R.H.C.T.) at a distance of 6.08 feet, continuing with the north line of said Parcel No. 3 and the south line of said Veterans' Land Board tract, a total distance of 379.86 feet to a 5/8-inch iron with a yellow plastic cap stamped "SAM, LLC" set for the northeast corner of the tract herein described and the **POINT OF BEGINNING** (N: 6,732,866.555, E: 2,811,868.220 Grid);

- (1) **THENCE**  $S43^{\circ}56'48''E$ , with the east line of the tract herein described and across said Parcel No. 3, a distance of 797.54 feet to a 5/8-inch iron with a yellow plastic cap stamped "SAM, LLC" set for the southeast corner of the tract herein described;
- (2) **THENCE**  $S46^{\circ}03'12''W$ , with the south line of the tract herein described and across said Parcel No. 3, a distance of 150.00 feet to a 5/8-inch iron with a yellow plastic cap stamped "SAM, LLC" set for the southwest corner of the tract herein described;
- (3) **THENCE**  $N43^{\circ}56'48''W$ , with the west line of the tract herein described and across said Parcel No. 3, a distance of 929.59 feet to a 5/8-inch iron with a yellow plastic cap stamped "SAM, LLC" set for the northwest corner of the tract herein described, also being in the north line of said Parcel No. 3 and the south line of said Veterans' Land Board tract;
- (4) **THENCE**  $N87^{\circ}24'44''E$ , with the north line of the tract herein described, the north line of said Parcel No. 3 and the south line of said Veterans' Land Board tract, a distance of 199.84 feet to the **POINT OF BEGINNING** and containing 2.974 acre (129,534 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 October, 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 10, 2018, issued date of April 2, 2019 GF # FT-44122-9001221800295-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

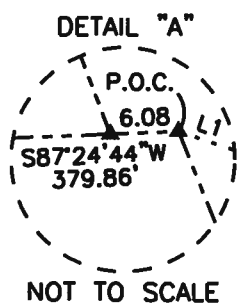
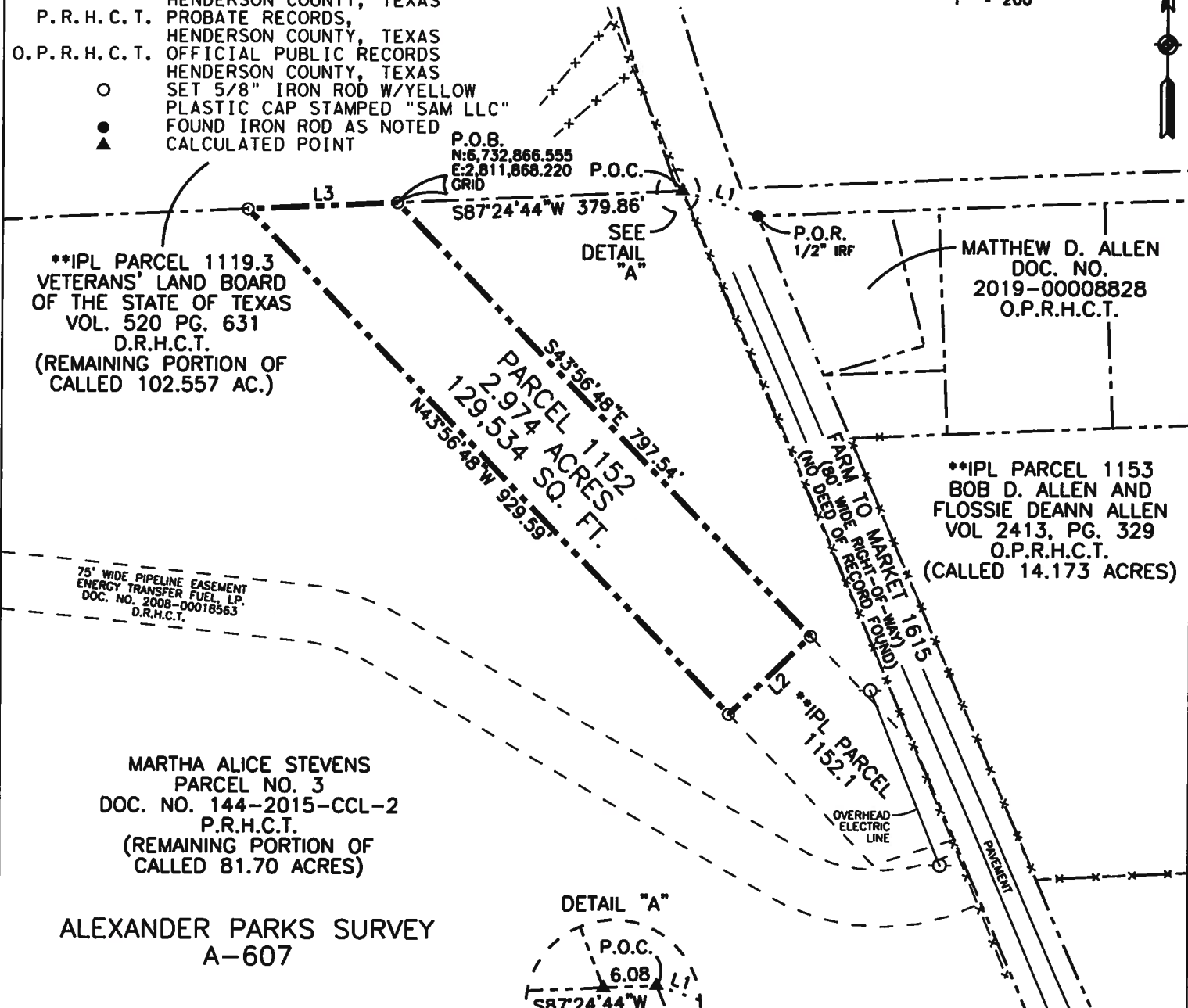
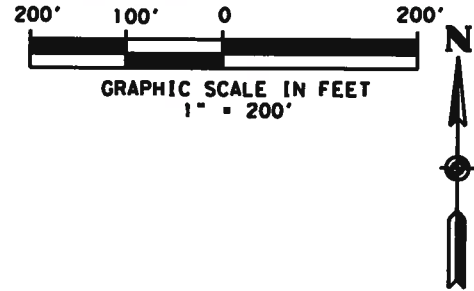
  
Michael A. Medina  
Registered Professional Land Surveyor  
No. 6692 State of Texas

Dated: December 2, 2019

**LEGEND**

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- D.R.H.C.T. DEED RECORDS, HENDERSON COUNTY, TEXAS
- P.R.H.C.T. PROBATE 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 1152**



**LINE TABLE**

NO	BEARING	DISTANCE
L1	S 71°45'42" E	105.92'
L2	S 46°03'12" W	150.00'
L3	N 87°24'44" E	199.84'

**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

**SAM LLC**  
SURVEYING - AERIAL MAPPING - ENGINEERING

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

FILE NAME: Parcel 1152.DGN  
PROJ NO: 1018045677  
SCALE: 1"=200'  
DATE: 01/08/2020  
DRAWN BY: MR  
CHECKED BY: MM  
REVISED DATE:

PRINTED ON:  
03/31/2020  
11:00 AM

STATE OF TEXAS  
REGISTERED  
MICHAEL A. MEDINA  
6692  
PROFESSIONAL  
LAND SURVEYOR

SHEET TITLE

**EXHIBIT "A"**  
**SEGMENT 19-1, PARCEL 1152**  
**MARtha ALICE STEVENS**

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'  
Property Description

Being a 1.000 acre (43,560 square feet) tract of land out of the Alexander Parks Survey, Abstract Number 607, Henderson County, Texas, being a portion of the remaining portion of an 81.70 acre tract of land described as Parcel No. 3 in Probate Will of Jasper Jones Stevens to Martha Alice Stevens, recorded in Document No. 144-2015-CCL-2, Probate Records of Henderson County, Texas, (P.R.H.C.T.) and being further described as follows:

**COMMENCING** at a 1/2-inch iron rod found for the southwest corner of a tract of land described in the Bill of Sale to Matthew D. Allen, recorded in Document Number 2019-00008828, Official Public Records of Henderson County, Texas, (O.P.R.H.C.T.), and in the existing east right-of-way line of Farm to Market Road 1615 (F.M. 1615) (an 80 foot wide right-of-way) (no deed of record found);

**THENCE** S13°51'19"E, across the existing right-of-way of said F.M. 1615, a distance of 492.19 feet to a 5/8-inch iron with a yellow plastic cap stamped "SAM, LLC" set for the most easterly northeast corner of the tract herein described, and in the existing west right-of-way line of said F.M. 1615 and being the **POINT OF BEGINNING** (N: 6,732,161.497, E: 2,812,554.888 Grid);

- (1) **THENCE** S23°12'44"E, with the east line of the tract herein described and the east line of said Parcel No. 3 and the existing west right-of-way line of said F.M. 1615, a distance of 150.67 feet to a 5/8-inch iron with a yellow plastic cap stamped "SAM, LLC" set for the southeast corner of the tract herein described;
- (2) **THENCE** S72°11'01"W, with the south line of the tract herein described and across said Parcel No. 3, a distance of 113.33 feet to a 5/8-inch iron with a yellow plastic cap stamped "SAM, LLC" set for the southwest corner of the tract herein described;
- (3) **THENCE** N43°56'48"W, with the west line of the tract herein described and across said Parcel No. 3, a distance of 277.65 feet to a 5/8-inch iron with a yellow plastic cap stamped "SAM, LLC" set for the northwest corner of the tract herein described;
- (4) **THENCE** N46°03'12"E, with the north line of the tract herein described and across said Parcel No. 3, a distance of 150.00 feet to a 5/8-inch iron with a yellow plastic cap stamped "SAM, LLC" set for the most northerly northeast corner of the tract herein described;
- (5) **THENCE** S43°56'48"E, with the east line of the tract herein described and across said Parcel No. 3, a distance of 184.15 feet to a 5/8-inch iron with a yellow plastic cap stamped "SAM, LLC" set for an angle point in the east line of the tract herein described;

- (6) **THENCE** N72°11'01"E, continuing with the east line of the tract herein described and across said Parcel No. 3, a distance of 5.67 feet to the **POINT OF BEGINNING** and containing 1.000 acre (43,560 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 October, 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 10, 2018, issued date of April 2, 2019 GF # FT-44122-9001221800295-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

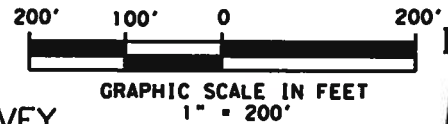
  
Michael A. Medina  
Registered Professional Land Surveyor  
No. 6692 State of Texas

Dated: December 2, 2019

**LEGEND**

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- D.R.H.C.T. DEED RECORDS,  
HENDERSON COUNTY, TEXAS
- P.R.H.C.T. PROBATE 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 1152.1**



**ALEXANDER PARKS SURVEY  
A-607**

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

MATTHEW D. ALLEN  
DOC. NO. 2019-00001062  
O.P.R.H.C.T.

MATTHEW D. ALLEN  
DOC. NO. 2019-00008828  
O.P.R.H.C.T.

MATTHEW D. ALLEN  
DOC. NO. 2018-00009963  
O.P.R.H.C.T.

\*\*IPL PARCEL 1153  
BOB D. ALLEN AND  
FLOSSIE DEANN ALLEN  
VOL 2413, PG. 329  
O.P.R.H.C.T.  
(CALLED 14.173 ACRES)

\*\*IPL PARCEL 1119.3  
VETERANS' LAND BOARD  
OF THE STATE OF TEXAS  
VOL. 520 PG. 631  
D.R.H.C.T.  
(REMAINING PORTION OF  
CALLED 102.557 AC.)



75' WIDE PIPELINE EASEMENT  
ENERGY TRANSFER FUEL, LP, L.P.  
DOC. NO. 2008-00018563  
D.R.H.C.T.

MARTHA ALICE STEVENS  
PARCEL NO. 3  
DOC. NO. 144-2015-CCL-2  
P.R.H.C.T.  
(REMAINING PORTION OF  
CALLED 81.70 ACRES)

PARCEL 1152.1  
1.000 ACRES  
43,560 SQ. FT.

P.O.B.  
N:6,732,161.497  
E:2,812,554.888  
GRID

SEE  
DETAIL "A"

**LINE TABLE**

NO	BEARING	DISTANCE
L1	S 13°51'19" E	492.19'
L2	S 23°12'44" E	150.67'
L3	S 72°11'01" W	113.33'
L4	N 43°56'48" W	277.65'
L5	N 46°03'12" E	150.00'
L6	S 43°56'48" E	184.15'
L7	N 72°11'01" E	5.67'

**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.

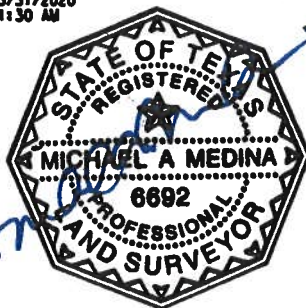
NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT



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

FILE NAME: Parcel 1152.1.DGN  
PROJ NO: 1018045677  
SCALE: 1"=200'  
DATE: 01/08/2020  
DRAWN BY: MR  
CHECKED BY: MM  
REVISED DATE:

PRINTED ON:  
03/31/2020  
11:30 AM



**SHEET TITLE**

**EXHIBIT "A"  
SEGMENT 19-1, PARCEL 1152.1  
MARTHA ALICE STEVENS**

**PROJECT**

**INTEGRATED PIPELINE PROJECT**

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

PG.

- **IPL Parcel 1154  
(Anderson)**

**A permanent easement across a 3.785-acre tract of land out of the Thomas Hanna Survey, Abstract Number 304, Henderson County, Texas, and being a portion of a called 34.017-acre tract described in the Warranty Deed with Vendor's Lien to Vance Anderson and Billie Anderson, recorded in Document Number 2016-00017348, Official Public Records of Henderson County, Texas, and being further described in the accompanying resolution and in the survey plat for Parcel 1154 attached hereto for the negotiated purchase price of \$50,000.00.**

Exhibit 'A'  
Property Description

Being a 3.785 acre (164,892 square feet) tract of land out of the Thomas Hanna Survey, Abstract Number 304, Henderson County, Texas, and being a portion of a called 34.017 acre tract described in the Warranty Deed with Vendor's Lien to Vance Anderson and Billie Anderson, recorded in Document Number 2016-00017348, Official Public Records of Henderson County, Texas, (O.P.R.H.C.T.) and being further described as follows:

**COMMENCING** at a 1/2-inch iron rod found for the southwest corner of said 34.017 acre Anderson tract and the southeast corner of a called 4.77 acre tract described in Warranty Deed to Patricia Mitchell, recorded in Volume 936, Page 181, Deed Records of Henderson County, Texas (D.R.H.C.T.);

**THENCE** N 01°20'16"W, with the west line of said 34.017 acre Anderson tract and the east line of said 4.77 acre Mitchell tract, passing a calculated point for the Northeast corner of said 4.77 acre Mitchell tract and the Southeast corner of a 14.173 acre tract of land described in the Special Deed without Warranty and with Vendor's Lien to Bob D. Allen and Flossie Deann Allen, recorded in Volume 2413, Page 329, of said O.P.R.H.C.T., at a distance of 294.15 feet, continuing with the west line of said 34.017 acre Anderson tract and the east line of said 14.173 acre Allen tract, a total distance of 369.17 feet to a 5/8-inch iron rod with a yellow cap stamped "SAM LLC" set for the southwest corner of the tract herein described and the **POINT OF BEGINNING** (N: 6,732,081.009, E: 2,813,488.215 Grid);

- (1) **THENCE** N 01°20'16"W, with the west line of the tract herein described, the west line of said 34.017 acre Anderson tract, and the east line of said 14.173 acre Allen tract, a distance of 150.04 feet to a 5/8-inch iron rod with a yellow cap stamped "SAM LLC" set for the northwest corner of the tract herein described;
- (2) **THENCE** N 87°20'30" E, with the north line of the tract herein described and across said 34.017 acre Anderson tract, a distance of 330.91 feet to a 5/8-inch iron rod with a yellow cap stamped "SAM LLC" set for corner;

- (3) **THENCE S 80°17'47" E**, with the north line of the tract herein described and across said 34.017 acre Anderson tract, a distance of 154.14 feet to a 5/8-inch iron rod with a yellow cap stamped "SAM LLC" set for corner;
- (4) **THENCE S 67°56'04" E**, with the north line of the tract herein described and across said 34.017 acre Anderson tract, a distance of 160.00 feet to a 5/8-inch iron rod with a yellow cap stamped "SAM LLC" set for corner;
- (5) **THENCE S 55°34'21" E**, with the north line of the tract herein described and across said 34.017 acre Anderson tract, a distance of 154.14 feet to a 5/8-inch iron rod with a yellow cap stamped "SAM LLC" set for corner;
- (6) **THENCE S 43°12'38" E**, with the north line of the tract herein described and across said 34.017 acre Anderson tract, a distance of 411.39 feet to a 5/8-inch iron rod with a yellow cap stamped "SAM LLC" set for the southeast corner of the tract herein, also being in the south line of said 34.017 acre Anderson tract and the north line of a called 19.215 acre tract described in the Warranty Deed to James E. Wilson and wife, Cleo Wilson, recorded in Volume 1333, Page 746, of said D.R.H.C.T., from which a 1/2-inch iron rod found at the southeast corner of said 34.017 acre Anderson tract and the northeast corner of said 19.215 acre Wilson tract, also being in the west right-of-way line of County Road 4518 (CR 4518) (variable width right-of-way)(no deed of record found) bears N 86°34'59" E, a distance of 508.15 feet;
- (7) **THENCE S 86°34'59" W**, with the south line of the tract herein described, the south line of said 34.017 acre Anderson tract, and the north line of said 19.215 acre Wilson tract, a distance of 195.22 feet to a 5/8-inch iron rod with a yellow cap stamped "SAM LLC" set for the southeast corner of the tract herein described;
- (8) **THENCE N 43°12'38" W**, with the south line of the tract herein described and across said 34.017 acre Anderson tract, a distance of 206.45 feet to a 5/8-inch iron rod with a yellow cap stamped "SAM LLC" set for corner;

- (9) **THENCE N 47°43'59" W**, with the south line of the tract herein described and across said 34.017 acre Anderson tract, a distance of 63.41 feet to a 5/8-inch iron rod with a yellow cap stamped "SAM LLC" set for corner;
- (10) **THENCE N 55°34'21" W**, with the south line of the tract herein described and across said 34.017 acre Anderson tract, a distance of 120.56 feet to a 5/8-inch iron rod with a yellow cap stamped "SAM LLC" set for corner;
- (11) **THENCE N 67°56'04" W**, with the south line of the tract herein described and across said 34.017 acre Anderson tract, a distance of 126.43 feet to a 5/8-inch iron rod with a yellow cap stamped "SAM LLC" set for corner;
- (12) **THENCE N 80°17'47" W**, with the south line of the tract herein described and across said 34.017 acre Anderson tract, a distance of 120.56 feet to a 5/8-inch iron rod with a yellow cap stamped "SAM LLC" set for corner;
- (13) **THENCE N 88°08'09" W**, with the south line of the tract herein described and across said 34.017 acre Anderson tract, a distance of 63.41 feet to a 5/8-inch iron rod with a yellow cap stamped "SAM LLC" set for corner;
- (14) **THENCE S 87°20'30" W**, with the south line of the tract herein described and across said 34.017 acre Anderson tract, a distance of 254.37 feet to the **POINT OF BEGINNING** and containing 3.785 acres (164,892 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.

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 November 7, 2018, issued date of November 28, 2018 GF #FT-44122-9001221800292-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

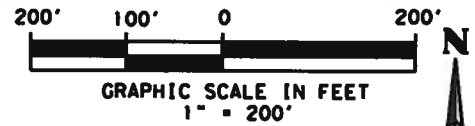
Michael A. Medina  
Registered Professional Land Surveyor  
No. 6692 State of Texas

Dated: December 2, 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 1154**



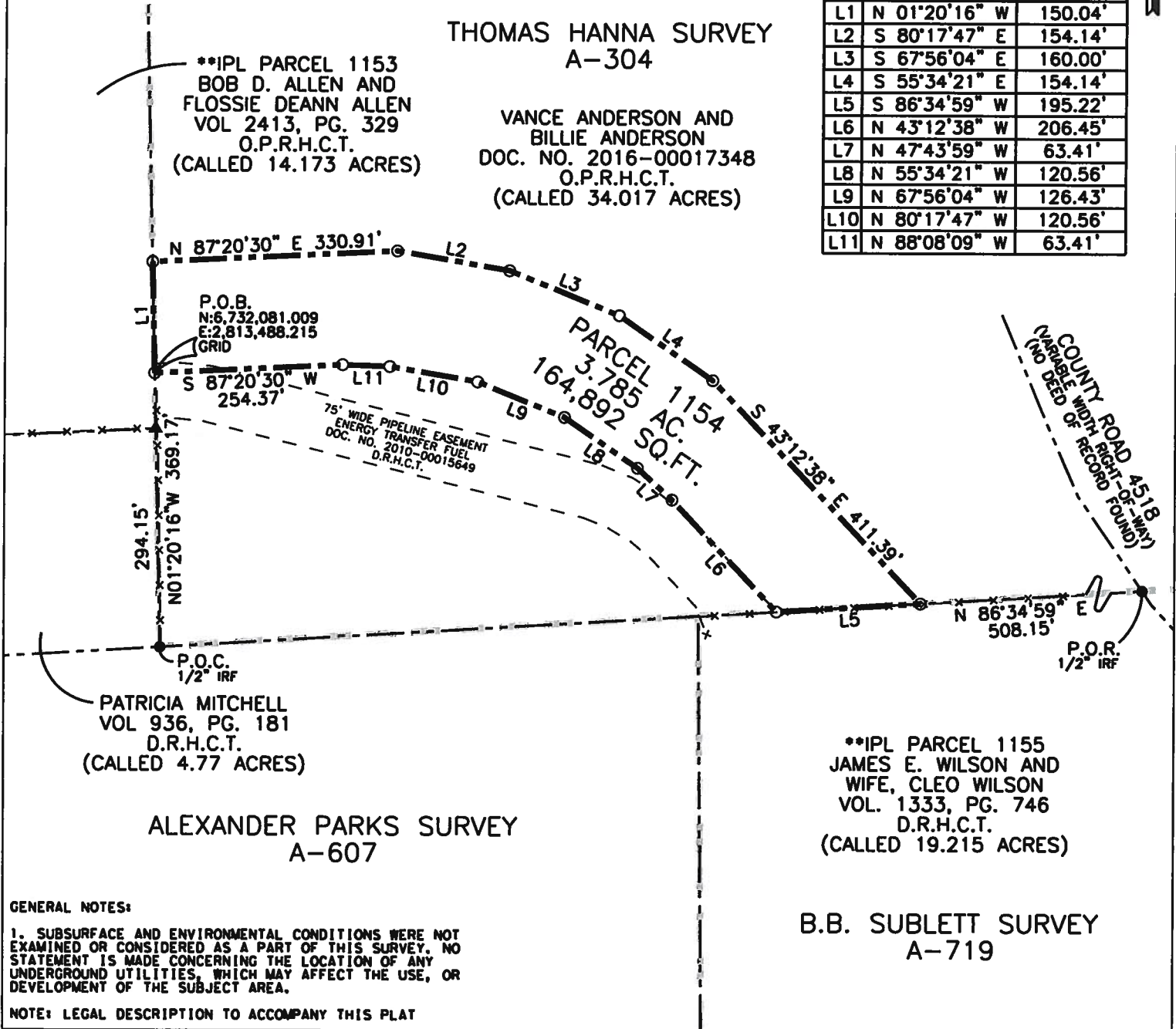
**LINE TABLE**

NO	BEARING	DISTANCE
L1	N 01°20'16" W	150.04'
L2	S 80°17'47" E	154.14'
L3	S 67°56'04" E	160.00'
L4	S 55°34'21" E	154.14'
L5	S 86°34'59" W	195.22'
L6	N 43°12'38" W	206.45'
L7	N 47°43'59" W	63.41'
L8	N 55°34'21" W	120.56'
L9	N 67°56'04" W	126.43'
L10	N 80°17'47" W	120.56'
L11	N 88°08'09" W	63.41'

**THOMAS HANNA SURVEY  
A-304**

\*\*IPL PARCEL 1153  
BOB D. ALLEN AND  
FLOSSIE DEANN ALLEN  
VOL 2413, PG. 329  
O.P.R.H.C.T.  
(CALLED 14.173 ACRES)

VANCE ANDERSON AND  
BILLIE ANDERSON  
DOC. NO. 2016-00017348  
O.P.R.H.C.T.  
(CALLED 34.017 ACRES)



COUNTY ROAD 451B  
(NO DEED OF RECORD FOUND)  
(NUMBER WITH RIGHT-OF-WAY)

PATRICIA MITCHELL  
VOL 936, PG. 181  
D.R.H.C.T.  
(CALLED 4.77 ACRES)

**ALEXANDER PARKS SURVEY  
A-607**

\*\*IPL PARCEL 1155  
JAMES E. WILSON AND  
WIFE, CLEO WILSON  
VOL. 1333, PG. 746  
D.R.H.C.T.  
(CALLED 19.215 ACRES)

**B.B. SUBLETT SURVEY  
A-719**

**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

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

FILE NAME: Parcel 1154.DGN  
PROJ NO: 1018045677  
SCALE: 1"=200'  
DATE: 01/07/2020  
DRAWN BY: MR  
CHECKED BY: MM  
REVISED DATE:

PRINTED ON:  
02/11/2020  
9:00 PM

SHEET TITLE  
**EXHIBIT "A"  
SEGMENT 19-1, PARCEL 1154  
VANCE ANDERSON AND BILLIE ANDERSON**

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.

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. Funding for these acquisitions is included in the Bond Fund. Director King seconded the motion and the vote in favor was unanimous.

14.

There were no future agenda items approved.

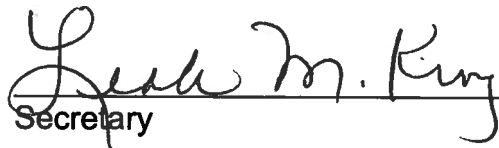
15.

The next board meeting was scheduled for August 18, 2020 at 9:00 a.m.

16.

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

  
\_\_\_\_\_  
President

  
\_\_\_\_\_  
Secretary