

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF
TARRANT REGIONAL WATER DISTRICT
HELD ON THE 21st DAY OF MAY 2024 AT 9:00 A.M.

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

Present
Leah King
James Hill
Mary Kelleher
C.B. Team
Paxton Motheral

Also present were Dan Buhman, Alan Thomas, Chris Akers, Airin Barnett, Darrell Beason, Kate Beck, Steve Christian, Linda Christie, Ellie Garcia, Jason Gehrig, Natasha Hill, Rachel Ickert, Laramie LaRue, Sandy Newby, and Stephen Tatum 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.

3.

Director Hill moved to approve the minutes from the meeting held on April 16, 2024. Director Motheral seconded the motion, and the votes were 5 in favor, 0 against. It was accordingly ordered that these minutes be placed in the permanent files of the District.

4.

With the recommendation of management, Director Motheral moved to approve a contract amendment in an amount not-to-exceed \$243,400 with Kimley-Horn & Associates, Inc. for additional engineering services and scope items for the Central City Flood Control and Panther Island projects. These engineering services include local

street vacations/dedications, development support services, the creation of a rough proportionality methodology for the Panther Island canal system, ongoing support in utilization of the tool, and development of a Panther Island Canals Manual. Funding for this item is included in the Fiscal Year 2024 Special Projects/Contingency Fund. Director Hill seconded the motion, and the votes were 5 in favor, 0 against.

5.

With the recommendation of management, Director Hill moved to approve release of retainage in the amount of \$24,833.50 to Veit National Corporation for demolition and asbestos abatement of the South Bypass Channel - Package 2 for the Central City Flood Control Project. In addition, authority is granted to the General Manager or his designee to execute all documents associated with the contract. Funding for this item is included in the Fiscal Year 2024 Special Projects/Contingency Fund. Director Kelleher seconded the motion, and the votes were 5 in favor, 0 against.

6.

With the recommendation of management, Director Kelleher moved to approve a contract in an amount not-to-exceed \$173,200 with Freese and Nichols, Inc. for professional engineering services for the Dam Inspections Project. Dam inspections must be completed to comply with state laws regarding dam safety contained in Chapter 299 of the Texas Administrative Code 30 TAC §299.1-299.7 whereas, owners of dams are responsible for maintaining the dam and reservoir, including all appurtenant works in a safe condition throughout the life of the structure, and maintaining records with respect to maintenance, operation, and engineering inspection results conducted to safeguard life and property. Funding for this item is included in the Fiscal Year 2024 Revenue Fund Budget and proposed Fiscal Years 2025 and 2026 Revenue Fund Budgets. Director Hill

seconded the motion, and the votes were 5 in favor, 0 against.

7.

With the recommendation of management, Director Team moved to approve a contract in the amount of \$378,000 with Retzlaff Construction for construction improvements of Ten Mile Trailhead. Trailhead improvements will include paved parking, a pavilion, picnic tables, a restroom enclosure, and a kayak/canoe/stand-up paddleboard launch. This construction initiative is significant as it will expand the parking area by 75 percent, facilitating the continued growth and development of the surrounding area. Funding for this item is included in the Fiscal Year 2024 General Fund Budget. Director Motheral seconded the motion, and the votes were 5 in favor, 0 against.

8.

Staff Updates

- Water Resources and Planning Update and Staff Awards presented by Rachel Ickert, Chief Water Resources Officer

2.

Public comment was received from Larry Brautigam regarding “thanx.”

The Board of Directors recessed for a break from 9:34 a.m. to 9:37 a.m.

9.

The Board next held an Executive Session commencing at 9:37 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 10:41 a.m., the President reopened the meeting.

10.

With the recommendation of management, Director Team moved to approve authorization to acquire, by purchase, interests in the following described tract(s), which are necessary for the public use and purpose of construction and operation of the Eagle Mountain Balancing Reservoir Second Cell Project.

Fee simple title, including any improvements located thereon, of an approximately 41.209-acre tract of land located in the J.P. WOODS SURVEY, Abstract No. 1886, City of Fort Worth, Tarrant County, Texas, and being a portion of the tract of land designated as Tract 1 in the deed conveyed to Windridge A2A Development, LLC, by the deed recorded in County Clerk's File No. D212232276, of the Official Public Records of Tarrant County, Texas, and being further described in the accompanying resolution and in the metes and bounds description attached hereto for the appraised value of \$2,693,000.

EXHIBIT "A"

LEGAL DESCRIPTION

BEING 41.209 acres of land located in the J.P. WOODS SURVEY, Abstract No. 1886, City of Fort Worth, Tarrant County, Texas, and being a portion of the tract of land designated as Tract 1 in the deed conveyed to Windridge A2A Development, LLC, by the deed recorded in County Clerk's File No. D212232276, of the Official Public Records of Tarrant County, Texas. Said 41.209 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a $\frac{5}{8}$ " capped iron rod found at the Northwest boundary corner of Lot 1, Block 1, Eagle Mountain Balancing Reservoir, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in County Clerk's File No. D206085834, of the Official Public Records of Tarrant County, Texas, and said POINT OF BEGINNING also lying in the West boundary line of aforesaid Tract 1 and the East boundary line of the tract of land conveyed to TXU Electric Delivery Company, by the deed recorded in County Clerk's File No. D206031116, of the Official Public Records of Tarrant County, Texas.

THENCE N 15° 12' 41" E 506.28 feet, along the West boundary line of said Tract 1 and the East boundary line of said TXU Electric Delivery Company Tract, to a $\frac{1}{2}$ " iron rod marked "Brittain & Crawford" set, lying in the Northeast line of a 30 foot wide Pipeline and Access easement according to the deed recorded in County Clerk's File No. D205318790, of the Official Public Records of Tarrant County, Texas;

THENCE N 00° 34' 13" E 474.25 feet, to a $\frac{1}{2}$ " iron rod marked "Brittain & Crawford" set;

THENCE S 89° 54' 56" E 1,450.55 feet, to a $\frac{1}{2}$ " iron rod marked "Brittain & Crawford" set;

THENCE S 00° 07' 27" W 1,513.44 feet, to a $\frac{1}{2}$ " iron rod marked "Brittain & Crawford" set, in the North boundary line of Lot 1, Block 1 Westside Pump Station Addition, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in County Clerk's File No. D203176019, of the Official Public Records of Tarrant County, Texas, from which a City of Fort Worth Monument stamped No. 8221 bears S 87° 57' 04" E 6.01 feet;

THENCE N 89° 58' 30" W along the North boundary line of said Lot 1, Block 1, Westside Pump Station Addition at 249.87 feet passing a City of Fort Worth Monument at the Northwest corner of said Lot 1, stamped No. 8220 and continuing along the North line of Lot 1, Block 1, Eagle Mountain Balancing Reservoir in all 454.06 feet, to a $\frac{1}{2}$ " iron rod marked "Brittain & Crawford" set;

THENCE continuing along the North Boundary line of said Lot 1 and the South boundary line of aforesaid Tract 1, as follows:

1. N 13° 07' 37" W 406.90 feet, to a $\frac{5}{8}$ " iron capped rod found;
2. N 81° 26' 16" W 1,050.06 feet, to the POINT OF BEGINNING containing 41.209 acres (1,795,085 square feet) of land.

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 Hill seconded the motion, and the votes were 5 in favor, 0 against.

11.

With the recommendation of management, Director Team moved to approve authorization to acquire, by purchase, interests in the following described tract(s), which are necessary for the public use and purpose of construction and operation of the Cedar Creek Pipeline Rehab Project.

A temporary easement interest across a 0.114-acre tract of land situated J.R. Worrall Survey, Abstract No. 1736, City of Mansfield, Tarrant County, Texas, and being a portion of Lot 7, Block 1 of Brentwood Park, Section Two, an addition to the City of Mansfield, as recorded in Instrument No. 0220241775 of the Official Public Records of Tarrant County, Texas, said Lot 7 being conveyed to Authentic Contracting Solutions, LLC as recorded in Instrument No. 0221123469 of said Official Public Records of Tarrant County, Texas, and being further described in the accompanying resolution and in the survey plat attached hereto for the negotiated purchase price of \$10,600.

EXHIBIT "A"
TARRANT REGIONAL WATER DISTRICT
CEDAR CREEK SECTION 2 REPLACEMENT
PARCEL NO. 1-TCE

TEMPORARY CONSTRUCTION EASEMENT
J.R. WORRALL SURVEY, ABSTRACT NO. 1736
CITY OF MANSFIELD
TARRANT COUNTY, TEXAS

Being a temporary construction easement situated in the J.R. Worrall Survey, Abstract No. 1736, City of Mansfield, Tarrant County, Texas, and being a portion of Lot 7, Block 1 of Brentwood Park, Section Two, an addition to the City of Mansfield, as recorded in Instrument No. D220241775 of the Official Public Records of Tarrant County, Texas, said Lot 7 being conveyed to Authentic Contracting Solutions, LLC as recorded in Instrument No. D221123469 of said Official Public Records of Tarrant County, Texas, said temporary construction easement being more particularly described by metes and bounds as follows:

BEGINNING at calculated point for corner in the southwest line of said Lot 7 and the northeast line of a 130' Pipeline Right-of-Way described as Second Parcel granted to Tarrant County Water Control and Improvement District Number One as recorded in Volume 4612, Page 23 of the Deed Records of Tarrant County, Texas, from which a 4 inch aluminum disk stamped "MANSFIELD CITY PARK RPS 2490" bears South 48 degrees 13 minutes 56 seconds East, a distance of 75.00 feet for the south corner of said Lot 7 and the west corner of a tract of land described as Tract 2 conveyed to the City of Mansfield as recorded in Volume 8805, Page 513 of the Deed Records of Tarrant County, Texas, said calculated point having grid coordinates of N=6,894,662.65 and E=2,392,059.65;

THENCE North 48 degrees 13 minutes 56 seconds West, with the southwest line of said Lot 7 and the northeast line of said Second Parcel, a distance of 100.00 feet to a calculated point for corner, from which a 5/8 inch iron rod with cap stamped "RPLS 4838" bears North 48 degrees 13 minutes 56 seconds West, a distance of 550.98 feet for the west corner of Lot 6 of said Block 1 of Brentwood Park, Section Two as recorded in Instrument No. D220241775 of the Official Public Records of Tarrant County, Texas, and for the south corner of Lot 4R, Block 1 of Brentwood Park, Section Two as recorded in Instrument No. D220006572 of the said Official Public Records of Tarrant County, Texas;

THENCE North 47 degrees 26 minutes 17 seconds East, a distance of 50.00 feet to a calculated point for corner;

THENCE South 48 degrees 13 minutes 56 seconds East, a distance of 100.00 feet to a calculated point for corner;

(Exhibit "A")

THENCE South 47 degrees 26 minutes 17 seconds West, a distance of 50.00 feet to the **POINT OF BEGINNING**, and containing 4,975 square feet or 0.114 acres of land, more or less.

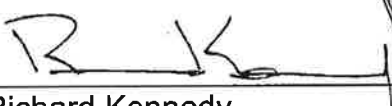

Notes:

- (1) A plat of same date herewith accompanies this legal description.
- (2) All bearings and coordinates are referenced to the Texas State Plane Coordinate System, NAD-83(2011), North Central Zone (4202). All distances and areas shown are surface utilizing a surface adjustment factor of 1.000072449.

*** SURVEYOR'S CERTIFICATE ***

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FORM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUNDS AND THAT SAME IS TRUE AND CORRECT.

January 22, 2024

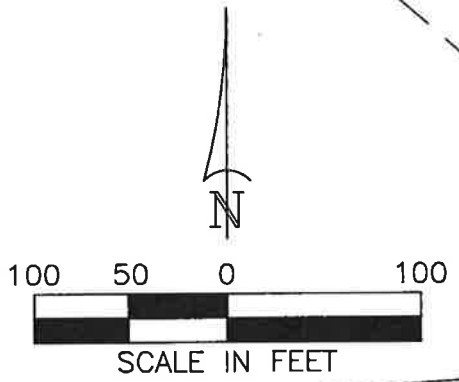
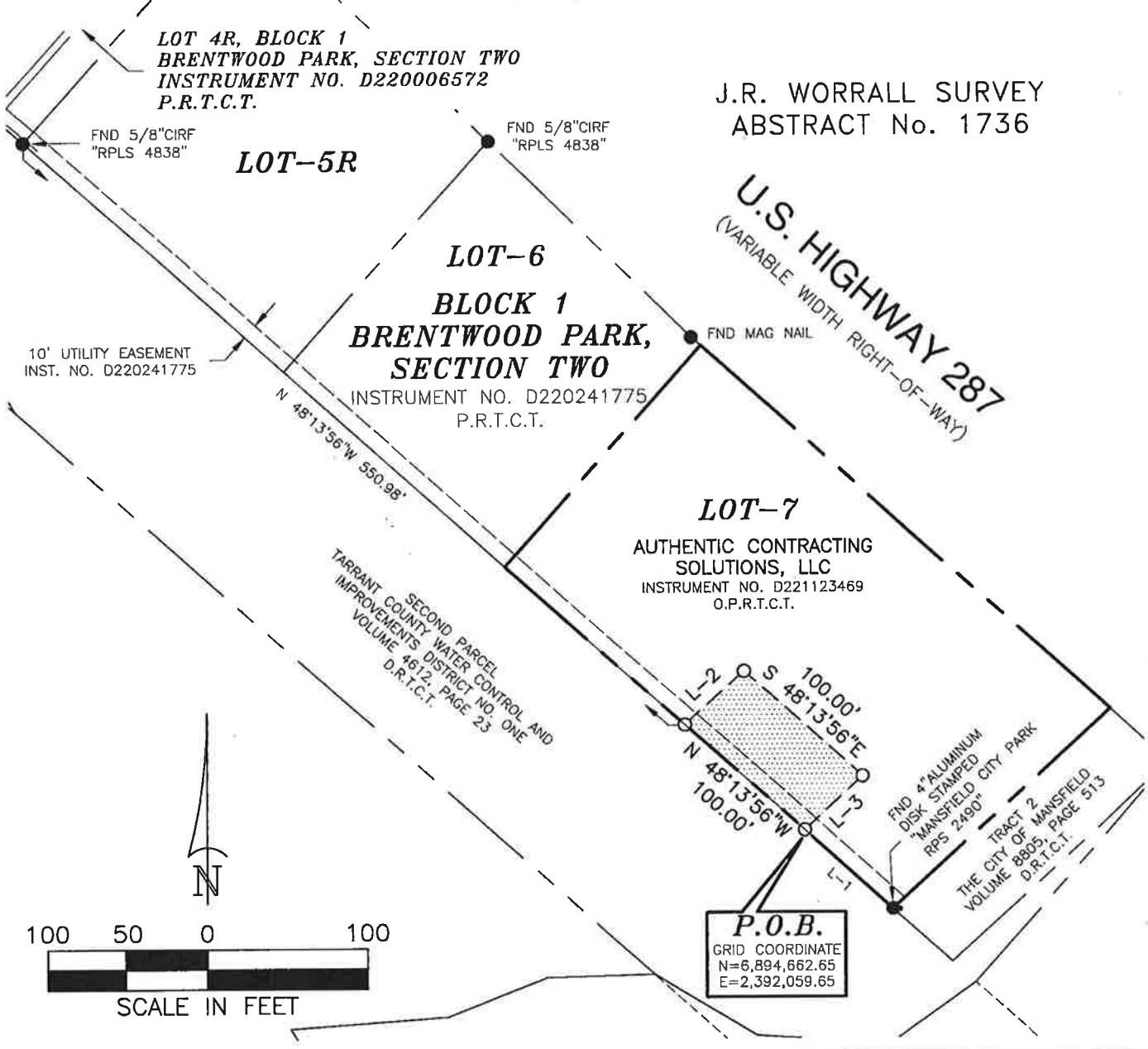



Richard Kennedy
Registered Professional Land Surveyor
Texas No. 5527
Gorrondona & Associates, Inc.
Texas Firm No. 10106900

(Exhibit "A")

EXHIBIT "A"

PARCEL No. 1

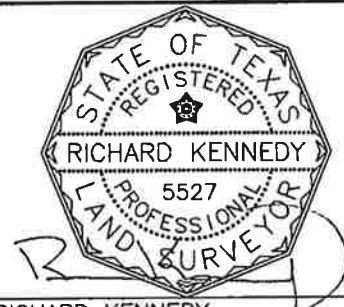


Tarrant Regional Water District

800 E. NORTHSIDE DRIVE FORT WORTH, TEXAS 76102

CEDAR CREEK SECTION 2 REPLACEMENT

PARCEL NO. 1-TCE	TEMPORARY CONSTRUCTION EASEMENT	
OWNER: AUTHENTIC CONTRACTING SOLUTIONS, LLC		
SURVEY: J.R. WORRALL SURVEY, ABSTRACT NO. 1736		
LOCATION: CITY OF MANSFIELD, TARRANT COUNTY, TEXAS		
ACQUISITION AREA: 4,975 SQUARE FEET OR 0.114 ACRES		
WHOLE PROPERTY ACREAGE: 61,812 SQUARE FEET OR 1.419 ACRES (BY PLAT)		
JOB No. B&V_1901.01	DRAWN BY: BM	CAD FILE: P1_TCE.DWG
DATE: JANUARY 22, 2024	EXHIBIT A	SCALE: 1" = 100'



RICHARD KENNEDY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5527 TEXAS FIRM No. 10106900

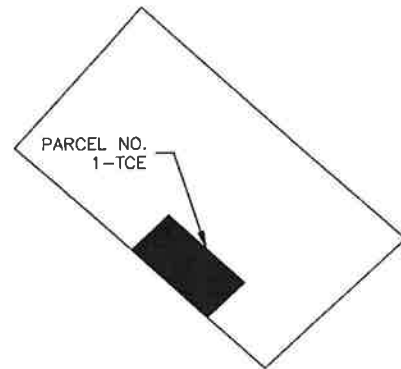
EXHIBIT "A"

PARCEL No. 1

LEGEND

- ⊗ SET MONUMENTATION (SIZE AND TYPE NOTED)
- FND MONUMENTATION (SIZE AND TYPE NOTED)
- CALCULATED POINT
- PROPERTY/RIGHT-OF-WAY LINE
- - - - - EXISTING EASEMENT LINE
- ——— PROPOSED EASEMENT LINE
- SURVEY/ABSTRACT LINE

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 48°13'56"E	75.00'
L-2	N 47°26'17"E	50.00'
L-3	S 47°26'17"W	50.00'



NOTES:

1. A LEGAL DESCRIPTION OF SAME DATE HEREWITH ACCOMPANIES THIS PLAT.
2. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83(2011), NORTH CENTRAL ZONE (4202). ALL DISTANCES AND AREAS SHOWN ARE SURFACE UTILIZING A SURFACE ADJUSTMENT FACTOR OF 1.000072449.

SUBJECT TRACT &
LOCATION OF EASEMENT



Tarrant Regional Water District

800 E. NORTHSIDE DRIVE FORT WORTH, TEXAS 76102

CEDAR CREEK SECTION 2 REPLACEMENT

PARCEL NO. 1-TCE	TEMPORARY CONSTRUCTION EASEMENT
OWNER: AUTHENTIC CONTRACTING SOLUTIONS, LLC	
SURVEY: J.R. WORRALL SURVEY, ABSTRACT NO. 1736	
LOCATION: CITY OF MANSFIELD, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: 4,975 SQUARE FEET OR 0.114 ACRES	
WHOLE PROPERTY ACREAGE: 61,812 SQUARE FEET OR 1.419 ACRES (BY PLAT)	

RICHARD KENNEDY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5527 TEXAS FIRM No. 10106900

JOB No. B&V_1901.01	DRAWN BY: BM	CAD FILE: P1_TCE.DWG
DATE: JANUARY 22, 2024	EXHIBIT A	SCALE: 1" = 100'

Lot Report

Lot File: \\gains02\Active\Production\B&V_1901.00 - TRWD Cedar Creek\SURVEY\CAD\LOT\EASEMENTS.lot

Lot: P1 TCE

Bearing Distance

N 48°13'56" W 100.00

N 47°26'17" E 50.00

S 48°13'56" E 100.00

S 47°26'17" W 50.00

Closure Error Distance > 0.0000

Total Distance > 299.99

4,975 SQ. FT.

0.114 ACRES

Bearing Distance

A temporary easement interest across a 1.881-acre tract of land situated in the W.S Garvin Survey, Abstract No. 423, City of Midlothian, Ellis County, Texas, and being a portion of a tract of land conveyed to H. Duff Hunt as recorded in Volume 2242, Page 11 and Volume 629, Page 664 of the Deed Records of Ellis County, Texas, and being further described in the accompanying resolution and in the survey plat attached hereto for the appraised value of \$30,600.

EXHIBIT "A"
TARRANT REGIONAL WATER DISTRICT
CEDAR CREEK SECTION 2 REPLACEMENT
PARCEL NO. 37-TCE

TEMPORARY CONSTRUCTION EASEMENT
W.S. GARVIN SURVEY, ABSTRACT NO. 423
CITY OF MIDLOTHIAN
ELLIS COUNTY, TEXAS

Being a temporary construction easement situated in the W.S Garvin Survey, Abstract No. 423, City of Midlothian, Ellis County, Texas, and being a portion of a tract of land conveyed to H. Duff Hunt as recorded in Volume 2242, Page 11 and Volume 629, Page 664 of the Deed Records of Ellis County, Texas, said temporary construction easement being more particularly described by metes and bounds as follows:

COMMENCING at 1/2 inch iron rod found for the northwest corner of Lot 98 and the southeast corner of Lot 89, of Northridge Addition Unit No. 4 as recorded in Volume 5, Page 51 of the Plat Records of Ellis County, Texas, said 1/2 inch iron rod also being in the east line of a tract of land conveyed to Billy Pat Maxwell as recorded in Volume 975, Page 498 of the Deed Records of Ellis County, Texas; **THENCE** North 00 degrees 02 minutes 21 seconds East, with the west line of said Northridge Addition Unit No. 4 and with the east line of said tract of land conveyed to Billy Pat Maxwell, a distance of 243.91 feet to a calculated point for the southeast corner of said tract of land conveyed to H. Duff Hunt, and the northeast corner of said tract of land conveyed to Billy Pat Maxwell; **THENCE** South 89 degrees 46 minutes 22 seconds West, with the south line of said tract of land conveyed to H. Duff Hunt and with the north line of said tract of land conveyed to Billy Pat Maxwell, a distance of 894.42 feet to a 1/2 inch iron rod with cap stamped "Shrickel Rollin" found for the southwest corner of said tract of land conveyed to H. Duff Hunt and the northwest corner of said tract of land conveyed to Billy Pat Maxwell, said 1/2 inch iron rod found with cap stamped "Shrickel Rollin" being in the northeasterly line of a tract of land conveyed to The City of Midlothian, Texas, (No Record Data Found); **THENCE** North 24 degrees 48 minutes 55 seconds West, with the southwesterly line of said tract of land conveyed to H. Duff Hunt and the northeasterly line of said tract of land conveyed to The City of Midlothian, Texas, a distance of 242.79 feet to a calculated point for the **POINT OF BEGINNING**, said calculated point being in the northeasterly line of a 130' Pipeline Right-of-Way described as Parcel Two granted to Tarrant County Water Control and Improvement District Number One as recorded in Volume 494, Page 454 of said Deed Records of Ellis County, Texas, said calculated point having grid coordinates of N=6,868,177.49 and E=2,430,078.28;

THENCE North 24 degrees 48 minutes 55 seconds West, with the southwesterly line of said tract of land conveyed to H. Duff Hunt and the northeasterly line of said tract of land conveyed to The City of Midlothian, Texas, a distance of 91.49 feet to a calculated point for corner;

(Exhibit "A")

THENCE North 88 degrees 20 minutes 37 seconds East, a distance of 105.38 feet to a calculated point for corner;

THENCE North 37 degrees 29 minutes 40 seconds East, a distance of 164.07 feet to a calculated point for corner;

THENCE South 73 degrees 31 minutes 47 seconds East, a distance of 269.72 feet to a calculated point for corner;

THENCE South 40 degrees 57 minutes 36 seconds West, a distance of 376.32 feet to a calculated point for corner in the northeasterly line of said Parcel Two;

THENCE North 51 degrees 04 minutes 28 seconds West, with the northeasterly line of said Parcel Two, a distance of 229.79 feet to the **POINT OF BEGINNING**, and containing 81,932 square feet or 1.881 acres of land, more or less.

Notes:

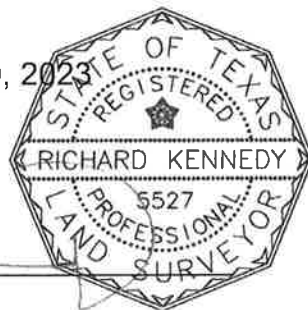
- (1) A plat of same date herewith accompanies this legal description.
- (2) All bearings and coordinates are referenced to the Texas State Plane Coordinate System, NAD-83(2011), North Central Zone (4202). All distances and areas shown are surface utilizing a surface adjustment factor of 1.000072449.

* SURVEYOR'S CERTIFICATE *

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FORM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUNDS AND THAT SAME IS TRUE AND CORRECT.

December 11, 2023

Revised: December 20, 2023



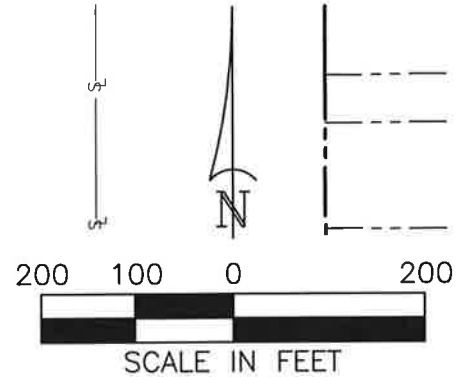

Richard Kennedy
Registered Professional Land Surveyor
Texas No. 5527
Gorrondona & Associates, Inc.
Texas Firm No. 10106900

(Exhibit "A")

EXHIBIT "A"

PARCEL No. 37-TCE

W.S. GARVIN SURVEY
ABSTRACT NO. 423

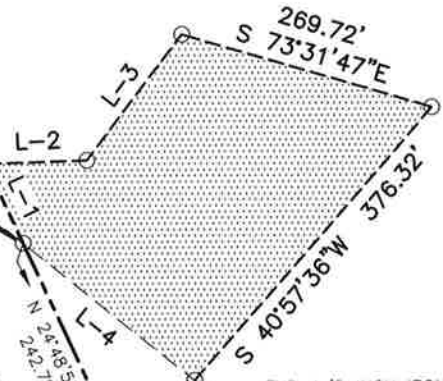


H. DUFF HUNT
VOLUME 2242, PAGE 11
VOLUME 629, PAGE 664
D.R.E.C.T.

THE CITY OF MIDLOTHIAN, TEXAS
(NO RECORD DATA FOUND)

P.O.B.
GRID COORDINATE
N=6,868,177.49
E=2,430,078.28

UNION PACIFIC RAILROAD



FND 1/2 INCH IRON ROD W/CAP
STAMPED "SHRICKEL ROLLIN"

BILLY PAT MAXWELL
VOLUME 975, PAGE 498
D.R.E.C.T.

130' PIPELINE RIGHT-OF-WAY
TARRANT COUNTY WATER
CONTROL AND IMPROVEMENT
DISTRICT NUMBER ONE
VOLUME 494, PAGE 454
D.R.E.C.T.
PARCEL TWO

J.M. PAINE
SURVEY
ABSTRACT
NO. 883

LOT 114

NORTHRIDGE ADDITON
UNIT NO. 4
VOLUME 5, PAGE 51
P.R.E.C.T.

LOT 198

LOT 89

LOT 98

P.O.C.

FND 1/2" IR

REVISED: DECEMBER 20, 2023

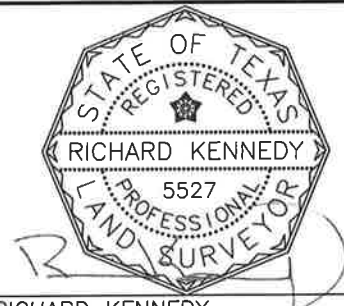


Tarrant Regional Water District

800 E. NORTHSIDE DRIVE • FORT WORTH, TEXAS 76102

CEDAR CREEK SECTION 2 REPLACEMENT

PARCEL NO. 37-TCE		TEMPORARY CONSTRUCTION EASEMENT
OWNER: H. DUFF HUNT		
SURVEY: W.S. GARVIN SURVEY, ABSTRACT NO.423		
LOCATION: CITY OF MIDLOTHIAN, ELLIS COUNTY, TEXAS		
ACQUISITION AREA: 81,932 SQUARE FEET OR 1.881 ACRES		
WHOLE PROPERTY ACREAGE: 1,877,969 SQUARE FEET OR 43.112 ACRES (CALCULATED)		
G&AI JOB NO. B&V_1901.00	DRAWN BY: BM	CAD FILE: P37_TCE R01.DWG
DATE: DECEMBER 11, 2023	EXHIBIT A	SCALE: 1" = 200'



RICHARD KENNEDY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5527 TEXAS FIRM No. 10106900

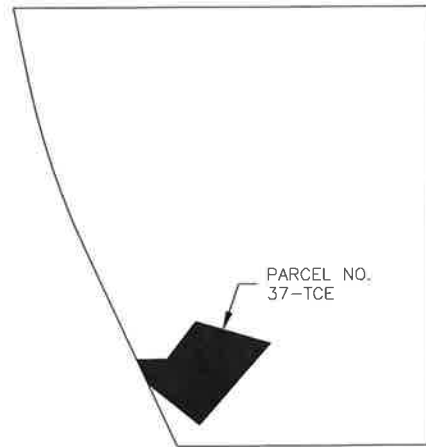
EXHIBIT "A"

PARCEL No. 37-TCE

LEGEND

- ⊗ SET MONUMENTATION (SIZE AND TYPE NOTED)
- FND MONUMENTATION (SIZE AND TYPE NOTED)
- CALCULATED POINT
- PROPERTY/RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- § — SURVEY/ABSTRACT LINE

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 24°48'55"W	91.49'
L-2	N 88°20'37"E	105.38'
L-3	N 37°29'40"E	164.07'
L-4	N 51°04'28"W	229.79'



SUBJECT TRACT &
LOCATION OF EASEMENT

NOTES:

1. A LEGAL DESCRIPTION OF SAME DATE HERewith ACCOMPANIES THIS PLAT.
2. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83(2011), NORTH CENTRAL ZONE (4202). ALL DISTANCES AND AREAS SHOWN ARE SURFACE UTILIZING A SURFACE ADJUSTMENT FACTOR OF 1.000072449.

REVISED: DECEMBER 20, 2023

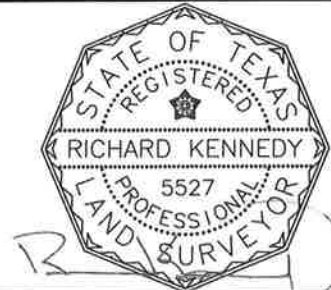


Tarrant Regional Water District

800 E. NORTHSIDE DRIVE • FORT WORTH, TEXAS 76102

CEDAR CREEK SECTION 2 REPLACEMENT

PARCEL NO. 37-TCE		TEMPORARY CONSTRUCTION EASEMENT
OWNER: H. DUFF HUNT		
SURVEY: W.S. GARVIN SURVEY, ABSTRACT NO.423		
LOCATION: CITY OF MIDLOTHIAN, ELLIS COUNTY, TEXAS		
ACQUISITION AREA: 81,932 SQUARE FEET OR 1.881 ACRES		
WHOLE PROPERTY ACREAGE: 1,877,969 SQUARE FEET OR 43.112 ACRES (CALCULATED)		
G&AI JOB NO. B&V_1901.00	DRAWN BY: BM	CAD FILE: P37_TCE R01.DWG
DATE: DECEMBER 11, 2023	EXHIBIT A	SCALE: 1" = 200'



RICHARD KENNEDY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5527 TEXAS FIRM No. 10106900

Lot Report

Lot File: \\gaines02\Active\Production\B&V_1901.00 - TRWD Cedar Creek\SURVEY\CAD\LOT\EASEMENTS.lot

Lot: P37 TCE

Bearing Distance

N 24°48'55" W 91.49

N 88°20'37" E 105.38

N 37°29'40" E 164.07

S 73°31'47" E 269.72

S 40°57'36" W 376.32

N 51°04'28" W 229.79

Closure Error Distance > 0.0121 Error Bearing > N 01°33'10" E

Closure Precision > 1 in 101943.7 Total Distance > 1236.78

81,932 SQ. FT.

1.881 ACRES

Bearing Distance

In addition, the General Manager of TRWD or his designee is authorized to take all steps which may be reasonably necessary to complete the acquisitions, 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 Kelleher seconded the motion, and the votes were 5 in favor, 0 against.

12.

The Board of Directors held a discussion regarding possible action and disposition of LaGrave Field. Director Hill motioned to direct staff to engage a professional consultant to develop a strategy for the disposition of LaGrave Field and surrounding property, and to delay discussions with individual property owners until an approved strategy is in place. Director Team seconded the motion and the votes were 5 in favor, 0 against.

13.

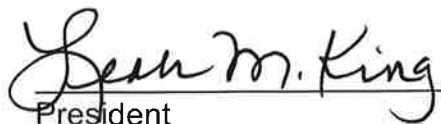
Director Hill motioned to add an agenda item to the June 18, 2024, meeting regarding the demolition of LaGrave Field in keeping with the recommendations included in the HR&A Advisors Panther Island Strategic Vision Update report of February 29, 2024, and allow for an appropriate public comment period. Director Team seconded the motion, and the votes were 5 in favor, 0 against.

14.

The next board meeting was scheduled for June 18, 2024, at 9:00 a.m.

15.

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



President



Secretary