

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF
TARRANT REGIONAL WATER DISTRICT
HELD ON THE 18th DAY OF APRIL 2023 AT 9:00 A.M.

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

Present
James Hill
Mary Kelleher
Marty Leonard
C.B Team

Absent
Leah King

Also present were Dan Buhman, Alan Thomas, Darrel Andrews, Darrell Beason, Frank Beaty, Linda Christie, Woody Frossard, Ellie Garcia, Jason Gehrig, Zach Hatton, Natasha Hill, Zach Huff, Rachel Ickert, Courtney Kelly, Sandy Newby, Stephen Tatum, and Ed Weaver of the Tarrant Regional Water District (District or TRWD).

1.

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

2.

Public comment was received from Larry Brautigam, who spoke regarding park maintenance.

3.

Director Leonard moved to approve the minutes from the meeting held on March 21, 2023. Director Kelleher seconded the motion, and the votes were 4 in favor, 0 against. It was accordingly ordered that these minutes be placed in the permanent files of the District.

4.

The Board heard a presentation regarding Mayfest from Iris Bruton, Executive Director of Trinity Collaborative, Inc.

5.

With the recommendation of management, Director Leonard moved to approve a letter of support for Trinity Metro in support of a streetcar study to connect downtown Fort Worth with Panther Island and the Fort Worth Stockyards. Director Kelleher seconded the motion, and the votes were 4 in favor, 0 against.

6.

With the recommendation of management, Director Team moved to approve the first amendment to Tax Increment Financing (TIF) District 9 Project Cost Funding Agreement. Additional advances requested by the TIF Board pursuant to the amended TIF Project Plan adopted in August of 2022 and approved by the Fort Worth City Council in September of 2022 require amendments to the funding agreement. Director Leonard seconded the motion, and the votes were 4 in favor, 0 against.

7.

With the recommendation of management, Director Leonard moved to approve a contract in an amount not-to-exceed \$1,109,462 with Carollo Engineers for an update to the Integrated Water Supply Plan, a long-range 50-year water supply master plan. Funding for this item is included in the Fiscal Year 2023 Revenue Fund Budget. Director Kelleher seconded the motion, and the votes were 4 in favor, 0 against.

8.

With the recommendation of management, Director Team moved to approve task order in an amount not-to-exceed \$138,000 with Freese and Nichols, Inc. to perform

engineering, structural, and operational evaluation of the Eagle Mountain Dam Original Spillway. Funding for this item is included in the Fiscal Year 2023 General Fund Budget. Director Leonard seconded the motion, and the votes were 4 in favor, 0 against.

9.

With the recommendation of management, Director Kelleher moved to approve of a contract at a unit cost of \$406 per ton and a total cost not-to-exceed \$400,000 with Univar Solutions USA Inc. to furnish and deliver salt to the Joint Cedar Creek Lake Pump Station. Funding for this item is included in the Fiscal Year 2023 Revenue Fund Budget. Director Leonard seconded the motion, and the votes were 4 in favor, 0 against.

10.

With the recommendation of management, Director Team moved to approve Change Order 6 in an amount not-to-exceed \$75,787.47 with IPL Partners for owner requested coating of precast concrete vaults of the Integrated Pipeline Project PL19TX Tunnels project. The current contract amount is \$21,156,675.57 and the revised not-to-exceed contract amount, including this change order, will be \$21,232,463.04. In addition, the General Manager or his designee is granted authority to execute all documents associated with the contract. Funding for this item is included in the Dallas Bond Fund. Director Leonard seconded the motion, and the votes were 4 in favor, 0 against.

11.

With the recommendation of management, Director Leonard moved to approve an annual contract for an hourly rate of \$22 with Presbyterian Night Shelter/UpSpire Program for Contract Labor Services for Fort Worth and Eagle Mountain Operations in a not-to-exceed amount of \$261,000. This contract will commence upon issuance of the Notice to Proceed and terminate on September 30, 2023, with an option to renew for four (4)

additional one-year periods with acceptable performance. Funding for this item is included in the Fiscal Year 2023 Recreation, Revenue and General Fund Budgets. Vice President Hill seconded the motion, and the votes were 4 in favor, 0 against.

12.

With the recommendation of management, Director Team moved to approve contract in the amount of \$83,953.80 with CES Power for providing power for Fort Worth's Fourth. Funding for this item is included in the Fiscal Year 2023 Recreation Fund Budget. Director Kelleher seconded the motion, and the votes were 4 in favor, 0 against.

13.

With the recommendation of management, Director Team moved to approve four contract renewal options of the bid as solicited in an amount not-to-exceed \$75,500 with Magic in the Sky for pyrotechnic productions for Fort Worth's Fourth. This will be the first of four renewal options. Funding for this item is included in the Fiscal Year 2023 Recreation Fund Budget. Director Leonard seconded the motion, and the votes were 4 in favor, 0 against.

14.

With the recommendation of management, Vice President Hill moved to approve acceptance of a philanthropic contribution in the amount of \$146,739 from Streams & Valleys, Inc. on behalf of Dr. John Crawford and the family and friends of Marji Crawford. This donation will underwrite the design and partial construction of a trailhead at Oak Forest Drive and Dennis Avenue. The construction cost of the trailhead is estimated to be \$300,000 and the District will cover the remaining costs. Funding for this item is included in the Fiscal Year 2023 Recreation Fund Budget. Director Kelleher seconded the motion, and the votes were 4 in favor, 0 against.

15.

Staff Updates

- Recognition of Service presented by Dan Buhman, General Manager and Darrell Beason, Chief Operations Officer
- Water Resources Update presented by Rachel Ickert, Chief Water Resources Officer

The Board of Directors recessed for a break from 10:35 a.m. to 10:44 a.m.

16.

The Board next held an Executive Session commencing at 10:44 a.m. under Section 551.071 of the Texas Government Code to Consult with Legal Counsel on a Matter in Which the Duty of Counsel Under the Texas Disciplinary Rules of Professional Conduct Clearly Conflicts with Chapter 551, Texas Government Code; and Section 551.072 of the Texas Government Code to Deliberate the Purchase, Exchange, Lease or Value of Real Property.

Upon completion of the executive session at 11:00 a.m., the Vice President reopened the meeting.

Vice President Hill recognized Director Leonard's request to speak further about a previous agenda item. Director Leonard recognized the service of Jim Lane to the TRWD Board of Directors. Director Leonard then thanked voters for giving her the privilege of serving on the TRWD Board of Directors.

17.

With the recommendation of management, Director Kelleher moved to approve purchase of the real property described below, which is necessary for the public use and

purpose of construction and operation of the Cedar Creek Wetland Project.

Fee simple title to the surface estate only, including any improvements located thereon, of approximately 705 acres of land in the T. Berry Survey, Abstract 71, J.M. Sharp Survey, Abstract 708, D.O. Williams Survey, Abstract 842, O.C. Cooper Survey, Abstract 294, J.F. Thomas Survey, Abstract 1066, G.C. & SF Railroad Survey, Abstract 971, G.C. & SF Railroad Survey, Abstract 1118, and S.H. Hampton Survey, Abstract 336, Henderson County, Texas, and being further described in the accompanying resolution and in the survey plat and metes and bounds description attached hereto for the appraised value of \$5,076,000.



SURVEYED MULTIPLE TRACTS

**T. BERRY SURVEY, A-71
J.M. SHARP SURVEY, A-708
D.O. WILLIAMS SURVEY, A-842
O.C. COOPER SURVEY, A-294
J.F. THOMAS SURVEY, A-1066
G.C. & S.F. RAILROAD SURVEY, A-971
G.C. & S.F. RAILROAD SURVEY, A-1118
HENDERSON COUNTY, TEXAS
J21-1394**

September 24, 2021

Tract 1

FIELD NOTE description of a 699.508 acre tract of land lying within the T. BERRY SURVEY, A-71, J.M. SHARP SURVEY, A-708, D.O. WILLIAMS SURVEY, A-842, O.C. COOPER SURVEY, A-294, J.F. THOMAS SURVEY, A-1066, G.C. & S.F. RAILROAD SURVEY, A-971, G.C. & S.F. RAILROAD SURVEY, A-1118, Henderson County, Texas, and all the residue of a called 8914.97 acre tract conveyed to Trinity Materials, INC as described and recorded in Document No. 2005-0019610 of the Deed Records of Henderson County, Texas. Said 699.508 acre tract being more fully described as follows:

Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, N.A.D. 1983.

BEGINNING at a 5/8" Iron Rod found for the Northerly Northeast corner of herein described tract, same being the Northwest corner of a called 131.5 acre tract conveyed to Henry Sherman Heather and Fairy Elizabeth Heather Warren as described and recorded in Volume 1567, Page 803, being on the North line of Henderson County, same being the South line of Kaufman County, being near the centerline of County Road No. 4072;

THENCE South 00 deg. 59 min. 52 sec. East with the West line of said 131.5 acre tract a distance of 488.07 feet to a 3/4" Iron Rod found for an Ell corner of herein described tract, same being the Westerly Southwest corner of said 131.5 acre tract;

THENCE South 88 deg. 00 min. 48 sec. East with the South line of said 131.5 acre tract a distance of 1,165.82 feet to a Fence corner found for Easterly Northeast corner of herein described tract, same being an Ell corner of said 131.5 acre tract;

THENCE South 02 deg. 25 min. 24 sec. West a distance of 1,477.42 feet to a 3/4" Iron Rod found for a corner of herein described tract, being on the North line of a called 108.5 acre tract conveyed to Margie Fern Godwin as described and recorded in Volume 63, Page 427;

THENCE South 89 deg. 26 min. 44 sec. West with the North line of said 108.5 acre tract a distance of 1,500.26 feet to a 3/4" Iron Rod found for an Ell corner of herein described tract, same being the Northwest corner of said 108.5 acre tract;

THENCE South 00 deg. 50 min. 28 sec. West with the West line of said 108.5 acre tract a distance of 1,622.90 feet to a 6" Fence Post found for a corner of herein described tract, same being the Northeast corner of a called 18.25 acre tract conveyed to Grady Haley, et al as described and recorded in Document No. 2019-00000962;

EXHIBIT A

**SURVEYED MULTIPLE TRACTS
T. BERRY SURVEY, A-71
J.M. SHARP SURVEY, A-708
D.O. WILLIAMS SURVEY, A-842
O.C. COOPER SURVEY, A-294
J.F. THOMAS SURVEY, A-1066
G.C. & S.F. RAILROAD SURVEY, A-971
G.C. & S.F. RAILROAD SURVEY, A-1118
HENDERSON COUNTY, TEXAS
J21-1394**

THENCE North 88 deg. 53 min. 24 sec. West with the North line of said 18.25 acre tract a distance of 1,896.45 feet to a Fence corner found for an Ell corner of herein described tract, same being the Northwest corner of said 18.25 acre tract;

THENCE South 00 deg. 54 min. 47 sec. East with the West line of said 18.25 acre tract a distance of 528.45 feet to a 3/4" Iron Rod found for an Ell corner of herein described tract, same being the Southwest corner of said 18.25 acre tract;

THENCE North 88 deg. 23 min. 54 sec. East with the South line of said 18.25 acre tract a distance of 1,889.28 feet to a 8" Fence Post found for a corner of herein described tract, same being the Southeast corner of said 18.25 acre tract, being on the West line of said 108.5 acre tract;

THENCE South 00 deg. 01 min. 10 sec. West with the West line of said 108.5 acre tract a distance of 274.48 feet to a 10" Fence Post found for a corner of herein described tract, same being the Southwest corner of said 108.5 acre tract, being on the North line of a called 120 acre tract conveyed to Grady Haley and Diana Haley as described and recorded in Document No. 2013-00001631;

THENCE South 89 deg. 08 min. 11 sec. West with the North line of said 120 acre tract a distance of 1,874.36 feet to a Fence corner found for an Ell corner of herein described tract, same being the Northwest corner of said 120 acre tract;

THENCE South 01 deg. 10 min. 17 sec. East with the West line of said 120 acre tract a distance of 1,337.36 feet to a 6" Fence Post found for a corner of herein described tract;

THENCE South 00 deg. 49 min. 38 sec. East with the West line of said 120 acre tract a distance of 1,167.32 feet to a 3" Fence Post found for a corner of herein describe tract, same being the Northwest corner of a called 115.6 acre tract conveyed to Timothy M Zook and Jewel D Zook as described and recorded in Document No. 2006-0019213;

THENCE South 02 deg. 01 min. 25 sec. East with the West line of said 115.6 acre tract a distance of 1,292.14 feet to a 8" Fence Post found for a corner of herein described tract, same being the Southwest corner of said 115.6 acre tract, same being the Northwest corner of a called 167.94 acre tract conveyed to Triple CK Ranch, LLC as described and recorded in Document No 2011-00005905;

THENCE South 02 deg. 17 min. 56 sec. East with the West line of said 167.94 acre tract a distance of 1,068.98 feet to a 1/2" Iron Rod set for a corner of herein described tract;

THENCE South 02 deg. 10 min. 01 sec. East with the West line of said 167.94 acre tract a distance of 1,003.03 feet to a Point for corner near the centerline of a branch, same being the Southwest corner of said 167.94 acre tract, same being a corner of a called 4118.715 acre tract conveyed to Tarrant Regional Water District as described and recorded in Document No. 2014-00001288;

THENCE with the centerline of a branch as follows:

North 23 deg. 46 min. 51 sec. West a distance of 21.50 feet to a Point for corner;
North 23 deg. 42 min. 34 sec. West a distance of 130.59 feet to a Point for corner;
North 51 deg. 38 min. 55 sec. West a distance of 47.85 feet to a Point for corner;
North 80 deg. 52 min. 28 sec. West a distance of 110.06 feet to a Point for corner;
North 77 deg. 05 min. 50 sec. West a distance of 331.07 feet to a Point for corner;
North 81 deg. 08 min. 40 sec. West a distance of 113.24 feet to a Point for corner;
North 57 deg. 21 min. 03 sec. West a distance of 95.94 feet to a Point for corner;
North 31 deg. 09 min. 30 sec. West a distance of 157.67 feet to a Point for corner;
North 09 deg. 53 min. 26 sec. West a distance of 163.11 feet to a Point for corner;
North 05 deg. 09 min. 05 sec. West a distance of 332.23 feet to a Point for corner;
North 01 deg. 31 min. 49 sec. East a distance of 478.15 feet to a Point for corner;
North 06 deg. 30 min. 12 sec. West a distance of 80.90 feet to a Point for corner;
North 39 deg. 14 min. 08 sec. West a distance of 82.45 feet to a Point for corner;

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O.C. COOPER SURVEY, A-294
J.F. THOMAS SURVEY, A-1066
G.C. & S.F. RAILROAD SURVEY, A-971
G.C. & S.F. RAILROAD SURVEY, A-1118
HENDERSON COUNTY, TEXAS
J21-1394**

North 48 deg. 08 min. 07 sec. West a distance of 57.39 feet to a Point for corner;
North 26 deg. 47 min. 14 sec. West a distance of 115.74 feet to a Point for corner;
North 12 deg. 09 min. 48 sec. West a distance of 104.54 feet to a Point for corner;
North 07 deg. 45 min. 55 sec. East a distance of 135.96 feet to a Point for corner;
North 18 deg. 28 min. 57 sec. East a distance of 85.50 feet to a Point for corner;
North 07 deg. 41 min. 23 sec. West a distance of 83.60 feet to a Point for corner;
North 17 deg. 53 min. 31 sec. West a distance of 326.90 feet to a Point for corner;
North 35 deg. 58 min. 40 sec. West a distance of 67.77 feet to a Point for corner;
North 57 deg. 22 min. 57 sec. West a distance of 93.49 feet to a Point for corner;
North 68 deg. 29 min. 56 sec. West a distance of 260.28 feet to a Point for corner;
North 65 deg. 58 min. 08 sec. West a distance of 582.72 feet to a Point for corner;
North 50 deg. 01 min. 30 sec. West a distance of 425.24 feet to a Point for corner;
North 61 deg. 49 min. 05 sec. West a distance of 416.01 feet to a Point for corner;
North 46 deg. 57 min. 32 sec. West a distance of 301.87 feet to a Point for corner;
North 22 deg. 35 min. 32 sec. West a distance of 72.82 feet to a Point for corner;
North 25 deg. 48 min. 41 sec. West a distance of 78.22 feet to a Point for corner;
North 61 deg. 50 min. 40 sec. West a distance of 114.23 feet to a Point for corner;
South 88 deg. 59 min. 25 sec. West a distance of 130.73 feet to a Point for corner;
North 74 deg. 54 min. 44 sec. West a distance of 104.27 feet to a Point for corner;
North 59 deg. 30 min. 35 sec. West a distance of 169.84 feet to a Point for corner;
North 70 deg. 15 min. 19 sec. West a distance of 92.11 feet to a Point for corner;
South 82 deg. 05 min. 14 sec. West a distance of 117.02 feet to a Point for corner;
South 48 deg. 31 min. 00 sec. West a distance of 99.45 feet to a Point for corner;
South 26 deg. 07 min. 30 sec. West a distance of 113.57 feet to a Point for corner;
South 47 deg. 35 min. 24 sec. West a distance of 53.98 feet to a Point for corner;
South 61 deg. 57 min. 11 sec. West a distance of 68.94 feet to a Point for corner;
South 80 deg. 15 min. 30 sec. West a distance of 66.50 feet to a Point for corner;
North 89 deg. 41 min. 57 sec. West a distance of 143.58 feet to a Point for corner;
North 81 deg. 26 min. 37 sec. West a distance of 100.79 feet to a Point for corner;
North 72 deg. 27 min. 50 sec. West a distance of 187.57 feet to a Point for corner;
North 89 deg. 03 min. 17 sec. West a distance of 194.49 feet to a Point for corner;
North 62 deg. 05 min. 03 sec. West a distance of 97.42 feet to a Point for corner;
North 42 deg. 58 min. 28 sec. West a distance of 500.80 feet to a Point for corner;
North 57 deg. 43 min. 40 sec. West a distance of 202.00 feet to a Point for corner;
North 51 deg. 14 min. 36 sec. West a distance of 17.95 feet to a Point for corner;
North 51 deg. 14 min. 38 sec. West a distance of 55.90 feet to a Point for the West corner of herein described tract, being on the South line of a called 72 acre tract conveyed to Joe Welton Heather as described and recorded in Volume 1567, Page 805, from which a ½" Iron Rod set for reference bears North 88 deg. 30 min. 06 sec. East – 100.00 feet;

THENCE North 88 deg. 30 min. 06 sec. East with the South line of said 72 acre tract a distance of 1,540.09 feet to a 10" Post found for an Ell corner of herein described tract, same being the Southeast corner of said 72 acre tract;

THENCE North 00 deg. 51 min. 21 sec. West with the East line of said 72 acre tract a distance of 3,846.28 feet to a 1" Iron rod found for the Westerly Northwest corner of herein described tract, same being the Northwest corner of said 72 acre tract, same being the Southeast corner of a called 314.78 acre tract conveyed to Robert Heather as described and recorded in Document No. 2018.00014025, same being the Southwest corner of a called 67.982 acre tract conveyed to Robert Heather as described and recorded in Document No. 2013-00007271;

THENCE North 89 deg. 26 min. 16 sec. East with the South line of said 67.982 acre tract a distance of 3,315.43 feet to a 1/2" Iron Rod found for a corner of herein described tract, same being the Southeast corner of a called 33.5126 acre tract conveyed to Robert Wayne Pruitt as described and recorded in Document No. 2011-00001453, same being the Southwest corner of a called 9.2804 acre tract conveyed

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O.C. COOPER SURVEY, A-294
J.F. THOMAS SURVEY, A-1066
G.C. & S.F. RAILROAD SURVEY, A-971
G.C. & S.F. RAILROAD SURVEY, A-1118
HENDERSON COUNTY, TEXAS
J21-1394**

to Dustin David Marquess and Cynthia Ann Marquess as described and recorded in document No. 2014-00000790;

THENCE North 89 deg. 03 min. 37 sec. East with the South line of said 9.2804 acre tract a distance of 190.04 feet to a 1" Iron Pipe found for a corner of herein described tract, same being the Southeast corner of said 9.2804 acre tract, same being the Southwest corner of a called 4.57 acre tract surveyed by James M Mobly R.P.L.S No. 4128 on January 22, 2018;

THENCE South 87 deg. 29 min. 44 sec. East with the South line of said 4.57 acre tract a distance of 194.93 feet to a 5/8" Iron Rod found for an Ell corner of herein described tract, same being the Southeast corner of said 4.57 acre tract;

THENCE North 01 deg. 13 min. 03 sec. West with the East line of said 4.57 acre tract a distance of 1,034.25 feet to a 1/2" Iron Rod found for a corner of herein described tract, same being the Northeast corner of said 4.57 acre tract, same being the Southwest corner of a called 4.60 acre tract surveyed by James M Mobly R.P.L.S No. 4128 on January 22, 2018;

THENCE North 00 deg. 45 min. 35 sec. West with the East line of said 4.60 acre tract a distance of 1,005.29 feet to a Point for the Northerly Northwest corner of herein described tract, same being the Northeast corner of said 4.60 acre tract, being near the centerline of County Road No. 4027, from which a 3/4" Iron Pipe found for reference bears South 00 deg. 45 min 35 sec East – 16.55 feet;

THENCE North 88 deg. 04 min. 22 sec. East with the centerline of said County Road a distance of 1,080.44 feet to a Point for corner, being near the centerline of said County Road;

THENCE North 89 deg. 47 min. 39 sec. East with the centerline of said County Road a distance of 1,095.12 feet to the **POINT OF BEGINNING AND CONTAINING 699.508 ACRES OF LAND**, of which approximately 1.413 acres lies within the boundaries of County Road No. 4072.

Tract 2

FIELD NOTE description of a 5.497 acre tract of land lying within the S.H. HAMPTON SURVEY, A-336, Henderson County, Texas, and being all of the residue of a called 101.40 acre tract conveyed to Trinity Materials, INC as described and recorded in Document No. 2005-0019610 of the Deed Records of Henderson County, Texas. Said 5.497 acre tract being more fully described as follows:

BEGINNING at a 1/2" Iron Rod found for the Northeast corner of herein described tract, same being the Northeast corner of said 101.40 acre tract, same being in the West line of a called 157.80 acre tract of land conveyed to Triple CK Ranch, LLC as described and recorded in Document No. 2014-00004856, same being a South corner of a called 167.94 acre tract of land conveyed to Triple CK Ranch as described and recorded in Document No. 2011-00005905;

THENCE South 00 deg. 36 min. 16 sec. West along the West line of said 157.80 acre tract a distance of 63.12 feet to a 60D Nail found for the Southeast corner of herein described tract, same being a corner of a called 4118.715 acre tract of land conveyed to Tarrant Regional Water District as described and recorded in Document No. 2014-00001288;

THENCE South 88 deg. 40 min. 42 sec. West along a North line of said 4118.75 acre tract a distance of 924.52 feet to a 1/2" Iron Rod found for the Southwest corner of herein described tract, same being an interior corner of said 4118.715 acre tract;

THENCE North 02 deg. 41 min. 59 sec. West along an Eastern line of said 4118.715 acre tract a distance of 453.27 feet to a 1/2" Iron Rod set for the Northwest corner of herein described tract, same being the Southwest corner of said 167.94 acre tract;

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J.F. THOMAS SURVEY, A-1066
G.C. & S.F. RAILROAD SURVEY, A-971
G.C. & S.F. RAILROAD SURVEY, A-1118
HENDERSON COUNTY, TEXAS
J21-1394**

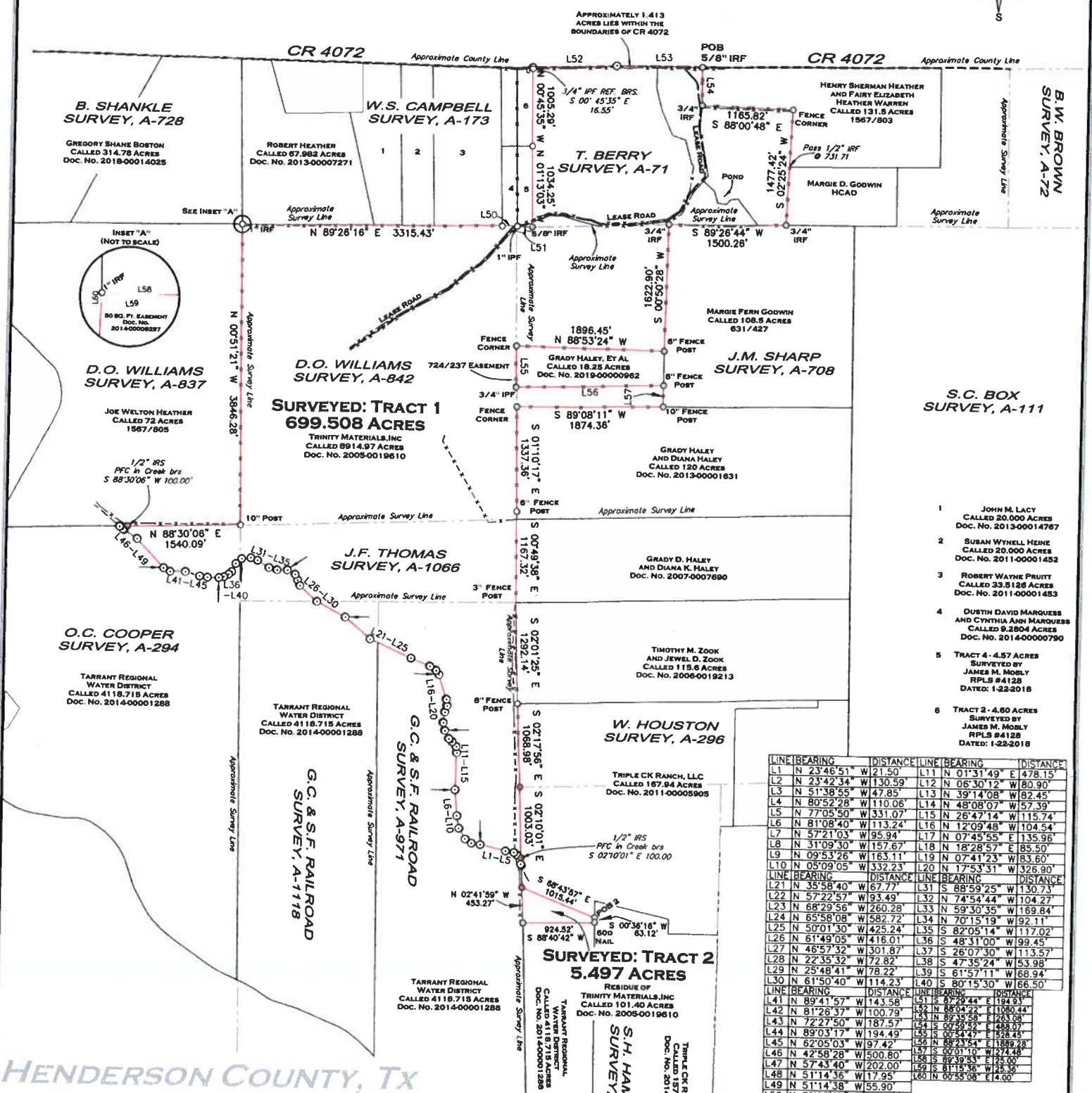
THENCE South 68 deg. 43 min. 57 sec. East along a Southern line of said 167.94 acre tract a distance of 1015.44 feet to the **POINT OF BEGINNING AND CONTAINING 5.497 ACRES OF LAND.**

I, Casey Jordan, do hereby state that these Field Notes represent an on the ground survey made under my supervision in September, 2021, and is being submitted along with a Plat of said tract herein described.


Casey Jordan
Registered Professional Land Surveyor
State of Texas No. 6789



KAUFMAN COUNTY, TX



**SURVEYED: TRACT 1
699.508 ACRES**

**SURVEYED: TRACT 2
5.497 ACRES**

- 1 JOHN M. LACY
CALLED 20.000 ACRES
DOC. NO. 2013-00014787
- 2 SUSAN WYNELL HEINE
CALLED 20.000 ACRES
DOC. NO. 2011-00001452
- 3 ROBERT WAYNE PRUITT
CALLED 33.5126 ACRES
DOC. NO. 2011-00001453
- 4 DUSTIN DAVID MARQUESS
AND CYNTHIA ANN MARQUESS
CALLED 9.2804 ACRES
DOC. NO. 2014-00000790
- 5 TRACT 4 - 4.57 ACRES
SURVEYED BY
JAMES M. MOSELY
RPLS #4128
DATED: 1-22-2018
- 6 TRACT 2 - 4.60 ACRES
SURVEYED BY
JAMES M. MOSELY
RPLS #4128
DATED: 1-22-2018

LINE BEARING	DISTANCE	LINE BEARING	DISTANCE
L1 N 23°46'51" W	21.50	L11 N 01°31'49" E	478.15
L2 N 23°42'34" W	130.59	L12 N 06°30'12" W	80.90
L3 N 51°38'55" W	47.85	L13 N 39°14'08" W	82.45
L4 N 80°52'28" W	110.06	L14 N 48°08'07" W	57.39
L5 N 80°52'50" W	331.07	L15 N 26°47'14" W	115.74
L6 N 81°08'40" W	113.24	L16 N 12°09'48" W	104.54
L7 N 57°21'03" W	95.94	L17 N 07°45'55" E	135.96
L8 N 31°09'30" W	157.67	L18 N 18°28'57" E	85.50
L9 N 09°53'26" W	163.11	L19 N 07°41'23" W	83.60
L10 N 05°09'05" W	332.23	L20 N 17°53'31" W	326.90
L21 N 35°58'40" W	67.77	L31 S 88°59'25" W	130.73
L22 N 57°22'57" W	93.49	L32 N 74°54'44" W	104.27
L23 N 68°29'56" W	260.28	L33 N 59°30'35" W	169.84
L24 N 65°58'08" W	582.72	L34 N 70°15'19" W	92.11
L25 N 50°01'30" W	425.24	L35 S 82°05'14" W	117.02
L26 N 61°49'05" W	418.01	L36 S 48°31'00" W	99.45
L27 N 46°57'32" W	301.87	L37 S 26°07'30" W	113.57
L28 N 22°35'32" W	72.82	L38 S 47°35'24" W	53.89
L29 N 25°48'41" W	78.22	L39 S 61°57'11" W	56.94
L30 N 61°50'40" W	114.23	L40 S 80°15'30" W	66.50
L41 N 89°41'57" W	143.58	L51 S 87°29'44" E	194.93
L42 N 81°26'37" W	100.79	L52 N 80°24'22" E	1090.34
L43 N 72°27'50" W	187.57	L53 N 89°43'57" E	1015.44
L44 N 89°03'17" W	194.49	L54 S 00°59'59" E	488.07
L45 N 62°05'03" W	97.42	L55 S 00°24'47" E	528.45
L46 N 42°58'28" W	500.80	L56 N 89°23'54" E	1889.78
L47 N 57°43'40" W	202.00	L57 S 00°01'10" W	174.44
L48 N 51°14'38" W	117.95	L58 S 89°39'43" E	25.00
L49 N 51°14'38" W	55.90	L59 S 81°15'36" W	25.36
L50 N 89°03'37" E	190.04	L60 N 00°55'08" E	14.00

FIDELITY NATIONAL TITLE INSURANCE COMPANY
 GP NO. FTDL-343-9000343100549L
 SCHEDULE B ITEMS:
 ALL VISIBLE AND APPARENT ENCUMBRANCES ARE SHOWN.
 A PORTION OF THIS PROPERTY LIES WITHIN THE BOUNDARIES OF CR 4072, (SHOWING NO ENCROACHMENTS WERE FOUND TO ADVERSELY AFFECT THIS PROPERTY.
 DO AFFECT: 724/237, 201400009287
 DO NOT AFFECT: 149/363, 230/130, 352/347, 1369/182, 1924/191, 669/734, 806/30, 666/446



SURVEYOR'S STATEMENT:

I, CASEY JORDAN, DO CERTIFY TO FIDELITY NATIONAL TITLE INSURANCE COMPANY. HEREBY STATE THAT THIS PLAN REPRESENTS AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION ON THE GROUND DURING THE MONTH OF SEPTEMBER, 24TH, 2021.

CASEY JORDAN, R.P.L.S. NO. 6789

- = COTTON SPINDLE FOUND/SET
- = 1/2" IRON ROD FOUND/SET
- = WATER METER
- = WATER VALVE
- = MANHOLE
- = GAS METER
- = TIE ROD
- = U.G. ELECTRIC
- = IRRIGATION VALVE
- = CABLE BOX/PEDESTAL
- = SEPTIC LID/EQUIPMENT
- = PROPANE TANK
- = AIR CONDITIONER
- = POINT FOR CORNER

SURVEYED MULTIPLE TRACTS HENDERSON COUNTY, TEXAS

**WALKER, WARREN, & JORDAN
SURVEYING & MAPPING**
 10819 US HWY 69 N
 TYLER, TX 75706
 903-534-9000

PROJECT MANAGER: BLOCKER	PREPARED BY: C.D.S. ON 02/27, 24TH, 2021
ADDRESS: 20628 CR 4072	JOB No. 21-1394
CITY/COUNTY: KEAP, HENDERSON, CO.	800 0 800
SURVEY ABSTRACT NO.: AS SHOWN	
SUBDIVISION: N/A	
LOT/Block No. N/A	

In addition, the General Manager of TRWD or his designee is authorized to take all steps which may be reasonably necessary to complete the acquisition, including, but not limited to, the authority to pay all customary, reasonable and necessary closing and related costs. Funding for this item is included in the Bond Fund. Director Team seconded the motion, and the votes were 4 in favor, 0 against.

18.

With the recommendation of management, Director Leonard moved to approve conveyance of a 120 square feet tract of land, more or less, owned by TRWD below the 325' mean sea level (m.s.l.) elevation at Cedar Creek Lake, Henderson County, Texas, and encroached upon by residential improvements, such land to be conveyed by TRWD being more specifically described on the accompanying resolution and in the metes and bounds description and survey plat attached hereto. Payment by the lot owner is in the amount of \$4,200, which is the value of the subject property, plus the administrative fee and all related costs.

EXHBIT "A"

FIELD NOTES

0.003 ACRES (120 SQ. FT.)

R.R. JONES SURVEY

PART OF THE T.R.W.D. TRACT ADJACENT TO LOT 11
BLOCK 3, DEEPWATER ESTATES

ABSTRACT NO. 404

HENDERSON COUNTY, TEXAS

BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE R.R. JONES SURVEY, A-404, HENDERSON COUNTY, TEXAS, BEING DESCRIBED AS PART OF THE TRWD TRACT ADJACENT TO LOT 11, BLOCK 3 OF DEEPWATER ESTATES ACCORDING TO THE PLAT RECORDED IN VOLUME 3, PAGE 44, CABINET A, SLIDE 208 OF THE PLAT RECORDS, HENDERSON COUNTY, TEXAS.SAID LOT TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a point in the Platted 325' elevation line of Cedar Creek Lake, the southwest corner of this tract which bears N 42°01'25" W, 37.01 feet from a 3/8" iron rod found at the northeast corner of Lot 11;

THENCE, N 42° 01' 25" W, 18.07 feet along the Platted 325' elevation line to a point at the northwest corner of this tract;

THENCE, through the TRWD tract as follows: N 77° 40' 23" E, 8.13 feet; S 12° 19' 37" E, 8.30 feet; N 77° 40' 23" E, 1.40 feet; S 12° 19' 37" E, 7.40 feet; S 77° 40' 23" W, 0.57 feet to the POINT OF BEGINNING and CONTAINING 0.003 ACRES (120 SQ. FT.) OF LAND MORE OR LESS.

BASIS OF BEARINGS: RECORDED PLAT

REFERENCE BEARING: WEST LINE OF LOT 11 (N 12° 30' 00" W)

SURVEYOR'S CERTIFICATE

DATE: FEBRUARY 10, 2023

TO: SHRIVER

I, Gary L. Hardin, Registered Professional Land Surveyor No. 4207, do hereby certify that the field notes hereon represent 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.# 2302029 (SEE SURVEY)



LAND TITLE SURVEY

HILLTOP CIRCLE, TRINIDAD, TEXAS 75183

BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE R.R. JONES SURVEY, A-404, HENDERSON COUNTY, TEXAS, BEING DESCRIBED AS PART OF THE TRWD TRACT ADJACENT TO LOT 11, BLOCK 3 OF DEEPWATER ESTATES ACCORDING TO THE PLAT RECORDED IN VOLUME 3, PAGE 44, CABINET A, SLIDE 200 OF THE PLAT RECORDS, HENDERSON COUNTY, TEXAS.

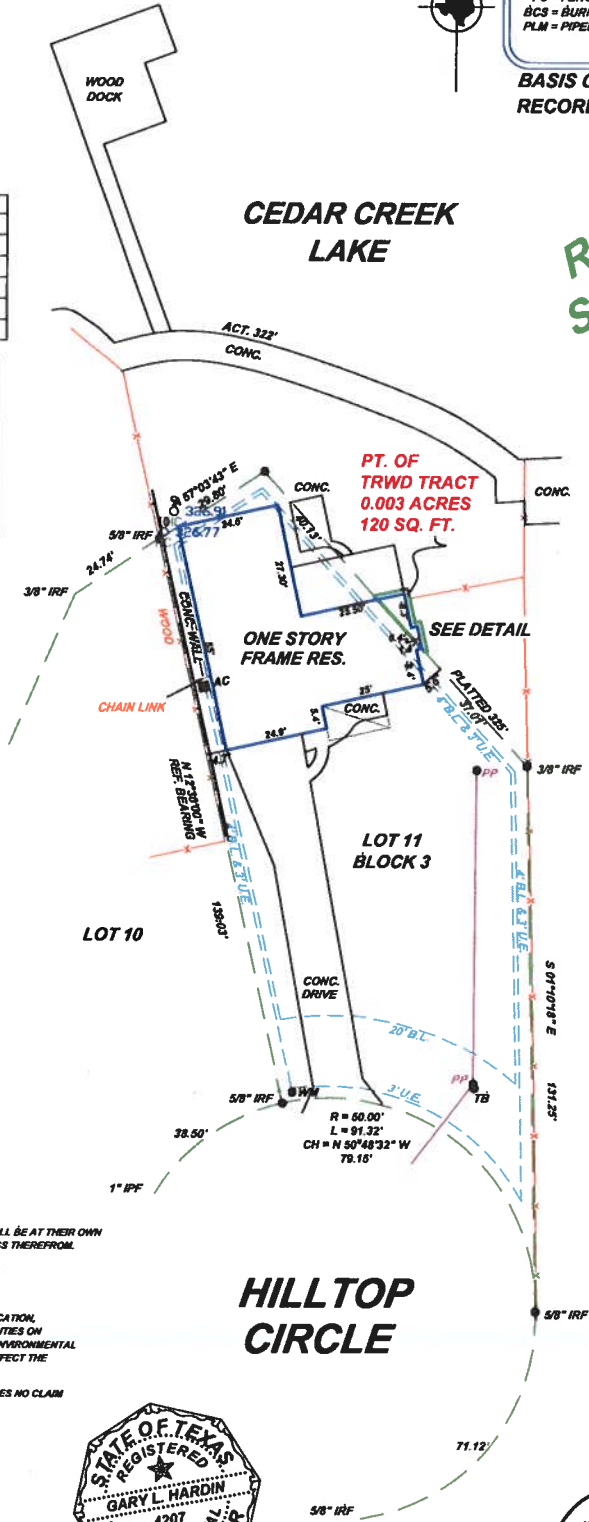
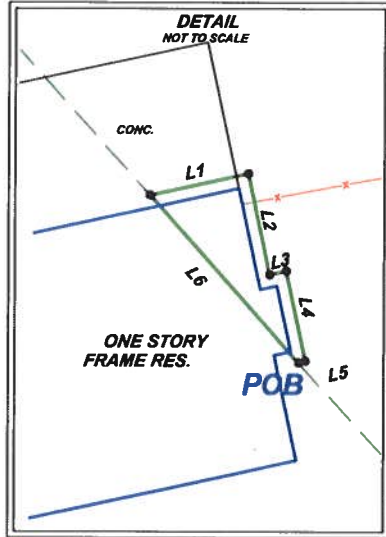
LEGEND

FENCE
 OVERHEAD POWER
 CONC. = CONCRETE
 PP = POWER POLE
 WM = WATER METER
 WV = WATER VALVE
 IRP = IRON ROD FOUND
 IRS = IRON ROD SET
 W/CAP 8 4207
 IPP = IRON PIPE FOUND
 FC = FENCE CORNER FOUND
 BCS = BURIED CABLE SIGN
 PLM = PIPELINE MARKER
 TB = TELEPHONE BOX
 LP = LIGHT POLE
 GM = GAS METER
 EB = ELECTRICAL BOX
 PT = PROPANE TANK
 SP = SERVICE POLE
 FH = FIRE HYDRANT
 BL = BUILT LINE
 UE = UTILITY EASEMENT
 DE = DRAINAGE EASEMENT

BASIS OF BEARINGS:
RECORDED PLAT

R.R. JONES SURVEY, A-404

LINE	BEARING	DISTANCE
L1	N 77°40'23" E	8.13'
L2	S 12°19'37" E	8.30'
L3	N 77°40'23" E	1.40'
L4	S 12°19'37" E	7.40'
L5	S 77°40'23" W	0.57'
L6	N 42°01'25" W	18.07'



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 THEREFROM. THERE IS NO VISIBLE EVIDENCE OF AN OIL OR GAS PIPELINE 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, DEPTH, CAPACITY OR CONDITION OF ANY PROPOSED OR EXISTING UTILITIES ON THIS PROPERTY WHETHER PRIVATE, MUNICIPAL OR PUBLICLY OWNED. NO ENVIRONMENTAL OR SUBSURFACE CONDITIONS WERE SURVEYED OR EXAMINED THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

THE ADDRESS SHOWN WAS PROVIDED BY OTHERS, HARDIN 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 THAT A TITLE COMMITMENT WOULD REVEAL. THE UNDERSIGNED HAS NOT PERFORMED A TITLE AND/OR EASEMENT SEARCH AND ASSUMES NO LIABILITY FOR SUCH MATTERS.

RESTRICTIONS: VOL. 823, PG. 405



I GARY L. HARDIN R.P.L.S. # 4207, DO HEREBY CERTIFY THAT THE SURVEY SHOWN REPRESENTS THE RESULTS OF AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION DURING THE MONTH OF FEB 2023 AND ALL CORNERS ARE SHOWN HEREON AND THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS, CONFLICTS OR PROTRUSIONS OTHER THAN SHOWN.

GARY L. HARDIN R.P.L.S. # 4207
SIGNATURE VOID IF NOT SIGNED IN BLUE INK
SEE FIELD NOTES
© 2023 ALL RIGHTS RESERVED

HARDIN SURVEYING
201 E. MASON STREET
MABANK, TEXAS 75147
(903) 887-5674 FIRM# 10114700
DATE PERFORMED: FEBRUARY 10, 2023 WORK ORDER # 2302029
SCALE: 1" = 30 FEET FIELD BY: JT DRAWN BY: TF
SURVEY PERFORMED FOR: SHRIVER

In addition, the General Manager of TRWD or his designee is authorized to take all steps which may be reasonably necessary to complete this transaction. Director Kelleher seconded the motion, and the votes were 4 in favor, 0 against.

19.

With the recommendation of management, Director Team moved to approve assignment of an agreement executed by the District and Panther Acquisition Partners, Ltd. on April 2, 2019, to Panther Island Partners, LP, wherein Panther Island Partners, LP will assume all of Panther Acquisition Partners, Ltd. rights, duties, and obligations in, to, and under the Agreement. Director Kelleher seconded the motion, and the votes were 4 in favor, 0 against.

20.

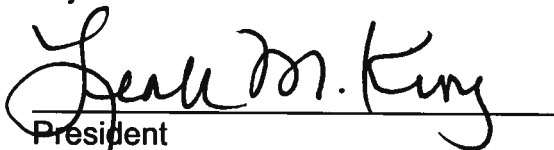
There were no future agenda items approved.

21.

The next board meeting was scheduled for May 16, 2023, at 9:00 a.m.

22.

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



President



Secretary