

**CORRECTED MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF
TARRANT REGIONAL WATER DISTRICT
HELD ON THE 14th DAY OF DECEMBER 2021 AT 9:00 A.M.**

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

Present
Leah King
James Hill
Marty Leonard
Mary Kelleher

Absent
Jim Lane

Also present were Dan Buhman, Alan Thomas, Darrell Beason, Frank Beaty, Lisa Cabrera, Steve Christian, Linda Christie, Woody Frossard, Ellie Garcia, Jason Gehrig, Zach Hatton, Rachel Ickert, Chad Lorance, Sandy Newby, and Ed Weaver of the Tarrant Regional Water District (District or TRWD). Also in attendance was Kathryn Long of Thompson & Horton LLP.

President King 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 was received from Joyce Baker, who indicated she would speak regarding agenda item 2. Public comment was received from Thomas Torlincasi, who indicated he would speak regarding agenda items 2, 6, 7, 14, 15, 16, and 17. Public comment was received from Doreen Geiger, who indicated she would speak regarding agenda items 14, 16, and 17. Public comment was received from Jackee Cox, who

indicated she would speak regarding agenda item 2. Public comment was received from Lon Burnam, who indicated he would speak regarding agenda items 2, 6, 14, and 16.

3.

On a motion made by Director Hill and seconded by Director Kelleher, the Directors voted unanimously to approve the minutes from the Board meeting held on November 16, 2021. 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 contract in an amount not to exceed \$11,244,912 with Plummer Associates, Inc. for engineering design and permitting services for the Cedar Creek Wetlands. Funding for this item is included in the Bond Fund. Director Hill seconded the motion and the vote in favor was unanimous.

5.

With the recommendation of management, Director Hill moved to approve a contract in the amount of \$2,061,695 with Bauer Foundation Corporation to install a cutter soil mixed cutoff wall in the Eagle Mountain Spillway Dam. Funding for this item is included in the Bond Fund. Director Kelleher seconded the motion and the vote in favor was unanimous.

6.

With the recommendation of management, Director Leonard moved to approve a contract in an amount not to exceed \$80,000 with Davis Crane Service for a 110-ton hydraulic crawler crane and annual predictive maintenance pipe replacement. Funding for this item is included in the Fiscal Year 2022 Revenue Fund Budget. Director Kelleher

seconded the motion and the vote in favor was unanimous.

7.

With the recommendation of management, Director Leonard moved to approve a capital expenditure revision as listed below for vehicles purchased from Silsbee Ford through the State of Texas cooperative purchasing program, TXSmartbuy.

**Tarrant Regional Water District
Board of Directors Meeting
December 2021
Capital Expenditures**

Project	Vendor	Amount	Purpose	Budget Line	Budget	
					Source	Amount
6 ITB No. 22-010 1/2 Ton 4WD Crew Cab SWB Pickup - Unit 2-419	Caldwell Country Chevrolet was lowest vendor on Buyboard Contract 601-19. Chevrolet has stopped production due to shipping and material availability and the Chevrolet units are not available.	Board Approved \$35,775 at September 2021 Board Meeting	New unit will replace unit 2-286 2011 Chevrolet 1/2 Ton 4wd Ext Cab SWB Pickup with approximately 106,000 miles. New unit will be assigned to Assistant Environmental Manager. Upon receipt of the new unit, unit 2-286 will be evaluated against the vehicle pool and the appropriate unit will be sold at auction. The purchase will be made utilizing the Buyboard Contract 601-19, a local Governmental Purchasing Cooperative, in accordance with Government Code 791.025.			
Total for Unit 2-419	Silsbee Ford was second lowest vendor, the purchase will be made utilizing the State of Texas Co-op program, TXSmartbuy, in accordance with Local Government Code 271.083.	New Price from Silsbee \$37,322	Chevrolet stopped production - move to Silsbee Ford	11961	Revenue	\$34,000.00
7 ITB No. 22-010 1/2 Ton 4WD Crew Cab SWB Pickup - Unit 2-425	Caldwell Country Chevrolet was lowest vendor on Buyboard Contract 601-19. Chevrolet has stopped production due to shipping and material availability and the Chevrolet units are not available.	Board Approved \$35,775 at September 2021 Board Meeting	New unit will replace unit 2-316 2013 Dodge 1/2 Ton 4wd Crew Cab SWB Pickup with approximately 112,000 miles. New unit will be assigned to Reservoir Supervisor. Upon receipt of the new unit, unit 2-316 will be evaluated against the vehicle pool and the appropriate unit will be sold at auction. The purchase will be made utilizing the Buyboard Contract 601-19, a local Governmental Purchasing Cooperative, in accordance with Government Code 791.025.			
Total for Unit 2-425	Silsbee Ford was second lowest vendor, the purchase will be made utilizing the State of Texas Co-op program, TXSmartbuy, in accordance with Local Government Code 271.083.	New Price from Silsbee \$37,322	Chevrolet stopped production - move to Silsbee Ford	11966	Revenue	\$34,000.00
8 ITB No. 22-010 1/2 Ton 4WD Crew Cab SWB Pickup - Unit 2-427	Caldwell Country Chevrolet was lowest vendor on Buyboard Contract 601-19. Chevrolet has stopped production due to shipping and material availability and the Chevrolet units are not available.	Board Approved \$35,775 at September 2021 Board Meeting	New unit will replace unit 2-364 2017 Chevrolet 1/2 Ton 4wd Crew Cab SWB Pickup with approximately 105,000 miles. New unit will be assigned to IPL Program Manager. Upon receipt of the new unit, unit 2-364 will be evaluated against the vehicle pool and the appropriate unit will be sold at auction. The purchase will be made utilizing the Buyboard Contract 601-19, a local Governmental Purchasing Cooperative, in accordance with Government Code 791.025.			
Total for Unit 2-427	Silsbee Ford was second lowest vendor, the purchase will be made utilizing the State of Texas Co-op program, TXSmartbuy, in accordance with Local Government Code 271.083.	New Price from Silsbee \$37,322	Chevrolet stopped production - move to Silsbee Ford	11968	Revenue	\$34,000.00
September 2021 Board approved Total	\$107,325.00		Budgeted Amount Total			\$102,000.00
December 2021 request for change to vendor and Total	\$111,966.00					
Additional funds requested	\$4,641.00					

Funding for this item is included in the Fiscal Year 2022 Revenue Fund. Director Hill seconded the motion and the vote in favor was unanimous.

8.

With the recommendation of management, Director Kelleher moved to approve a change in the calculation of the retainage being held for BAR Constructors, Inc. to 2.5% of the contract price (equal to \$1,615,495.61) and release of retainage currently held above this limit for the Joint Cedar Creek Lake Pump Station Package 2 of the Integrated Pipeline Project. All remaining contract payments are to be made in full, the Board having found that the work is substantially complete in accordance with the contract provisions for partial utilization, that satisfactory progress is being made, and the amount retained exceeds the amount to complete the work and adequate for the protection of the District. However, any changes to the contract price by change order or alternate base bid work for the project will require adjustment to the retainage schedule. 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 Hill seconded the motion and the vote in favor was unanimous.

9.

With the recommendation of management, Director Hill moved to approve a reconciliation credit change order in the amount of (\$286,186.33) for unused contract extra work and allowance items with Lambda Construction for the Joint Cedar Creek Lake Pump Station High Voltage Sub Station. 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 Kelleher seconded the motion and the vote in favor was unanimous.

10.

With the recommendation of management, Director Leonard moved to approve release of retainage and final payment in the amount of \$175,295.13 and contract closeout with Lambda Construction, Ltd. for the Joint Cedar Creek Lake Pump Station High Voltage Sub Station. 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 Hill seconded the motion and the vote in favor was unanimous.

11.

With the recommendation of management, Director Kelleher moved to approve release of retainage and final payment in the amount of \$358,631.98 and contract closeout with IPL Partners PL1011 Project of the Integrated Pipeline 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 Hill seconded the motion and the vote in favor was unanimous.

12.

With the recommendation of management, Director Leonard moved to approve a reconciliation credit change order in the amount of (\$2,708,596.01) for unused contract additional unit price bid base items, extra work items, and allowance items with Thalle Midlothian Partners for Sections 17 and 18 of the Integrated Pipeline 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 Hill seconded the motion and the vote in favor was unanimous.

13.

With the recommendation of management, Director Leonard moved to approve release of retainage and final payment in the amount of \$1,126,486.80 and contract closeout with Thalle Midlothian Partners for Sections 17 and 18 of the Integrated Pipeline 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 Hill seconded the motion and the vote in favor was unanimous.

14.

Staff Updates

- Transparency Report Update
- Year End Review Update
- City of Dallas Partnership Update

15.

The Board next held an Executive Session commencing at 10:40 a.m. 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 Ongoing Investigation; and Section 551.072 to Deliberate the Purchase, Exchange, Lease or Value of Real Property.

As she has done in previous meetings, Director Leonard recused herself from discussions of Mary's Creek Water Reclamation Facility.

Upon completion of the executive session at 11:22 p.m., the President reopened the meeting.

16.

With the recommendation of management, Director Hill moved to approve proposed Board policies covering the functional areas of Finance, Public Information, and Records Management: Arbitrage Policy, Budget Policy, Capital Asset Policy, General Fund Reserve Policy, Investment Policy, Other Post-Employment Benefits Funding Policy, Public Information Policy, and Records Management Policy. Director Kelleher seconded the motion and the vote in favor was unanimous.

17.

The Board of Directors discussed the following proposed Board policies: Employment Practices; Employee Standards of Conduct and Code of Ethics.

18.

With the recommendation of management, Director Kelleher moved to accept a donation of 1.571 acres of land located in Block 8, North Fort Worth Addition to the City of Fort Worth, Tarrant County, Texas to be used for public purposes. The Board accepts this donation under Section 49.229 of the Texas Water Code and agrees that the property will not be resold for at least three years, as this may result in adverse tax consequences to the donor.

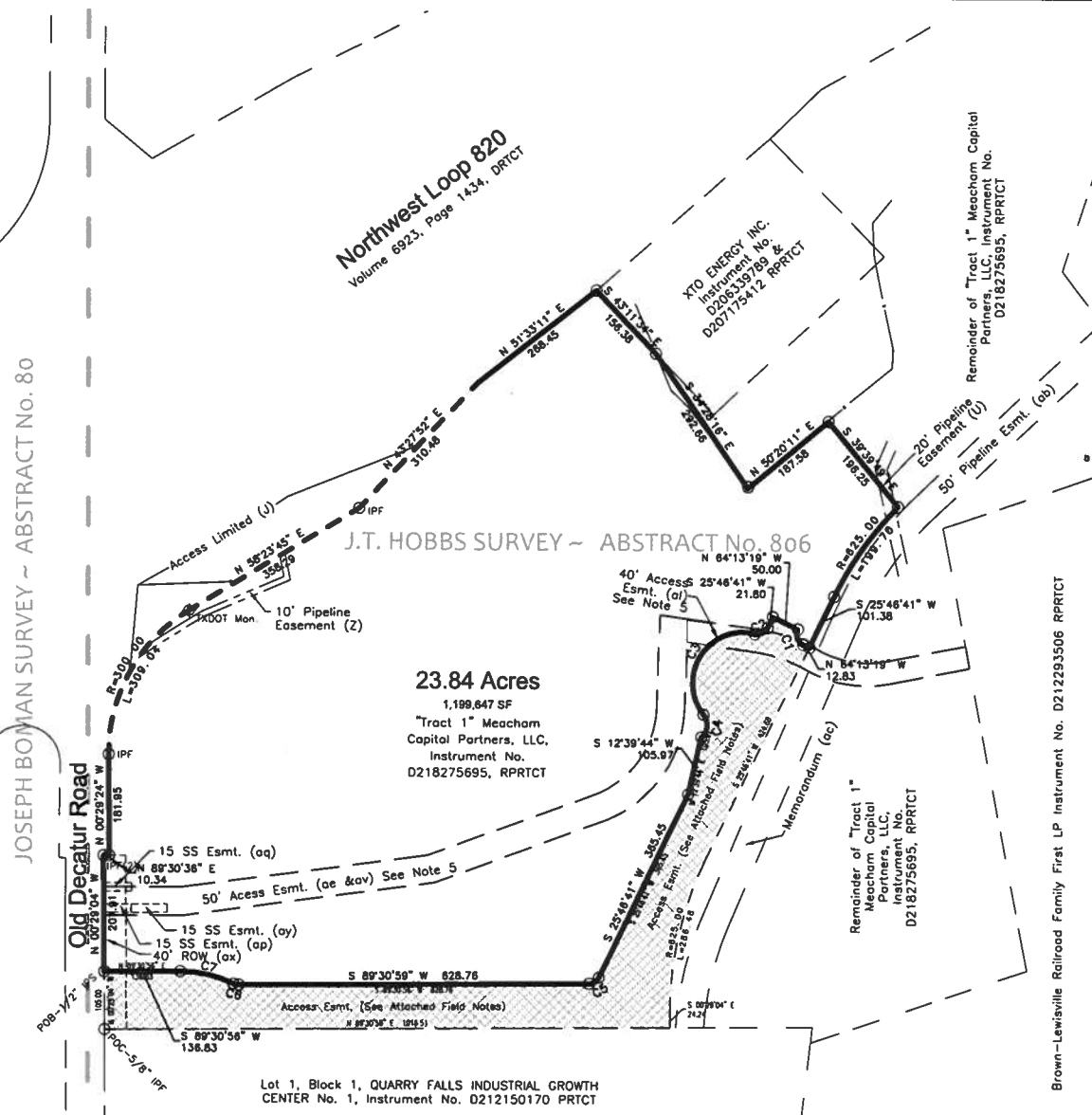
In addition, the General Manager or his designee is granted authority to execute all documents necessary to complete this transaction and to pay all reasonable and necessary closing and related costs. Director Hill seconded the motion and the vote in favor was unanimous.

19.

With the recommendation of management, Director Kelleher moved to acquire approximately 23.84 acres of land in the J.T. Hobbs Survey, Abstract No. 806, Fort Worth,

Tarrant County, Texas, together with an appurtenant access easement, as a site for the relocation of the District's current operations site, for a purchase price of \$5.57 per gross square foot (which calculates to \$5,784,071.80 based on the 23.84 acres depicted on the survey included in the Board packet) in order to accomplish one or more of the District's public purposes.

Plot Showing Survey of a tract of land in the J. T. HOBBS SURVEY, ABSTRACT NUMBER 806, City of Fort Worth, Tarrant County, Texas. See Attached Field Notes



23.84 Acres
1,199,847 SF
Tract 1st Meacham Capital Partners, LLC, Instrument No. D218275695, RPRCT

General Notes: Bearings based on the Texas State Plane Coordinate System, North Central Zone. Except as noted, 1/2" Iron Pin Found with cap stamped "AREA SURVEYING" were set at 8 corners. There are no buildings on this tract.

Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00	31.42	26.28	N 19°13'10" W	90°00'00"
C2	20.00	22.23	25.18	S 64°37'10" W	70°01'14"
C3	90.00	223.82	170.44	S 32°33'14" W	172°29'21"
C4	30.00	45.85	41.37	S 04°53'56" W	87°10'44"
C5	20.00	22.23	21.12	S 57°38'49" W	83°44'15"
C6	20.00	9.99	8.87	N 77°48'39" W	71°04'09"
C7	210.00	98.82	97.81	N 77°00'12" W	26°57'45"

- Title Commitment Notes:** The following refers to items 1E of Schedule B of the Covenants for Title Insurance, issued by MPO National Title Insurance Company, Inc. CB-26-03-2013-125
- B. RIGHT-OF-WAY GRANTED E. R. BROWN RECORDING IN VOLUME 311, PAGE 107, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS.** - This property is subject to the easement. However, the Surveyor has not observed any evidence that the pipeline actually crosses the subject property.
- F. EASEMENT GRANTED TO TARRANT COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. ONE, RECORDED IN VOLUME 2846, PAGE 194, DEED RECORDS, TARRANT COUNTY, TEXAS.** - This easement does not affect this tract.
- G. EASEMENT GRANTED TO LING STAR GAS COMPANY IN VOLUME 3056, PAGE 144, DEED RECORDS, TARRANT COUNTY, TEXAS, AFFECTED BY DEED RECORDED UNDER INSTRUMENT NO. D2081304, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS.** - This easement does not affect this tract.
- H. Terms, conditions and stipulations recorded in Volume 4827, Page 991, Deed Records of Tarrant County, Texas.** - While this property is subject to this document, since the survey extension was not shown on the subject property, it is the Surveyor's professional opinion it does not appear to affect.
- I. Easement in the Address Trajectory and Santa Fe Railway Company, recorded in Volume 4919, Page 419, Deed Records of Tarrant County, Texas.** - While this property is subject to this easement, the Surveyor did not observe any railroad spur on subject. Therefore it is the Surveyor's professional opinion it does not appear to affect.
- J. Confirmation for highway and limited access recorded in Volume 4913, Page 1434, Official records of Tarrant County, Texas.** - This item affects this tract and is shown on the Survey.
- K. Easement to the City of Fort Worth, recorded in Volume 7232, Page 1841, Official Records of Tarrant County, Texas.** - This easement does not affect this tract.
- L. Terms, conditions, provisions and easements in Volume 15441, Page 37, Official Records of Tarrant County, Texas.** - This easement does not affect this tract.
- M. Annex Easement recorded under County Clerk's File No. D204132224, Official Records of Tarrant County, Texas.** - This easement does not affect this tract.
- N. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, as evidenced by the Memorandum of Oil and Gas Lease, dated October 22, 2006, recorded under County Clerk's File No. D204132230, Official Public Records of Tarrant County, Texas. Amendment filed October 21, 2008, recorded under County Clerk's File No. D205115244, Official Records of Tarrant County, Texas. This lease, which covers this tract, was assigned to XTO Energy, Inc. pursuant to an Assignment, Conveyance and Bill of Sale filed under D206339795 in the Official Public Records of Tarrant County, Texas and is subject to a waiver of surface rights covering this tract contained in an Amended and Restated Surface Use Agreement filed as Instrument No. D206339799 recorded under Official Public Records of Tarrant County, Texas.**
- O. Pipeline Right-of-Way Easement recorded under County Clerk's File No. D205045099, Official Records of Tarrant County, Texas.** - This easement does not affect this tract.
- P. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, as evidenced by the Memorandum of Oil and Gas Lease, dated June 5, 2006, recorded under County Clerk's File No. D206337944, Official Public Records of Tarrant County, Texas. This lease, which covers this tract, was assigned to XTO Energy, Inc. pursuant to an Assignment, Conveyance and Bill of Sale filed under D206339795 in the Official Public Records of Tarrant County, Texas and is subject to a waiver of surface rights covering this tract contained in an Amended and Restated Surface Use Agreement filed as Instrument No. D206339799 recorded under Official Public Records of Tarrant County, Texas.**
- Q. Oil and Gas Lease filed October 31, 2004, recorded under County Clerk's File No. D206337971, Official Records of Tarrant County, Texas. Lessee and Lessor under this lease both, as "Grantors", have waived rights to use the surface of this tract in the Special Warranty Deed to Meacham Capital Partners, LLC executed by Keynote Exploration, L.L.C. and Keynote Exploration, L.L.C. dated 12/19/2014, filed 12/19/2014, recorded in Clerk's File No. D218275695, Official Public Records, Tarrant County, Texas.**
- T. Pipeline Right-of-Way Easement granted to XTO Energy, Inc. recorded under County Clerk's File No. D206339799, Official Records of Tarrant County, Texas.** - This easement does not affect this tract.
- U. Multiple Pipeline Right-of-Way and Easement granted to Barnett Ochsberg, LP, recorded under County Clerk's File No. D208497706, Official Records of Tarrant County, Texas.** - This easement affects this property and is shown on this Survey. There appears to be a pipeline within this easement.
- V. Mineral Interest in Instrument No. D20845094, Based on the legal description in the mineral lease, this does not appear to affect the subject property.**
- W. CITY OF FORT WORTH PLANNING AND DEVELOPMENT SITE PERMIT, RECORDED UNDER INSTRUMENT NO. D209202102 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS.** - This tract is not subject to this permit.
- X. CITY OF FORT WORTH PLANNING AND DEVELOPMENT HAS SITE PERMIT RECORDED UNDER INSTRUMENT NO. D209202102 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS.** - This tract is not subject to this permit.
- Y. Mineral Interest in Instrument No. D21010581, Based on the legal description in the mineral lease, this does not appear to affect the subject property.**
- Z. Multiple Pipeline Right-of-Way and Easement granted to Barnett Ochsberg, LP, recorded under County Clerk's File No. D210402202, Official Records of Tarrant County, Texas. This easement affects this property and is shown on this Survey. There appears to be a pipeline within this easement.**
- aa. Multiple Pipeline Right-of-Way and Easement recorded under County Clerk's File No. D210624692, Official Records of Tarrant County, Texas.** - This easement does not affect this tract.
- ab. New Easement and Right-of-Way Agreement recorded under County Clerk's File No. D21209412, Official Records of Tarrant County, Texas.** - This easement does not affect this property. However it has been shown for reference.
- ac. Memorandum of Agreement recorded under County Clerk's File No. D212094213, Official Records of Tarrant County, Texas. This Memorandum does not affect this tract. However it is shown on this Survey for reference.**
- ad. Mineral Interest recorded under County Clerk's Instrument No. D211180799, Official Records of Tarrant County, Texas. Based on the legal description in the mineral lease, this does not appear to affect this property.**
- ae. Easement for Access recorded under County Clerk's File No. D212291504, Official Records of Tarrant County, Texas.** - This easement affects this tract and is shown on this Survey.
- af. Rail Right-of-Way Agreement recorded under County Clerk's File No. D21293307, Official Records of Tarrant County, Texas.** - This Agreement does affect this property as it grants a benefit to the property to use adjacent property. However, this Agreement does not negatively affect this property and gives rights to other parties to use this property.
- ag. Easement Reacquisition License Agreement recorded under County Clerk's File No. D213197029, Official Records of Tarrant County, Texas. This Agreement does not affect this tract.**
- ah. Easement Reacquisition Agreement recorded under County Clerk's File No. D213197029, Official Records of Tarrant County, Texas. This Agreement does not affect this tract.**
- ai. Permanent Water Facility Easement recorded under County Clerk's File No. D21343774, Official Records of Tarrant County, Texas.** - This easement does not affect this tract.
- aj. Permanent Water Facility Easement recorded under County Clerk's File No. D21343774, Official Records of Tarrant County, Texas.** - This easement does not affect this tract.
- ak. 40' Access Easement recorded under County Clerk's File No. D21406885, Official Records of Tarrant County, Texas.** - This easement affects this property and is shown on this Survey.
- al. Easement and Right-of-Way recorded under County Clerk's File No. D214081877, Official Records of Tarrant County, Texas.** - This easement does not affect this tract.
- am. Easement and Right-of-Way recorded under County Clerk's File No. D214081877, Official Records of Tarrant County, Texas.** - This easement does not affect this tract.
- an. Permanent Sewer Facility Easement recorded under County Clerk's File No. D21519283, Official Records of Tarrant County, Texas.** - This easement does not affect this tract.
- ao. Permanent Sewer Facility Easement granted to the City of Fort Worth, recorded under County Clerk's File No. D215193565, Official Records of Tarrant County, Texas.** - This easement affects this tract and is shown on this Survey.
- ap. Permanent Sewer Facility Easement granted to the City of Fort Worth, recorded under County Clerk's File No. D215193533, Official Records of Tarrant County, Texas.** - This easement affects this tract and is shown on this Survey.
- aq. Permanent Sewer Facility Easement granted to the City of Fort Worth, recorded under County Clerk's File No. D215193533, Official Records of Tarrant County, Texas.** - This easement does not affect this tract.
- ar. Temporary Construction Easement granted to the City of Fort Worth recorded under County Clerk's File No. D215193540, Official Records of Tarrant County, Texas. According to records on file at the City of Fort Worth, the construction described in this easement has been completed.**
- as. Notice of Industrial Waste Disposal Site from General Purified, Inc., dated 04/22/1984, recorded in Volume 7797, Page 048, Official Records of Tarrant County, Texas, as indicated by instrument recorded in Volume 15266, Page 224, Official Records of Tarrant County, Texas.** - This notice does not affect this tract.
- at. Terms, conditions, provisions and stipulations, as shown in Special Warranty Deed, executed by Keynote Exploration, L.L.C. and Keynote Exploration, L.L.C. dated 12/19/2014, filed 12/19/2014, recorded in Clerk's File No. D218275695, Real Property Records, Tarrant County, Texas.** - This instrument affects this tract and is shown on this Survey.
- au. Mineral Deed executed by Keynote Equity Partners, LLC, as Seth Roseberry, LLC et al. dated 11/29/19, filed 11/29/19, recorded in Clerk's File No. D21860310, Real Property Records, Tarrant County, Texas. This tract is covered by the Mineral Deed, but is subject to the waiver of surface rights contained in the Special Warranty Deed to Meacham Capital Partners, LLC executed by Keynote Exploration, L.L.C. and Keynote Exploration, L.L.C. dated 12/19/2014, filed 12/19/2014, recorded in Clerk's File No. D218275695, Official Public Records of Tarrant County, Texas.**
- av. Easement under Right of Way from Keynote Equity Partners, LLC to City of Fort Worth, by instrument filed in Clerk's File No. D21519323, Real Property Records, Tarrant County, Texas. This Easement affects this tract and is shown on this Survey.**

Surveyor's Certificate:
I, Roger W. Hart, MPO National Title Insurance Company, Tarrant Regional Water District, A Water Control and Improvement District, and Meacham Capital Partners, LLC
This is to certify that I have prepared this plan from a survey which I have made on the ground, that it is true and correct, shows all improvements located on the land and that there are no encroachments, boundary conflicts, professions or claims or apparent easements, as shown on the survey plot, and that the survey was made on the ground with corners permanently marked.
Roger W. Hart, RPLS 4634
April 13, 2020
Last Revised December 1, 2020



Scale: Area Stippling, Inc.
Roger W. Hart, RPLS
Notes: 1/2" Iron Pin Found with cap stamped "AREA SURVEYING" were set at 8 corners. There are no buildings on this tract.
100 0 50 100 200 300 400

EXHIBIT "A"

Field Notes

Description for a tract of land in the J. T. Hobbs Survey, Abstract Number 806, City of Fort Worth, Tarrant County, Texas, and being a portion of "Tract 1" as described in a deed to Meacham Capital Partners, LLC, recorded in Instrument No. D218275695, Real Property Records, Tarrant County, Texas, and being described by metes and bounds as follows:

COMMENCING at a 5/8" iron pin found with cap stamped, "RPLS 5539" for the southwest corner of said Meacham Capital Partners tract, in the east line of Old Decatur Road; Thence North 00°29'04" West a distance of 105.00 feet along the westerly line of said Meacham Capital Partners tract and along the easterly line of Old Decatur Road to a 1/2" iron pin set with cap stamped "AREA SURVEYING" for the POINT OF BEGINNING of the tract herein described;

Thence the following courses and distances, continuing along the westerly line of said Meacham Capital Partners tract and along the easterly line of Old Decatur Road:

North 00°29'04" West a distance of 207.91 to a 1/2" iron pin found with cap stamped "RLS 5664";

North 89°30'36" East a distance of 10.34 feet to a 1/2" iron pin found with cap stamped "RLS 5664";

North 00°29'24" West a distance of 181.95 feet to a 1/2" iron pin found with cap stamped "RLS 5664" at the beginning of a curve, concave to the southeast, have a radius of 300.00 feet, and a long chord which bears 295.56 feet, North 29°04'18" East;

Northerly and northeasterly along said curve, an arc length of 309.04 feet to a Texas Department of Transportation concrete monument found at the end of said curve, in the southeasterly line of Northwest Loop 820;

Thence the following courses and distances along the northerly line of said Meacham Capital Partners tract and along the southeasterly line of Northwest Loop 820:

North 58°23'45" East a distance of 358.29 feet to a 1/2" iron pin found with cap stamped "RLS 5664";

North 43°27'52" East a distance of 310.48 feet;

North 51°33'11" East a distance of 268.45 feet to a 1/2" iron pin found with cap stamped "RLS 5664" for the most westerly corner of a tract of land described in a deed to XTO Energy Inc., recorded in Instrument No. D207175412 Real Property Records, Tarrant County, Texas;

Thence South 43°11'34" East a distance of 156.38 feet along the southwesterly line of said XTO Energy tract to a 1/2" iron pin set with cap stamped "AREA SURVEYING";

Thence South 34°28'16" East a distance of 292.66 feet to a 1/2" iron pin set with cap stamped "AREA SURVEYING";

Thence North 50°20'11" East a distance of 187.58 feet to a 1/2" iron pin set with cap stamped "AREA SURVEYING";

Thence South 39°39'49" East a distance of 196.25 feet to a 1/2" iron pin set with cap stamped "AREA SURVEYING" at the beginning of a curve, concave to the southeast, having a radius of 625.00 feet, and a long chord which bears 198.85 feet, South 3°55'34" West;

Thence Southwesterly along said curve, an arc length of 199.70 feet to a 1/2" iron pin set with cap stamped "AREA SURVEYING" at the end of said curve;

Thence South 25°46'41" West a distance of 101.38 feet to a 1/2" iron pin set with cap stamped "AREA SURVEYING";

Thence North 64°13'19" West a distance of 12.83 feet to a 1/2" iron pin set with cap stamped "AREA SURVEYING" for the beginning of a curve, concave to the northeast, having a radius of 20.00 feet, and a long chord which bears 28.28 feet, North 19°13'19" West;

Thence Northwesterly along said curve an arc length of 31.42 feet to a 1/2" iron pin set with cap stamped "AREA SURVEYING";

Thence North 64°13'19" West a distance of 50.00 feet to a 1/2" iron pin set with cap stamped "AREA SURVEYING";

Thence South 25°46'41" West a distance of 21.80 feet to a 1/2" iron pin set with cap stamped "AREA SURVEYING" at the beginning of a curve, concave to the north, having a radius of 20.00 feet, and a long chord which bears 25.18 feet, South 64°47'18" West;

Thence Southwesterly along said curve, an arc length of 27.23 feet to a 1/2" iron pin set with cap stamped "AREA SURVEYING" at the end of this curve, and at the beginning of another curve, concave to the east, having a radius of 90.00 feet, and a long chord which bears 170.44 feet, South 32°33'14" West;

Thence Westerly, southwesterly, and southerly along said curve, an arc length of 223.82 feet to a 1/2" iron pin set with cap stamped "AREA SURVEYING" at the end of this curve, and at the beginning of another curve, concave to the west, having a radius of 30.00 feet, and a long chord which bears 41.37 feet, South 04°53'56" West;

Thence Southerly along said curve, an arc length of 45.65 feet to a 1/2" iron pin set with cap stamped "AREA SURVEYING";

Thence South 12°39'44" West a distance of 105.97 feet to a 1/2" iron pin set with cap stamped "AREA SURVEYING";

Thence South 25°46'41" West a distance of 365.45 feet to a 1/2" iron pin set with cap stamped "AREA SURVEYING" at the beginning of a curve, concave to the northwest, having a radius of 20.00 feet, and a long chord which bears 21.12 feet, South 57°38'49" West;

Thence Southerly, southwesterly, and westerly along said curve, an arc length of 22.25 feet to a 1/2" iron pin set with cap stamped "AREA SURVEYING";

Thence South 89°30'59" West a distance of 628.76 feet a 1/2" iron pin set with cap stamped "AREA SURVEYING" to the beginning of a curve, concave to the north, having a radius of 20.00 feet, and a long chord which bears 9.87 feet, North 77°48'39" West;

Thence Westerly along said curve, an arc length of 9.98 feet to a 1/2" iron pin set with cap stamped "AREA SURVEYING" at the end of this curve and at the beginning of another curve, concave to the south, having a radius of 210.00 feet, and a long chord which bears 97.91 feet, North 77°00'12" West;

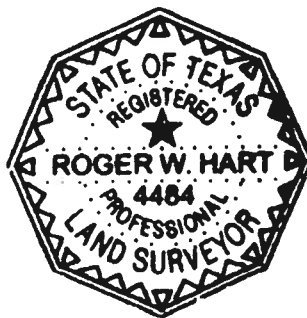
Thence Westerly along said curve, an arc length of 98.82 feet to a 1/2" iron pin set with cap stamped "AREA SURVEYING";

Thence South 89°30'56" West a distance of 136.83 feet to the Point of Beginning, said described tract containing 23.84 acres of land.

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

A drawing should accompany this description.

the quarry field notes revised 2.docx




Area Surveying, Inc.

Roger W. Hart, RPLS

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 Texas Board of Professional Land Surveying Firm No. 10096600

Field Notes

Access Easement

Description for an Access Easement in the J. T. Hobbs Survey, Abstract Number 806, City of Fort Worth, Tarrant County, Texas, and being a portion of "Tract 1" as described in a deed to Meacham Capital Partners, LLC, recorded in Instrument No. D218275695, Real Property Records, Tarrant County, Texas, and being described by metes and bounds as follows:

Beginning at a 5/8" iron pin found with cap stamped, "RPLS 5539" for the southwest corner of said Meacham Capital Partners tract, in the east line of Old Decatur Road;

Thence North 00°29'04" West a distance of 105.00 feet along the west line of said Meacham Capital tract and along the east line of Old Decatur Road;

Thence North 89°30'56" East a distance of 136.83 feet to the beginning of a curve, concave to the south, having a radius of 210.00 feet, and along chord which bears 97.91 feet, South 77°00'12";

Thence Easterly along said curve an arc length of 98.82 feet to the beginning of another curve, concave to the north, having a radius of 20.00 feet, and a long chord which bears 9.87 feet, South 77°48'39" East;

Thence Easterly along said curve an arc length of 9.98 feet,

Thence North 89°30'56" East a distance of 628.76 feet to the beginning of a curve, concave to the northwest, having a radius of 20.00 feet, and a long chord which bears 21.12 feet, North 57°38'49" East;

Thence Northeasterly along said curve and an arc length of 22.25 feet;

Thence North 25°46'41" East a distance of 365.45 feet;

Thence North 12°39'44" East a distance of 105.97 feet to the beginning of a curve, concave to the west, having a radius of 30.00 feet, and a long chord which bears 41.37 feet, North 04°53'56" East;

Thence Northerly along said curve an arc length of 45.65 feet to the beginning of another curve, concave to the southeast, having a radius of 90.00 feet, and a long chord which bears 170.44 feet, North 32°33'14" East;

Thence Northerly and northeasterly along said curve an arc length of 223.82 feet, to the beginning of another curve, concave to the north, having a radius of 20.00 feet, and a long chord bears 25.18 feet, North 64°47'18" East;

Thence Northeasterly along said curve, an arc length of 27.23 feet;

Thence North 25°46'41" East a distance of 21.80 feet;

Thence South 64°13'19" East a distance of 50.00 feet to the beginning of a curve, concave to the east, having a radius of 20.00 feet, and a long chord which bears 28.28 feet, South 19°13'19" East;

Thence Southerly and southeasterly along said curve an arc length of 31.42 feet;

Thence South 64°13'19" East a distance of 12.83 feet;

Thence South 25°46'41" West a distance of 424.68 feet to the beginning of a curve, concave to the east, having a radius of 625.00 feet, and a long chord which bears 283.98 feet, South 12°38'49" West;

Thence Southerly along said curve an arc length of 286.48 feet;

Thence South 00°29'04" East a distance of 24.24 feet to the south line of said Meacham Capital tract;

Thence South 89°30'56" West a distance of 1016.51 feet along said south line to the Point of Beginning.

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

A drawing should accompany this description.

the quarry access easement field notes.docx



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In addition, the General Manager or his designee is granted authority to execute all documents necessary to complete this transaction and to pay all reasonable and necessary closing and related costs. Funding for this item is included in the Fiscal Year 2022 General Fund Budget. Director Hill seconded the motion and the vote in favor was unanimous.

20.

Director Kelleher made a second request for a discussion on the reasonableness standards for public comment to be placed on a future agenda. The Board agreed to receive an update on Attorney General opinion pertaining to public comment.

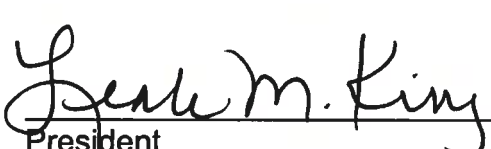
21.

The next board meeting was scheduled for January 18, 2022 at 9:00 a.m.


22.

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

These corrected minutes were approved on February 15, 2022 in order to correct certain errors in the original Minutes.



President



Secretary