

**RESOLUTION 2024.12.20 A**

**A RESOLUTION BY THE BOARD OF DIRECTORS OF THE PALO PINTO COUNTY MUNICIPAL WATER DISTRICT NO. 1 REQUESTING THE SALE/TRANSFER OF THAT CERTAIN PUBLIC ROADWAY SEGMENT DESCRIBED HEREIN ON ATTACHMENT 1 FROM THE STATE OF TEXAS TO PALO PINTO COUNTY MUNICIPAL WATER DISTRICT NO. 1.**

<b>THE STATE OF TEXAS</b>	<b>:</b>
<b>COUNTY OF PALO PINTO</b>	<b>:</b>
<b>PALO PINTO COUNTY MUNICIPAL WATER DISTRICT NO. 1</b>	<b>:</b>

**WHEREAS**, the Palo Pinto County Municipal Water District No. 1 (the "District") is a conservation and reclamation district created pursuant to Article XVI, Section 59 of the Texas Constitution, a governmental agency, and a body politic and corporate serving the residents of Palo Pinto and Parker Counties (the "Counties"); and

**WHEREAS**, the District was created for the purposes, among others, of acquiring, constructing, and operating dams and other works, plants, and facilities necessary or useful for impounding, storing, collecting, processing, and transporting water to cities and others for all useful purposes; and

**WHEREAS**, in furtherance of its statutory purposes, the District established and operates the Lake Palo Pinto dam and reservoir ("Lake Palo Pinto"), from which it supplies water to the City of Mineral Wells, the Brazos Electric Power Cooperative, and the Lake Palo Pinto Area Water Supply Corporation, among others; and

**WHEREAS**, the District is authorized to store 44,100 acre-feet of water in Lake Palo Pinto's conservation pool, but a 2007 volumetric survey determined the lake's capacity to be only 27,215 acre-feet of water, or approximately 62 percent of the authorized storage; and

**WHEREAS**, it is estimated that by 2070 Lake Palo Pinto's conservation capacity will be only 23,200 acre-feet of water, or less than 53 percent of its authorized storage; and

**WHEREAS**, the Counties are experiencing, and are projected to continue experiencing, rapid population growth, and it is necessary to develop additional water resources to meet the current and growing demand for water in the Counties; and

**WHEREAS**, the District investigated various options for establishing additional water storage capacity and identified the Turkey Peak Reservoir project (the "Project") as the preferred alternative; and

**WHEREAS**, the Project was included as a Recommended Water Management Strategy in Addendum No. 1 to the Texas Water Development Board's 2007 State Water Plan, in the 2011, 2016, and 2021 Brazos G Regional Water Plans, and in the Texas Water Development Board's

2012 and 2017 State Water Plans, and was identified as a Recommended New Major Reservoir in the Texas Water Development Board's 2022 State Water Plan; and

**WHEREAS**, the District applied for and, in January of 2009 and again in November of 2015, received financial assistance from the Texas Water Development Board for the initial phases of the development of the Project, including permitting, geotechnical investigations, surveying, land acquisition, preliminary and final designs, archeological work, utility relocations, and other Project development activities; and

**WHEREAS**, in November of 2015, the Texas Commission on Environmental Quality approved the development of the Project by issuing a water rights permit, which allows the District to store a combined total of 49,792 acre-feet of water in Lake Palo Pinto and the Project; and

**WHEREAS**, the United States Army Corps of Engineers has issued a permit under Section 404 of the Clean Water Act (the "Corps Permit") granting the District authority to construct the Project, subject to certain conditions as specified therein; and

**WHEREAS**, the District applied for and has received financial assistance from the Texas Water Development Board for the construction of the Project; and

**WHEREAS**, FM 4 traverses the Project site, and in order to establish, develop, construct, operate, and maintain the Project, it will be necessary to incorporate a segment of that right-of-way in the Project; and

**WHEREAS**, Ward Mountain Road intersects with FM 4 at the southeast and northwest limits of the Project site, and the District is planning the construction of upgrades to that roadway to accommodate local traffic following the closure of the segment of FM 4 that will be impacted by the Project; and

**WHEREAS**, the District wishes to purchase from the State of Texas the segment of FM 4 generally described and depicted in Attachment 1 hereto (the "Right-of-Way").

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE PALO PINTO COUNTY MUNICIPAL WATER DISTRICT NO. 1 THAT:**

Section 1. Findings and Determinations. The declarations, determinations, and findings declared, made, and found in the preamble to this Resolution are hereby adopted, restated, and made a part of the operative provisions hereof.

Section 2. Request for Sale/Transfer. Pursuant to the foregoing declarations, determinations, and findings, the District requests that the Right-of-Way be sold and/or transferred to the District for incorporation in the Project.

Section 3. Delegation of Authority. The Board hereby delegates to the General Manager the following duties and responsibilities with respect to the coordination and closing of such sale and/or transfer:

- A. To arrange for any updates and revisions to the survey of the Right-of-Way as may be necessary to its acquisition;
- B. To authorize adjustments in the size and boundaries of the Right-of-Way to be acquired;
- C. In consultation with the Board President, to determine the terms for the acquisition of the Right-of-Way; and
- D. In consultation with the Board President, to do and perform all such other acts and things and to enter into, execute, and deliver all such certificates, agreements, contracts, applications, statements, affidavits, acknowledgements, instruments, and other documents that, in the judgment of the General Manager, are necessary or appropriate to effectuate and carry out the purposes and intent of this Resolution.

Section 4. Effective Date. This Resolution shall be effective upon its adoption and shall remain in effect until amended or rescinded by the Board of Directors of the District.

PASSED AND APPROVED this 20th day of December, 2024.

  
\_\_\_\_\_  
President, Board of Directors

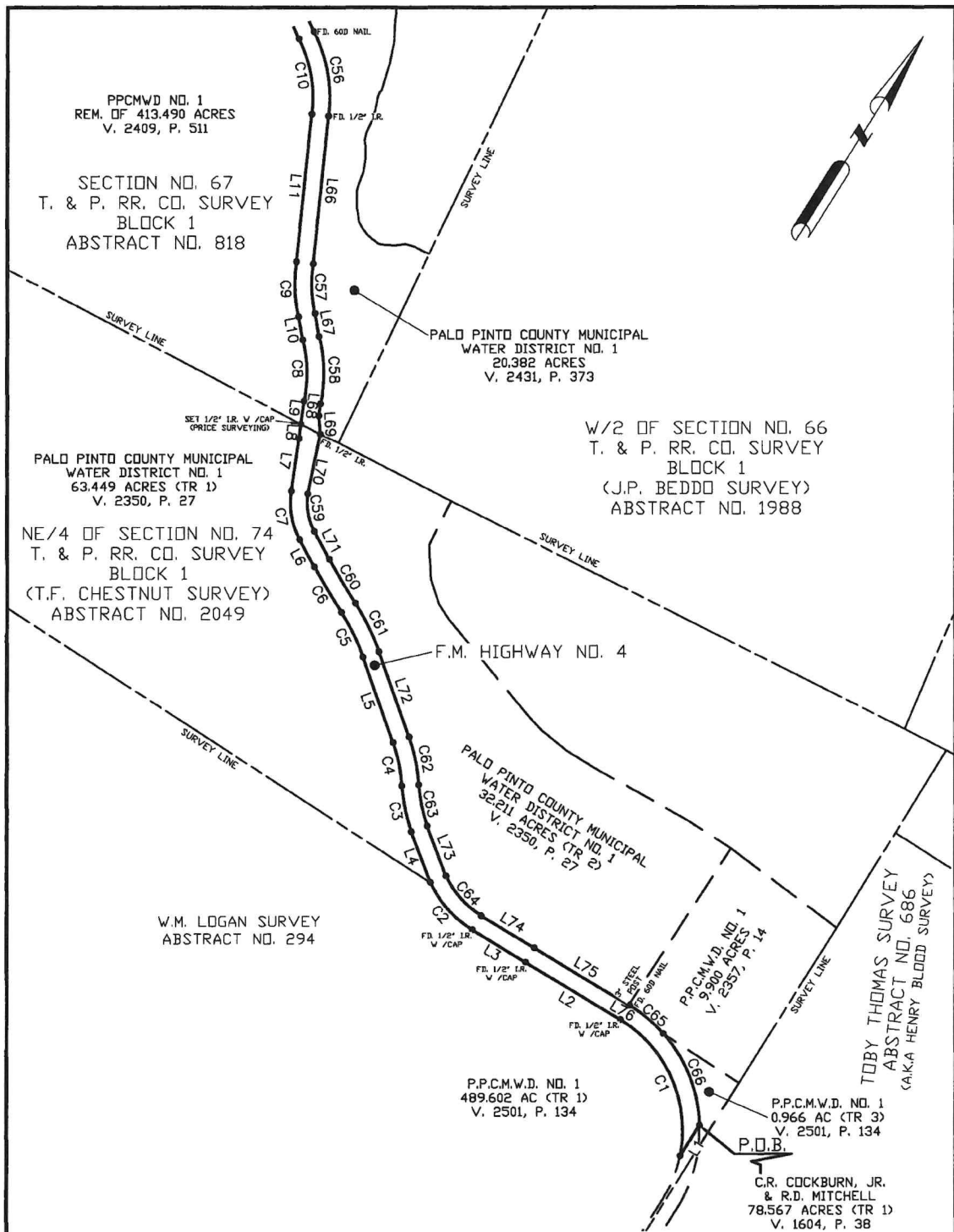
ATTEST:

  
\_\_\_\_\_  
Secretary, Board of Directors

(SEAL)



## **Attachment 1**



BEARING BASIS:  
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83  
NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: ALL CORNERS ARE POINTS UNLESS  
OTHERWISE NOTED

EXHIBIT "B"  
F.M. HIGHWAY NO. 4

SCALE: 1" = 500 FEET

25,379 ACRES

COMPILED ON: 10/22/2024

DRAWN BY: BJB 11/26/24

APPROVED BY: PC 11/27/24

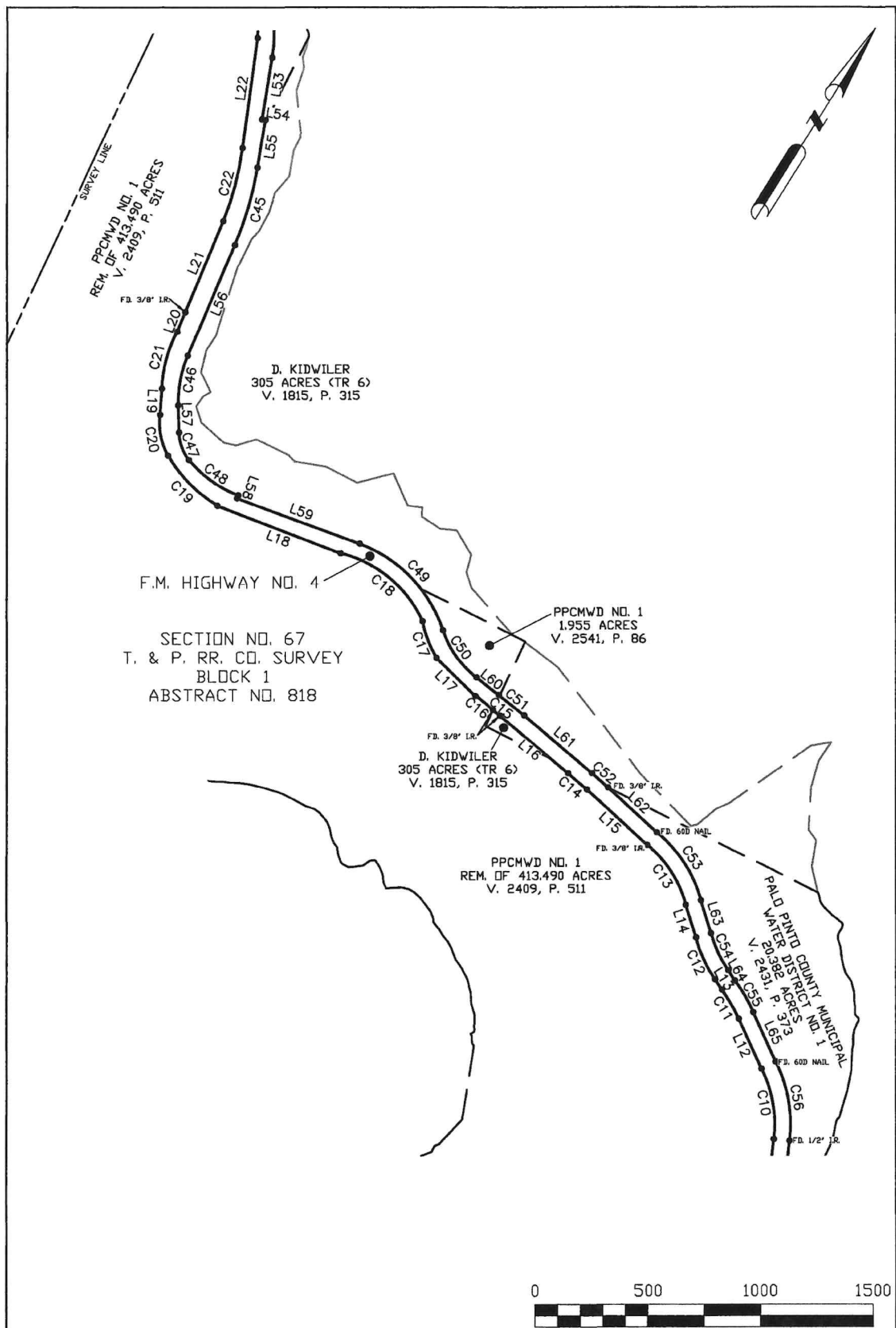
PRICE SURVEYING  
FIRM #10034200  
213 SOUTH OAK AVENUE  
MINERAL WELLS, TX 76067  
940-325-4841

PALO PINTO COUNTY  
MUNICIPAL WATER  
DISTRICT NO. 1

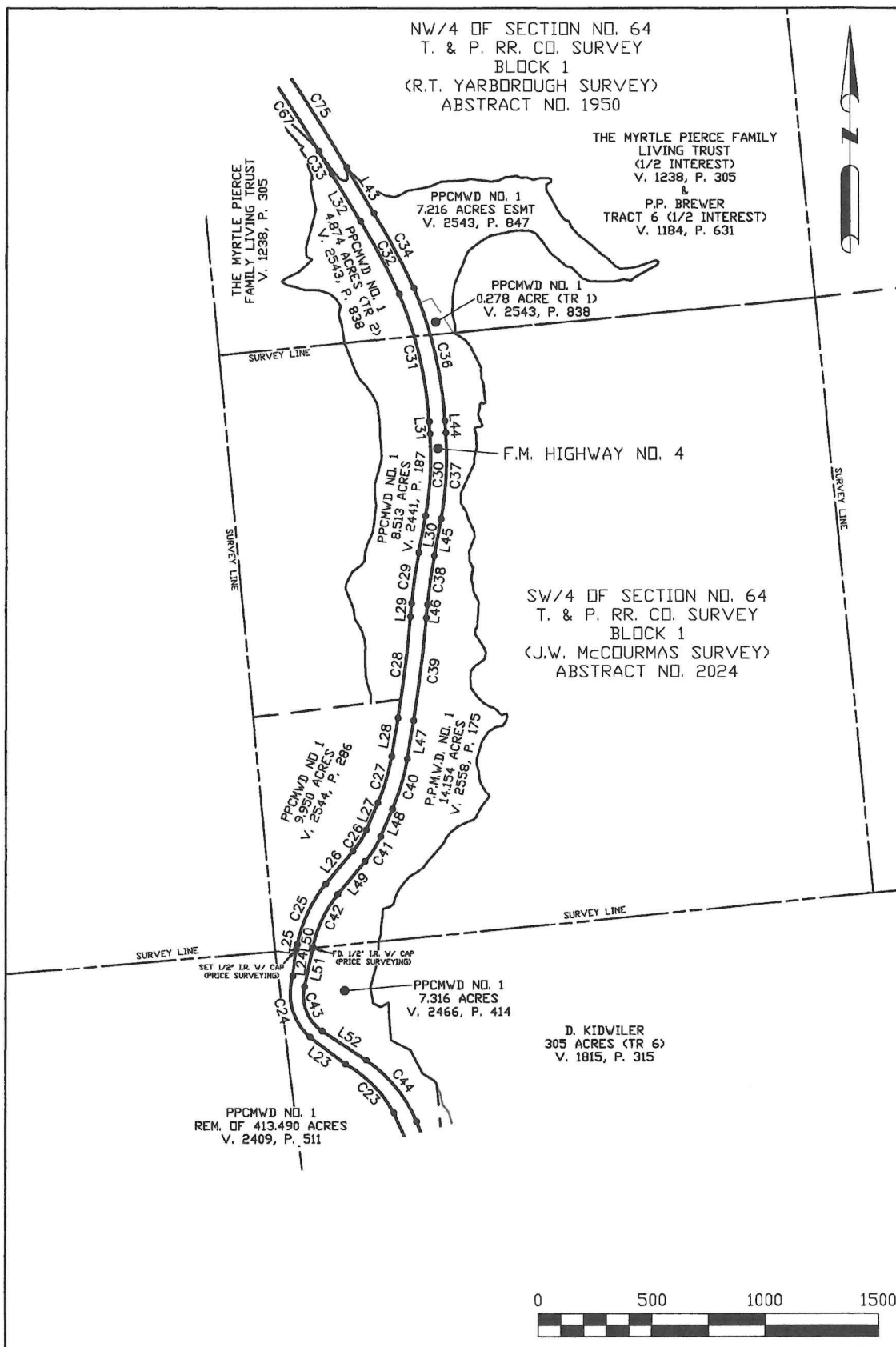
DWG: 24952A

FN241188

SHEET: 1 OF 5



BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 NORTH CENTRAL TX ZONE, US SURVEY FOOT  NOTE: ALL DISTANCES ARE SURFACE DISTANCES  NOTE: ALL CORNERS ARE POINTS UNLESS OTHERWISE NOTED			EXHIBIT "B" F.M. HIGHWAY NO. 4		SCALE: 1" = 500 FEET  25,379 ACRES
COMPILED ON:	10/22/2024	PRICE SURVEYING FIRM #10034200 213 SOUTH OAK AVENUE MINERAL WELLS, TX 76067 940-325-4841		PALO PINTO COUNTY MUNICIPAL WATER DISTRICT NO. 1	DWG: 24952A
DRAWN BY:	BJB	11/26/24			FN241188
APPROVED BY:	PC	11/27/24			SHEET: 2 OF 5



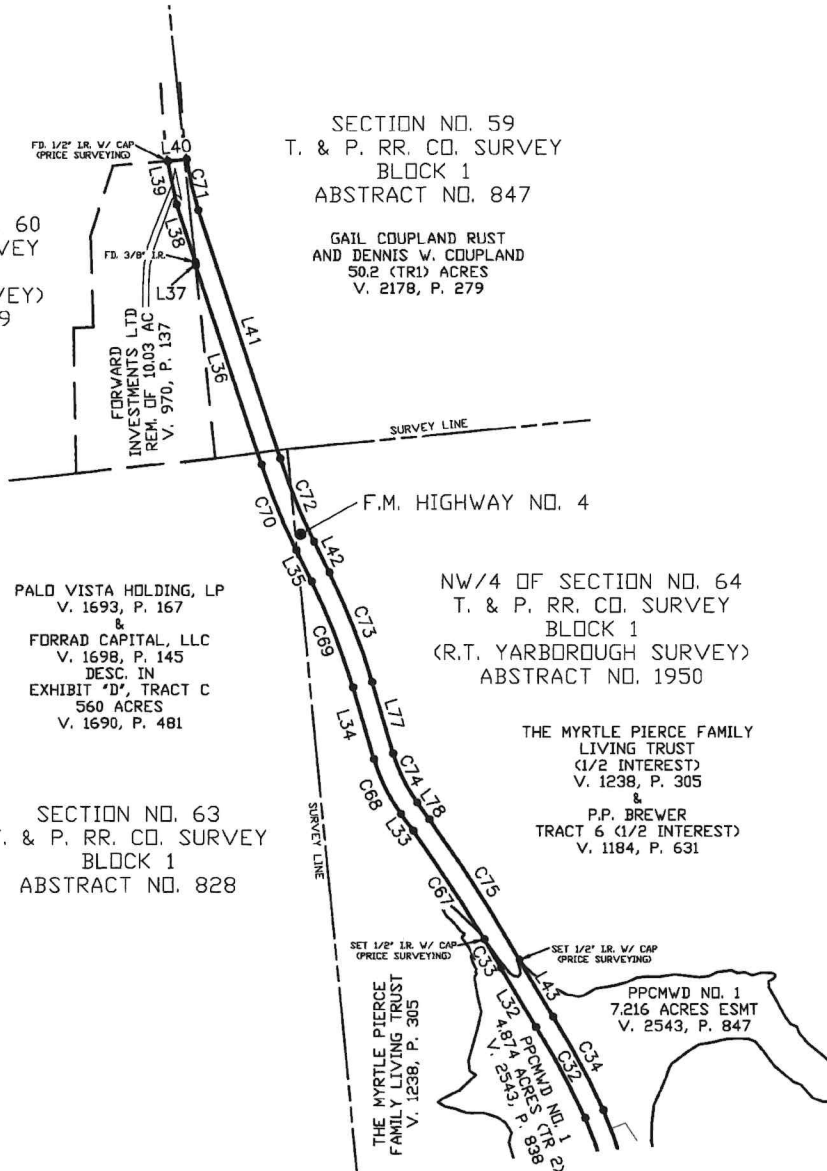
BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 NORTH CENTRAL TX ZONE, US SURVEY FOOT  NOTE: ALL DISTANCES ARE SURFACE DISTANCES  NOTE: ALL CORNERS ARE POINTS UNLESS OTHERWISE NOTED			EXHIBIT "B" F.M. HIGHWAY NO. 4		SCALE: 1" = 500 FEET
					25.379 ACRES
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DRAWN BY: BJB		11/26/24			FN241188
APPROVED BY: PC		11/27/24			SHEET: 3 OF 5



E/2 OF SECTION NO. 60  
T. & P. RR. CO. SURVEY  
BLOCK 1  
(J.M. ANDERSON SURVEY)  
ABSTRACT NO. 1129

SECTION NO. 59  
T. & P. RR. CO. SURVEY  
BLOCK 1  
ABSTRACT NO. 847

GAIL COUPLAND RUST  
AND DENNIS W. COUPLAND  
50.2 (TR1) ACRES  
V. 2178, P. 279



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TEXAS STATE PLANE COORDINATE SYSTEM, NAD83  
NORTH CENTRAL TX ZONE, US SURVEY FOOT

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F.M. HIGHWAY NO. 4

SCALE: 1" = 500 FEET

25.379 ACRES

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DRAWN BY:	BJB 11/26/24
APPROVED BY:	PC 11/27/24

PRICE SURVEYING  
FIRM #10034200  
213 SOUTH DAK AVENUE  
MINERAL WELLS, TX 76067  
940-325-4841

PALO PINTO COUNTY  
MUNICIPAL WATER  
DISTRICT NO. 1

DWG: 24952A

FN241188

SHEET: 4 OF 5

# SHEET 1 LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°00'00" E	151.19'
L2	S 88°54'10" W	462.11'
L3	S 89°14'35" W	257.41'
L4	N 52°54'30" W	226.53'
L5	N 51°30'24" W	376.89'
L6	N 60°38'24" W	130.00'
L7	N 23°42'24" W	221.62'
L8	N 25°17'24" W	60.80'
L9	N 24°37'30" W	96.54'
L10	N 42°19'48" W	98.28'
L11	N 26°15'33" W	616.32'
L12	N 56°38'15" W	242.22'
L13	N 84°46'08" W	55.73'
L14	N 49°23'37" W	152.71'
L15	N 79°35'18" W	363.24'
L16	N 82°00'22" W	394.31'
L17	N 77°33'48" W	240.85'
L18	N 78°54'29" W	586.42'
L19	N 28°55'31" W	116.26'
L20	N 09°29'33" W	92.73'
L21	N 09°19'52" W	436.40'
L22	N 24°21'41" W	489.78'
L23	N 52°35'31" W	197.21'
L24	N 07°20'36" E	117.14'
L25	N 11°09'03" E	23.30'
L26	N 39°03'03" E	188.53'
L27	N 23°17'58" E	130.20'
L28	N 09°15'57" E	170.88'
L29	N 04°43'59" E	59.56'
L30	N 10°33'58" E	165.17'
L31	N 04°09'28" W	53.20'
L32	N 30°44'51" W	243.31'
L33	N 36°04'41" W	74.03'
L34	N 16°09'48" W	262.22'
L35	N 26°20'12" W	121.30'
L36	N 18°20'47" W	738.44'
L37	N 05°55'01" W	11.65'
L38	N 18°04'38" W	213.67'
L39	N 11°35'28" W	155.88'
L40	N 85°04'57" E	67.46'
L41	S 18°20'47" E	919.88'
L42	S 26°20'12" E	121.30'
L43	S 16°09'48" E	262.21'
L44	S 36°04'41" E	74.37'

CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	10°39'20"	537.71'	70°25'13"	N 55°52'35" W	620.06'	860.88'
C2	12°54'06"	444.10'	34°25'00"	N 73°31'01" W	262.77'	266.76'
C3	7°51'14"	728.51'	15°19'09"	N 43°36'54" W	194.47'	195.05'
C4	8°24'39"	681.22'	15°32'11"	N 43°44'55" W	184.16'	184.72'
C5	6°27'45"	886.60'	13°25'40"	N 56°14'23" W	207.31'	207.78'
C6	1°58'33"	2899.79'	4°20'02"	N 82°48'24" W	219.26'	219.34'
C7	17°49'22"	321.47'	36°56'44"	N 42°10'26" W	203.72'	207.29'
C8	10°39'02"	537.96'	27°15'35"	N 33°32'01" W	253.54'	255.95'
C9	9°25'27"	607.96'	21°43'08"	N 34°18'48" W	229.08'	230.46'
C10	10°38'58"	538.02'	34°19'28"	N 42°04'28" W	317.51'	322.31'
C11	8°24'33"	681.35'	12°32'55"	N 82°17'36" W	148.93'	149.23'
C12	10°18'33"	558.77'	20°58'24"	N 56°51'37" W	202.47'	203.60'
C13	10°52'37"	526.77'	35°00'38"	N 85°06'32" W	316.90'	321.88'
C14	2°01'29"	2829.79'	2°14'07"	N 81°33'22" W	110.40'	110.40'
C15	2°01'29"	2829.79'	0°48'52"	N 82°27'13" W	40.23'	40.23'
C16	2°01'29"	2829.79'	2°02'12"	N 83°50'04" W	100.59'	100.60'
C17	11°21'14"	504.64'	19°48'10"	N 53°05'05" W	173.55'	174.41'
C18	10°39'02"	537.96'	51°53'00"	N 82°30'28" W	470.67'	487.14'
C19	9°31'58"	601.05'	30°03'45"	N 76°57'48" W	311.76'	315.36'
C20	20°10'00"	284.11'	37°57'59"	N 43°08'10" W	184.84'	188.26'
C21	9°25'27"	607.96'	24°44'27"	N 17°01'52" W	280.49'	282.52'
C22	4°06'01"	1397.39'	13°47'57"	N 17°31'01" W	335.74'	336.55'
C23	10°39'02"	537.96'	32°42'25"	N 44°34'03" W	302.94'	307.09'
C24	22°26'11"	255.37'	65°49'35"	N 15°28'45" W	277.52'	293.39'
C25	9°25'27"	607.96'	27°48'36"	N 25°03'29" E	292.20'	295.09'
C26	16°30'47"	346.97'	18°10'21"	N 32°22'52" E	109.59'	110.05'
C27	6°13'42"	919.93'	13°23'17"	N 16°36'24" E	214.47'	214.96'
C28	1°00'22"	5694.58'	4°32'00"	N 06°59'57" E	450.45'	450.56'
C29	2°56'46"	1944.85'	6°35'35"	N 08°01'43" E	223.67'	223.80'
C30	4°06'01"	1397.40'	14°52'06"	N 03°07'58" E	361.61'	362.63'
C31	3°22'04"	1701.24'	19°27'54"	N 13°10'21" W	575.18'	577.96'
C32	2°01'29"	2829.79'	7°22'50"	N 28°22'46" W	364.27'	364.52'
C33	1°00'22"	5694.58'	1°08'20"	N 30°18'58" W	114.85'	114.86'
C34	1°58'33"	2899.79'	7°23'09"	S 28°21'39" E	373.55'	373.81'
C35	3°14'05"	1771.24'	19°29'10"	S 13°11'51" E	599.49'	602.39'
C36	3°14'05"	1771.24'	19°29'10"	S 13°11'51" E	599.49'	602.39'
C37	3°54'17"	1467.39'	14°51'54"	S 03°08'05" W	379.84'	380.70'
C38	3°03'22"	1874.86'	6°36'26"	S 08°02'08" W	216.06'	216.20'
C39	0°59'38"	5764.58'	4°32'00"	S 06°59'57" W	465.98'	466.10'
C40	5°47'16"	989.93'	13°24'41"	S 16°35'42" W	231.18'	231.71'
C41	13°44'27"	418.97'	17°57'38"	S 32°16'30" W	130.17'	130.71'
C42	10°39'02"	537.96'	27°48'16"	S 25°03'20" W	258.50'	261.06'
C43	30°54'47"	185.34'	68°17'00"	S 21°57'45" E	208.05'	220.89'
C44	9°25'24"	608.02'	33°16'00"	S 39°28'15" E	348.08'	353.02'

# SHEET 2 LINE TABLE

LINE	BEARING	DISTANCE
L12	N 56°38'15" W	242.22'
L13	N 84°46'08" W	55.73'
L14	N 49°23'37" W	152.71'
L15	N 79°35'18" W	363.24'
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# SHEET 3 LINE TABLE

LINE	BEARING	DISTANCE
L23	N 52°35'31" W	197.21'
L24	N 07°20'36" E	117.14'
L25	N 11°09'03" E	23.30'
L26	N 39°03'03" E	188.53'
L27	N 23°17'58" E	130.20'
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L43	S 16°09'48" E	262.21'
L44	S 36°04'41" E	74.37'

CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C23	10°39'02"	537.96'	32°42'25"	N 44°34'03" W	302.94'	307.09'
C24	22°26'11"	255.37'	65°49'35"	N 15°28'45" W	277.52'	293.39'
C25	9°25'27"	607.96'	27°48'36"	N 25°03'29" E	292.20'	295.09'
C26	16°30'47"	346.97'	18°10'21"	N 32°22'52" E	109.59'	110.05'
C27	6°13'42"	919.93'	13°23'17"	N 16°36'24" E	214.47'	214.96'
C28	1°00'22"	5694.58'	4°32'00"	N 06°59'57" E	450.45'	450.56'
C29	2°56'46"	1944.85'	6°35'35"	N 08°01'43" E	223.67'	223.80'
C30	4°06'01"	1397.40'	14°52'06"	N 03°07'58" E	361.61'	362.63'
C31	3°22'04"	1701.24'	19°27'54"	N 13°10'21" W	575.18'	577.96'
C32	2°01'29"	2829.79'	7°22'50"	N 28°22'46" W	364.27'	364.52'
C33	1°00'22"	5694.58'	1°08'20"	N 30°18'58" W	114.85'	114.86'
C34	1°58'33"	2899.79'	7°23'09"	S 28°21'39" E	373.55'	373.81'
C35	3°14'05"	1771.24'	19°29'10"	S 13°11'51" E	599.49'	602.39'
C36	3°14'05"	1771.24'	19°29'10"	S 13°11'51" E	599.49'	602.39'