

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF
TARRANT REGIONAL WATER DISTRICT
HELD ON THE 18th DAY OF JUNE 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, Crystal Alba, Airin Barnett, Rick Carroll, Steve Christian, Linda Christie, Ellie Garcia, Jason Gehrig, Rachel Ickert, Laramie LaRue, Mick Maguire, Sandy Newby, Rick Odom, 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 Ben Rushing regarding "LaGrave Field demolition meeting." Public comment was received from Kay Fulgham regarding "LaGrave Field - save it." Public comment was received from Otila Boddy regarding "LaGrave Field." Public comment was received from Denise Salerno regarding "preserving rich history." Public comment was received from Sharon Gabert regarding "LaGrave Field."

3.

Director Hill moved to approve the minutes from the meeting held on May 21, 2024.

Director Kelleher 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 Team moved to approve a contract amendment in an amount not-to-exceed \$358,248 with Accurate Inspections, LLC for construction materials inspection and testing services for IPL Pipeline Section 19-2 Part A project. The total not-to-exceed contract value, including this proposed amendment, is \$1,075,248. In addition, authority is granted to the General Manager or his designee to execute all documents associated with the contract amendment. Funding for this item is included in the Dallas Bond Fund. Director Hill seconded the motion, and the votes were 5 in favor, 0 against.

5.

With the recommendation of management, Director Kelleher moved to approve a task order contract in an amount not-to-exceed \$947,790 with Kleinfelder, Inc. for construction materials inspection and testing services for IPL Pipeline Section 19-2 Part A project. In addition, authority is granted to the General Manager or his designee to execute all documents associated with the task order contract. Funding for this item is included in the Dallas Bond Fund. Director Motheral seconded the motion, and the votes were 5 in favor, 0 against.

6.

With the recommendation of management, Director Motheral moved to approve a contract amendment in an amount not-to-exceed \$355,000 with Steel Inspectors of Texas, Inc. for construction materials inspection and testing services for IPL Pipeline

Section 19-2 Part A project. The total not-to-exceed contract value, including this proposed amendment, is \$730,000. In addition, authority is granted to the General Manager or his designee to execute all documents associated with the contract amendment. Funding for this item is included in the Dallas Bond Fund. Director Kelleher 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 amendment in an amount not-to-exceed \$1,625,766.82 with CAS Consulting & Services, Inc. for Integrated Pipeline Resident Project Representative Services to continue supporting the IPL Phase 3 Section 19 Long Tunnel Crossing project. The total not-to-exceed contract value, including this proposed amendment will be \$11,980,538.12. In addition, authority is granted to the General Manager or his designee to execute all documents associated with the contract amendment. Funding for this item is included in the Dallas Bond Fund. Director Kelleher seconded the motion, and the votes were 5 in favor, 0 against.

8.

With the recommendation of management, Director Team moved to approve a contract in an amount not-to-exceed \$11,690,906 with BAR Constructors, Inc for Cedar Creek Section 2 Pipeline Replacement Phase 1A construction. Funding for this item is included in the Bond Fund. Director Kelleher seconded the motion, and the votes were 5 in favor, 0 against.

9.

With the recommendation of management, Director Kelleher moved to approve a

contract in an amount not-to-exceed \$3,258,718 with Freese and Nichols, Inc. for construction management services for the Cedar Creek Section 2 Pipeline Replacement Phases 1A and 1B. Funding for this item is included in the Bond Fund. Director Motheral seconded the motion, and the votes were 5 in favor, 0 against.

10.

With the recommendation of management, Director Team moved to approve a contract in an amount not-to-exceed \$5,947,925 with CDM Smith for engineering design and bidding services for the new Richland-Chambers Lake and Cedar Creek Lake Pump Stations Electrical Buildings and Equipment project. The basic services for this contract are not-to-exceed \$5,689,905. Additional services are not-to-exceed \$258,020, which require written authorization from the District to be performed should the District elect to procure construction for the Richland-Chambers and Cedar Creek Lake Pump Station sites separately. Funding for this item is included in the Bond Fund. Director Kelleher seconded the motion, and the votes were 5 in favor, 0 against.

11.

With the recommendation of management, Director Motheral moved to approve a task order contract in an amount not-to-exceed \$285,600 with Azcarate & Associates Consulting Engineers, LLC to provide engineering services, including design, bid and construction services, for the Benbrook Lake Pump Station Electrical Room Cooling Improvements. 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.

With the recommendation of management, Director Team moved to approve a task

order in an amount not-to-exceed \$174,687 with Freese and Nichols, Inc. to perform engineering, structural, and operational evaluation of the Eagle Mountain Dam Original Service Spillway (Phase II). 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.

13.

With the recommendation of management, Director Kelleher moved to approve task order in an amount not-to-exceed \$424,821 with Freese and Nichols, Inc. to perform engineering and subsurface investigations and analysis for Phase III of the Richland-Chambers Reservoir Comprehensive Evaluation. Funding for this item is included in the Fiscal Year 2024 Revenue Fund Budget and the Proposed Fiscal Year 2025 Revenue Fund Budget. Director Motheral seconded the motion, and the votes were 5 in favor, 0 against.

14.

With the recommendation of management, Director Kelleher moved to approve a contract in an amount not-to-exceed \$736,262 with Archer Western Construction, LLC for installation of three electro-hydraulic actuators on the pump discharge control valves at the Richland-Chambers Low-Capacity Waxahachie Pump Station. Funding for this item is included in the Fiscal Year 2024 Revenue Fund Budget and the Proposed Fiscal Year 2025 Revenue Fund Budget. Director Team seconded the motion, and the votes were 4 in favor, 0 against. Director Hill was not present for the vote.

15.

With the recommendation of management, Director Team moved to approve a

contract in an amount not-to-exceed \$342,165 with NSI Engineering for control systems integrator services for the Supervisory Control and Data Acquisition Programmable Logic Controller upgrades at Benbrook Lake Pump Station and Rolling Hills Booster Pump Station. Funding for this item is included in the Fiscal Year 2024 Revenue Fund Budget and the Proposed Fiscal Year 2025 Revenue Fund Budget. Director Motheral seconded the motion, and the votes were 4 in favor, 0 against. Director Hill was not present for the vote.

16.

With the recommendation of management, Director Kelleher moved to approve a contract in an amount not-to-exceed \$449,709.69 with CDM Smith for professional engineering services to develop a Supervisory Control and Data Acquisition System Master Plan. Funding for this item is included in the Fiscal Year 2024 Revenue Fund Budget and the Proposed Fiscal Year 2025 Revenue Fund Budget. Director Hill seconded the motion, and the votes were 5 in favor, 0 against.

17.

With the recommendation of management, Director Hill moved to approve a contract in the amount of \$190,559.05 with Zack Construction Company LLC for construction of a concrete slab and building shell for the Richland-Chambers Water Quality Lab. In addition, authority is granted to the General Manager or his designee to execute all documents associated with the contract amendment. Funding for this item is included in the Fiscal Year 2024 Revenue Fund Budget. Director Team seconded the motion, and the votes were 5 in favor, 0 against.

18.

With the recommendation of management, Director Hill moved to approve insurance renewal for a one-year period in the amount of \$1,015,409 for Property Lines of Coverage, \$282,542 for Casualty Lines of Coverage, and \$185,123 for Workers' Compensation Coverage, with Sedgwick as the selected vendor of the Texas Water Conservation Association Risk Management Fund. The cost of Workers' Compensation coverage is an estimate based on actual salaries times job classification rates and the TRWD experience modifier. Funding for this item is included in the Proposed Fiscal Year 2025 General Fund Budget. Director Motheral seconded the motion, and the votes were 5 in favor, 0 against.

19.

Staff Updates

- Water Resources and Planning Update presented by Rachel Ickert, Chief Water Resources Officer
- MWBE Vendor Participation Update presented by Crystal Alba, Diverse Business Specialist
- Recognize 50 Years of Service presented by Alan Thomas, Deputy General Manager

The Board of Directors recessed for a break from 10:05 a.m. to 10:09 a.m.

20.

The Board next held an Executive Session commencing at 10:10 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 11:11 a.m., the President reopened the meeting.

21.

With the recommendation of management, Director Team moved to preserve as much history and memorabilia as practical from the LaGrave Field structures, save the dugouts for possible future use and proceed with demolition of the stadium and bleachers. Director Hill seconded the motion and noted that this vote is consistent with the recommendations of the HR&A report and does not represent a decision on future land use. Director Motheral agreed with Director Hill's statement and reiterated the vote is regarding the current structures at the site and is not a vote regarding a possible future sporting use for the property. The votes were 5 in favor, 0 against.

22.

With the recommendation of management, Director Hill 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 0.678-acre tract of land situated in the J. Lawrence Survey, Abstract No. 616, City of Midlothian, Ellis County, Texas, and being a portion of a called 20.88-acre tract of land conveyed to Larry Don Bankston as recorded in Volume 2142, Page 525 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 \$29,200.

EXHIBIT "A"
TARRANT REGIONAL WATER DISTRICT
CEDAR CREEK SECTION 2 REPLACEMENT
PARCEL NO. 22-TCE

TEMPORARY CONSTRUCTION EASEMENT
J. LAWRENCE SURVEY, ABSTRACT NO. 616
CITY OF MIDLOTHIAN
ELLIS COUNTY, TEXAS

Being a temporary construction easement situated in the J. Lawrence Survey, Abstract No. 616, City of Midlothian, Ellis County, Texas, and being a portion of a called 20.88 acre tract of land conveyed to Larry Don Bankston as recorded in Volume 2142, Page 525 of the Deed Records of Ellis County, Texas, said temporary construction easement being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod found for the southwest corner of said called 20.88 acre tract of land and for a northwest corner of a tract of land conveyed to the US Army Corps of Engineers (no record data found), said 1/2" iron rod being in the east line of F.M. Highway 661 (a variable width right-of-way); **THENCE** North 78 degrees 50 minutes 51 seconds East, with the southerly line of said called 20.88 acre tract of land and with a northerly line of said US Army Corps of Engineers tract of land, a distance of 441.97 feet to a calculated point for the **POINT OF BEGINNING**, said calculated point being in the northeast line of a 130' Pipeline Right-of-Way granted to Tarrant County Water Control and Improvement District Number One as recorded in Volume 493, Page 618 of said Deed Records of Ellis County, Texas, said calculated point having grid coordinates of N=6,879,614.56 and E=2,410,985.15;

THENCE North 52 degrees 34 minutes 43 seconds West, with the northeast line of said 130' Pipeline Right-of-Way, a distance of 549.57 feet to a calculated point for corner in the west line of said called 20.88 acre tract of land and in the east line of said F.M. Highway 661;

THENCE North 00 degrees 01 minutes 33 seconds East, with the west line of said called 20.88 acre tract of land and with the east line of said F.M. Highway 661, a distance of 62.94 feet to a calculated point for corner;

THENCE South 52 degrees 34 minutes 43 seconds East, a distance of 631.91 feet to a calculated point for corner in the southerly line of said called 20.88 acre tract of land and in a northerly line of said tract of land conveyed to US Army Corps of Engineers, from which a 2 inch brass cap stamped "USACE" found for the southeast corner of said called 20.88 acre tract of land and in the west line of old F.M. Highway 661 (abandoned) bears North 78 degrees 50 minutes 51 seconds East, a distance of 54.69 feet;

(Exhibit "A")

THENCE South 78 degrees 50 minutes 51 seconds West, with the southerly line of said 20.88 acre tract of land and with a northerly line of said tract of land conveyed to US Army Corps of Engineers, a distance of 66.68 feet to the **POINT OF BEGINNING**, and containing 29,537 square feet or 0.678 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.

November 21, 2022

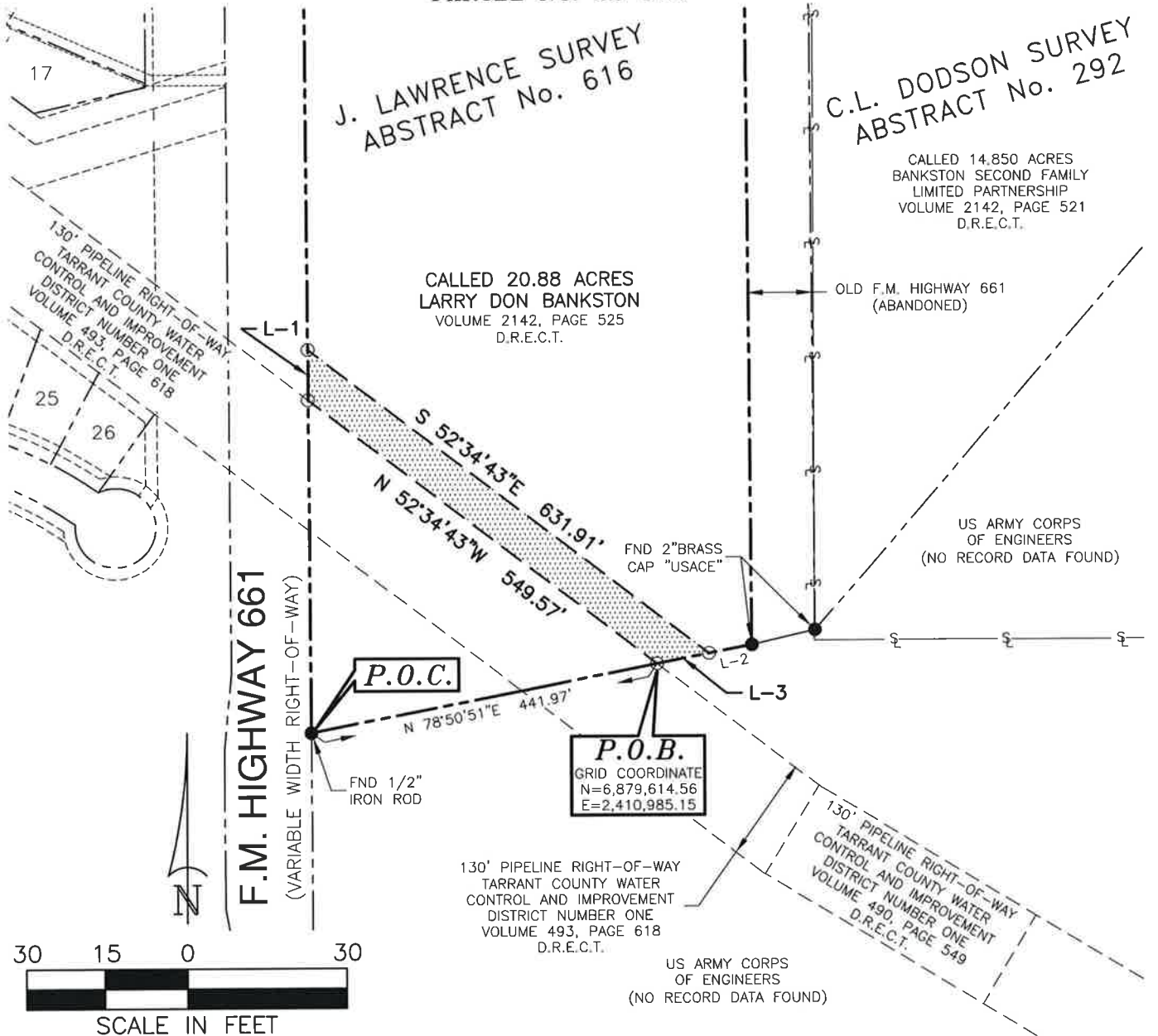


Richard Kennedy
Richard Kennedy
Registered Professional Land Surveyor
Texas No. 5527
Gorronдона & Associates, Inc.
Texas Firm No. 10106900

(Exhibit "A")

EXHIBIT "A"

PARCEL No. 22-TCE

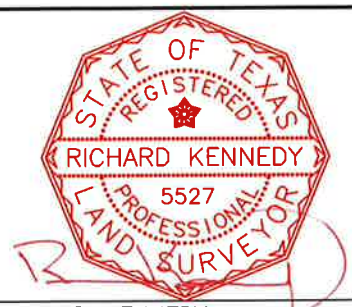


Tarrant Regional Water District

800 E. NORTHSIDE DRIVE • FORT WORTH, TEXAS 76102

CEDAR CREEK SECTION 2 REPLACEMENT

PARCEL NO. 22-TCE		TEMPORARY CONSTRUCTION EASEMENT
OWNER: LARRY DON BANKSTON		
SURVEY: J. LAWRENCE SURVEY, ABSTRACT NO. 616		
LOCATION: CITY OF MIDLOTHIAN, ELLIS COUNTY, TEXAS		
ACQUISITION AREA: 29,537 SQUARE FEET OR 0.678 ACRES		
WHOLE PROPERTY ACREAGE: 909,533 SQUARE FEET OR 20.88 ACRES (BY DEED)		
G&AI JOB NO. B&V_1901.00	DRAWN BY: BM	CAD FILE: P22_TCE.DWG
NOVEMBER 21, 2022	EXHIBIT A	SCALE: 1" = 200'



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

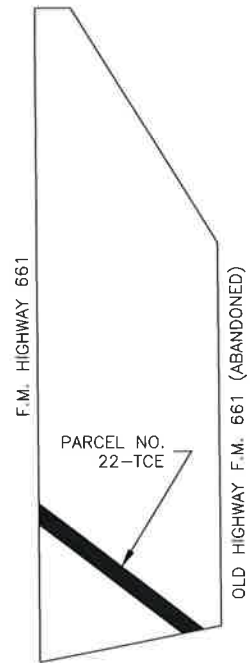
EXHIBIT "A"

PARCEL No. 22-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 00°01'33"E	62.94'
L-2	N 78°50'51"E	54.69'
L-3	S 78°50'51"W	66.68'



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.

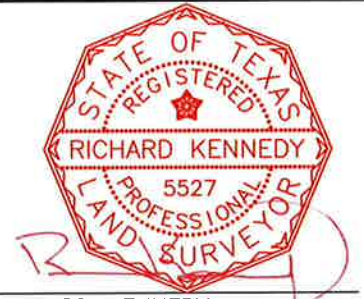


Tarrant Regional Water District

800 E. NORTHSIDE DRIVE • FORT WORTH, TEXAS 76102

CEDAR CREEK SECTION 2 REPLACEMENT

PARCEL NO. 22-TCE		TEMPORARY CONSTRUCTION EASEMENT
OWNER: LARRY DON BANKSTON		
SURVEY: J. LAWRENCE SURVEY, ABSTRACT NO. 616		
LOCATION: CITY OF MIDLOTHIAN, ELLIS COUNTY, TEXAS		
ACQUISITION AREA: 29,537 SQUARE FEET OR 0.678 ACRES		
WHOLE PROPERTY ACREAGE: 909,533 SQUARE FEET OR 20.88 ACRES (BY DEED)		
G&AI JOB NO. B&V_1901.00	DRAWN BY: BM	CAD FILE: P22_TCE.DWG
NOVEMBER 21, 2022	EXHIBIT A	SCALE: 1" = 200'



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

In addition, the General Manager of the District 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 Motheral seconded the motion, and the votes were 5 in favor, 0 against.

23.

With the recommendation of management, Director Team moved to approve conveyance to Meacham Capital Partners, LLC, a Texas limited liability company, fee simple title to an approximately 0.393-acre tract of land situated in the J.T. Hobbs Survey, Abstract Number 806, in the City of Fort Worth, Tarrant County, Texas, and being part of a called 23.84-acre tract of land conveyed to the District by deed recorded in Instrument Number D221379636, Official Public Records, Tarrant County, Texas, such tract of land to be conveyed by the District being more specifically described on the accompanying resolution and by the metes and bounds description and survey plat attached hereto.

EXHIBIT "A"

**TARRANT REGIONAL WATER DISTRICT
23.84 ACRE TRACT
J.T. HOBBS SURVEY, A-806
FORT WORTH, TARRANT COUNTY, TEXAS**

LAND PARTITION

BEING a 17,097 square foot (0.393 acre) tract of land situated in the J.T. Hobbs Survey, Abstract Number 806, in the City of Fort Worth, Tarrant County, Texas, and being part of a called 23.84 acre tract of land conveyed to the Tarrant Regional Water District (henceforth referred to as TRWD) by the Special Warranty Deed recorded in Instrument Number D221379636, Official Public Records, Tarrant County, Texas and being more particularly described as follows:

COMMENCING at a TxDOT Monument found in the Northwesterly line of said TRWD tract and the Southeasterly line of Northwest Loop 820 right-of-way (a variable width public right-of-way) and being at the beginning of a curve to the left having a radius of 300.00 feet, from which a 1/2-inch iron pipe found in the Northwesterly line of said TRWD tract and the Southeasterly line of said Northwest Loop 820 right-of-way bears North 58 degrees, 23 minutes, 45 seconds East, a distance of 358.29 feet. Said **POINT OF COMMENCING** having coordinates of N: 6,986,236.267, E: 2,312,884.316, Grid;

THENCE: with the Northwesterly line of said TRWD tract and the Southeasterly line of said Northwest Loop 820 right-of-way and with said curve to the left, through a central angle of 59 degrees, 01 minutes, 20 seconds, an arc distance of 309.04 feet (the long chord of which bears South 29 degrees, 04 minutes, 31 seconds West, a distance of 295.56 feet) to a 1/2-inch iron pipe found in the West line of said TRWD tract and the East line of the Old Decatur Road right-of-way (a variable width public right-of-way);

THENCE: South 00 degrees, 29 minutes, 11 seconds East, with the West line of said TRWD tract and the East line of said Old Decatur Road right-of-way, a distance of 181.95 feet to an ell corner in said TRWD tract and said Old Decatur Road right-of-way;

THENCE: South 89 degrees, 30 minutes, 49 seconds West, with the common line of said TRWD tract and said Old Decatur Road right-of-way, a distance of 10.34 feet to an ell corner in said TRWD tract and said Old Decatur Road right-of-way;

THENCE: South 00 degrees, 28 minutes, 51 seconds East, with the West line of said TRWD tract and the East line of said Old Decatur Road right-of-way, a distance of 207.91 feet to the Southwest corner of said TRWD tract and the West most Northwest corner of a called 63.863 acre tract of land situated in said Hobbs Survey, conveyed to Meacham Capital Partners LLC by the Special Warranty Deed recorded in Instrument Number D218275695, said Official Public Records;

THENCE: North 89 degrees, 31 minutes, 09 seconds East, departing the East line of said Old Decatur Road right-of-way, with the South line of said TRWD tract and the South most North line of said Meacham Capital Partners tract, a distance of 136.83 feet to a 5/8-inch iron rod with a red plastic cap stamped 'CRIADO' set for the **POINT OF BEGINNING** of the tract herein described. Said **POINT OF BEGINNING** having coordinates of N: 6,985,589.573, E: 2,312,870.571, Grid;

THENCE: North 89 degrees, 31 minutes, 09 seconds East, departing the South most North line of said Meacham Capital Partners tract, over and across said TRWD tract, a distance of 758.37 feet to a 5/8-inch iron rod with a red plastic cap stamped 'CRIADO' set in the Southeasterly line of said TRWD tract and the Northwesterly line of said Meacham Capital Partners tract;

EXHIBIT "A"

**TARRANT REGIONAL WATER DISTRICT
23.84 ACRE TRACT
J.T. HOBBS SURVEY, A-806
FORT WORTH, TARRANT COUNTY, TEXAS**

LAND PARTITION

THENCE: South 25 degrees, 46 minutes, 54 seconds West, with the Southeasterly line of said TRWD tract and the Northwesterly line of said Meacham Capital Partners tract, a distance of 15.44 feet to a 5/8-inch iron rod with a red plastic cap stamped 'CRIADO' set at the beginning of a curve to the right having a radius of 20.00 feet;

THENCE: continuing with the Southeasterly line of said TRWD tract and the Northwesterly line of said Meacham Capital Partners tract and with said curve to the right, through a central angle of 63 degrees, 44 minutes, 30 seconds, an arc distance of 22.25 feet (the long chord of which bears South 57 degrees, 39 minutes, 02 seconds West, a distance of 21.12 feet) to a 5/8-inch iron rod with a red plastic cap stamped 'CRIADO' set in the South line of said TRWD tract and the South most North line of said Meacham Capital Partners tract;

THENCE: South 89 degrees, 31 minutes, 12 seconds West, with the South line of said TRWD tract and the South most North line of said Meacham Capital Partners tract, a distance of 628.76 feet to a 5/8-inch iron rod with a red plastic cap stamped 'CRIADO' set at the beginning of a curve to the right having a radius of 20.00 feet;

THENCE: continuing with the South line of said TRWD tract and the South most North line of said Meacham Capital Partners tract and with said curve to the right, through a central angle of 28 degrees, 35 minutes, 26 seconds, an arc distance of 9.98 feet (the long chord of which bears North 77 degrees, 48 minutes, 26 seconds West, a distance of 9.87 feet) to a 5/8-inch iron rod with a red plastic cap stamped 'CRIADO' set at the beginning of a curve to the left having a radius of 210.00 feet;

THENCE: continuing with the South line of said TRWD tract and the South most North line of said Meacham Capital Partners tract and with said curve to the left, through a central angle of 26 degrees, 57 minutes, 42 seconds, an arc distance of 98.82 feet (the long chord of which bears North 76 degrees, 59 minutes, 58 seconds West, a distance of 97.91 feet) to the **POINT OF BEGINNING** and containing 17,097 square feet (0.393 acres) of land, more or less.

EXHIBIT "A"

**TARRANT REGIONAL WATER DISTRICT
23.84 ACRE TRACT
J.T. HOBBS SURVEY, A-806
FORT WORTH, TARRANT COUNTY, TEXAS**

LAND PARTITION

Note: All bearings cited hereon are based on the North American Datum of 1983 (NAD '83), 2011 Adjustment, Texas State Plane Coordinate System, North Central Zone (4202). All distances cited are scaled to surface using a combined scale factor of 1.00012. All areas cited hereon are calculated based on surface measurements. Units are US Survey Feet.

This real property description is accompanied by a separate map of survey of even date.

This map or plat was prepared from an accurate survey conducted on the ground under my direct supervision in January 2024.

*** 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 FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND THAT SAME IS TRUE AND CORRECT.

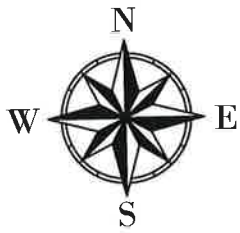

S. Kevin Wendell, RPLS #5500

Registered Professional Land Surveyor
State of Texas

05/01/24
Date

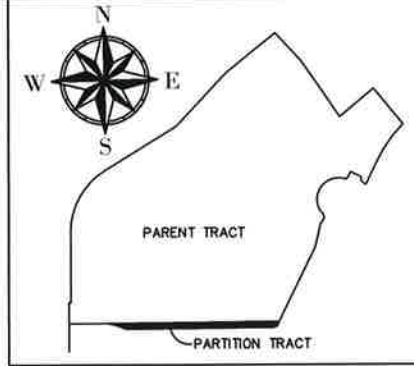


Criado and Associates, Inc
TBPLS Firm Registration No. 10163300
3030 Lyndon B. Johnson Fwy, Suite 600
Dallas, Texas 75234
(469) 547-6057
kwendell@criadoassociates.com



N.T.S.

0.393 AC. TR.
OUT OF THE
TARRANT REGIONAL WATER DISTRICT
23.84 AC. TR.
SITUATED IN THE
J.T. HOBBS SURVEY, A-806
CITY OF FORT WORTH
COUNTY OF TARRANT
TEXAS



APPROX. LOCATION OF SURVEY LINE

TxDOT NORTHWEST LOOP 820
(VARIABLE WIDTH PUBLIC
RIGHT-OF-WAY)

JOSEPH BOWMAN
SURVEY, A-80

OLD DECATUR ROAD
(VARIABLE WIDTH PUBLIC R.O.W.)

23.84 AC. TR.
J.T. HOBBS SURVEY, A-806
TARRANT REGIONAL WATER DISTRICT
INST. NO. D221379636
O.P.R.T.C.T.

J.T. HOBBS
SURVEY, A-806

40' R.O.W. EASEMENT
CITY OF FORT WORTH, TX
INST. NO. D215195090
O.P.R.T.C.T.

17,097 SQ. FT.
(0.393 AC)

ACCESS EASEMENT
INST. NO. D221379636
O.P.R.T.C.T.

63.863 AC. TR.
J.T. HOBBS SURVEY, A-806
MEACHAM CAPITAL PARTNERS, LLC

INST. NO. D218275695
O.P.R.T.C.T.

LOT 1, BLOCK 1
QUARRY FALLS INDUSTRIAL
GROWTH CENTER NO.1

INST. NO. D212150170
O.P.R.T.C.T.

CRIADO

Civil Engineering | Land Surveying | Sub-surface Utility Engineering | CER1

0.393 AC. TR.
OUT OF
TRWD 23.84 AC. TR.
J.T. HOBBS SURVEY, A-806
FORT WORTH, TX

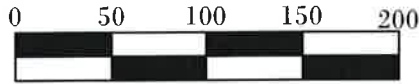
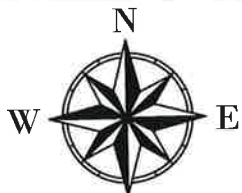
MAP OF SURVEY

DRAWN BY: KW CHECKED: AA

LOCATION: TARRANT COUNTY, TX

PROJECT # R15175.01

DATE: 12/28/2023



SCALE: 1" = 100'

0.393 AC. TR.
OUT OF THE
TARRANT REGIONAL WATER DISTRICT
23.84 AC. TR.
SITUATED IN THE
J.T. HOBBS SURVEY, A-806
CITY OF FORT WORTH
COUNTY OF TARRANT
TEXAS

APPROX. LOCATION OF SURVEY LINE

J.T. HOBBS
SURVEY, A-806

TxDOT NORTHWEST LOOP 820
(VARIABLE WIDTH PUBLIC
RIGHT-OF-WAY)

1/2" IPFO

N 58°23'45" E
358.29'

JOSEPH BOMAN
SURVEY, A-80

P.O.C.

TxDOT MONUMENT FND
N: 6,986,236.267
E: 2,312,884.316
GRID

23.84 AC. TR.
J.T. HOBBS SURVEY, A-806
TARRANT REGIONAL WATER DISTRICT

INST. NO. D221379636
O.P.R.T.C.T.

MATCHLINE PAGE 3

CRIADO

Civil Engineering | Land Surveying | Subsurface Utility Engineering | C&E

0.393 AC. TR.
OUT OF
TRWD 23.84 AC. TR.
J.T. HOBBS SURVEY, A-806
FORT WORTH, TX

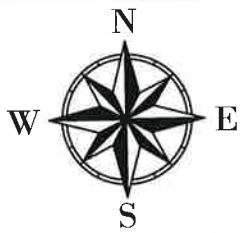
MAP OF SURVEY

DRAWN BY: KW CHECKED: AA

LOCATION: TARRANT COUNTY, TX

PROJECT # R15175.01

DATE: 12/28/2023



SCALE: 1" = 100'

0.393 AC. TR.
OUT OF THE
TARRANT REGIONAL WATER DISTRICT
23.84 AC. TR.
SITUATED IN THE
J.T. HOBBS SURVEY, A-806
CITY OF FORT WORTH
COUNTY OF TARRANT
TEXAS

MATCHLINE PAGE 2

J.T. HOBBS
SURVEY, A-806

23.84 AC. TR.
J.T. HOBBS SURVEY, A-806
TARRANT REGIONAL WATER DISTRICT

INST. NO. D221379636
O.P.R.T.C.T.

40' R.O.W. EASEMENT
CITY OF FORT WORTH, TX
INST. NO. D215195090
O.P.R.T.C.T.

P.O.B.

5/8" IRS W/RED CAP
STAMPED 'CRIADO'
N: 6,985,589.573
E: 2,312,870.571
GRID

N 89°31'09" E
136.83'

N 89°31'09" E 758.37'

17,097 SQ. FT.
(0.393 AC)

S 89°31'12" E 628.76'

JOSEPH BOMAN
SURVEY, A-80

OLD DECATUR ROAD
(VARIABLE WIDTH PUBLIC R.O.W.)

APPROX. LOCATION OF SURVEY LINE

1/2" IPF

S 00°29'11" E
181.95'

L02

S 00°28'51" E
207.91'

63.863 AC. TR.
J.T. HOBBS SURVEY, A-806
MEACHAM CAPITAL PARTNERS, LLC
INST. NO. D218275695
O.P.R.T.C.T.

ACCESS EASEMENT
INST. NO. D221379636
O.P.R.T.C.T.

LOT 1, BLOCK 1
QUARRY FALLS INDUSTRIAL
GROWTH CENTER NO.1

INST. NO. D212150170
O.P.R.T.C.T.

MATCHLINE PAGE 4

CRIADO

Civil Engineering | Land Surveying | Subsurface Utility Engineering | C&E1

0.393 AC. TR.
OUT OF
TRWD 23.84 AC. TR.
J.T. HOBBS SURVEY, A-806
FORT WORTH, TX

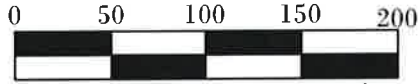
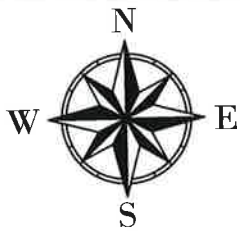
MAP OF SURVEY

DRAWN BY: KW CHECKED: AA

LOCATION: TARRANT COUNTY, TX

PROJECT # R15175.01

DATE: 12/28/2023



SCALE: 1" = 100'

0.393 AC. TR.
OUT OF THE
TARRANT REGIONAL WATER DISTRICT
23.84 AC. TR.
SITUATED IN THE
J.T. HOBBS SURVEY, A-806
CITY OF FORT WORTH
COUNTY OF TARRANT
TEXAS

J.T. HOBBS
SURVEY, A-806

23.84 AC. TR.
J.T. HOBBS SURVEY, A-806
TARRANT REGIONAL WATER DISTRICT

INST. NO. D221379636
O.P.R.T.C.T.

ACCESS EASEMENT
INST. NO. D221379636
O.P.R.T.C.T.

MATCHLINE PAGE 3

N 89°31'09" E 758.37'

17,097 SQ. FT.
(0.393 AC)

S 89°31'12" W 628.76'

63.863 AC. TR.
J.T. HOBBS SURVEY, A-806
MEACHAM CAPITAL PARTNERS, LLC

INST. NO. D218275695
O.P.R.T.C.T.

LOT 1, BLOCK 1
QUARRY FALLS INDUSTRIAL
GROWTH CENTER NO.1

INST. NO. D212150170
O.P.R.T.C.T.

CRIADO

Civil Engineering | Land Surveying | Subsurface Utility Engineering | ESI

0.393 AC. TR.
OUT OF
TRWD 23.84 AC. TR.
J.T. HOBBS SURVEY, A-806
FORT WORTH, TX

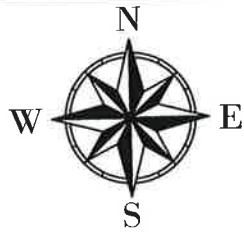
MAP OF SURVEY

DRAWN BY: KW CHECKED: AA

LOCATION: TARRANT COUNTY, TX

PROJECT # R15175.01

DATE: 12/28/2023



0.393 AC. TR.
 OUT OF THE
 TARRANT REGIONAL WATER DISTRICT
 23.84 AC. TR.
 SITUATED IN THE
 J.T. HOBBS SURVEY, A-806
 CITY OF FORT WORTH
 COUNTY OF TARRANT
 TEXAS

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L01	S 25°46'54" W	15.44'
L02	S 89°30'49" W	10.34'

CURVE TABLE						
CURVE NO.	Δ ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE	
CV01	63°44'30" RT	20.00'	22.25'	S 57°39'02" W	21.12'	
CV02	28°35'26" RT	20.00'	9.98'	N 77°48'26" W	9.87'	
CV03	26°57'42" LT	210.00'	98.82'	N 76°59'58" W	97.91'	
CV04	59°01'20" LT	300.00'	309.04'	S 29°04'31" W	295.56'	

LEGEND	
○	MONUMENT FOUND (AS NOTED)
⊗	5/8" IRON ROD WITH RED CAP STAMPED 'CRIADO' SET
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS OF ROCKWALL COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL./PG.	VOLUME/PAGE
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
R.O.W.	RIGHT-OF-WAY

NOTES:

- ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD '83). ALL DISTANCES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.00012. UNITS ARE US SURVEY FEET.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THE SURVEYOR DID NOT RESEARCH THE SUBJECT PROPERTY TITLE INFORMATION AND/OR ENCROACHMENTS. THERE MAY BE EASEMENT AND OR RESTRICTIVE COVENANTS OF RECORD AFFECTING THIS PROPERTY WHICH ARE NOT SHOWN HEREON.
- THIS MAP OF SURVEY IS ACCOMPANIED BY A SEPARATE PROPERTY DESCRIPTION OF EVEN DATE.
- A 5/8-INCH IRON ROD WITH A RED PLASTIC CAP STAMPED 'CRIADO' SET AT ALL PARCEL CORNERS.



THIS IS TO CERTIFY THAT THIS MAP OF SURVEY WAS PREPARED FROM AN ACCURATE SURVEY CONDUCTED ON THE GROUND UNDER MY DIRECT SUPERVISION NOVEMBER 2023.

S. Kevin Wendell

KEVIN WENDELL
 REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS
 REGISTRATION NO. 5500

DATE: 05/01/24



0.393 AC. TR.
 OUT OF
 TRWD 23.84 AC. TR.
 J.T. HOBBS SURVEY, A-806
 FORT WORTH, TX

MAP OF SURVEY	
DRAWN BY: KW	CHECKED: AA
LOCATION: TARRANT COUNTY, TX	
PROJECT # R15175.01	
DATE: 12/28/2023	

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

24.

There were no future agenda items approved.

25.

The next board meeting was scheduled for July 16, 2024, at 9:00 a.m.

26.

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



President



Secretary