



REPLY TO
ATTENTION OF

TEXAS MILITARY DEPARTMENT

Texas Army National Guard
Post Office Box 5218
Austin, Texas 78763-5218

December 7, 2018

Construction Facilities Management Office

Honorable George P. Bush, Texas Land Commissioner
Attn: Mr. Mark Neugebauer, RPLS, LSL
Director of Surveying
Texas General Land Office
1700 North Congress Avenue
Austin, Texas 78701-1495

File No. SKETCH FILE 36 County _____
TARRANT
SEE PLAT IN STATE REAL PROPERTY SK. No. 4
Date Filed 04/16/2019
By K. Schreiber George P. Bush, Commissioner

Subject: Survey Report of the Eagle Mountain Lake Texas National Guard Training Area, Tarrant and Wise County, Texas, about 17 miles N 29 deg. W from Fort Worth, Texas, the County Seat of Tarrant.

Pursuant to the Texas Military Forces requirements for accurate locations of state and licensed lands for the use and benefit of the Texas National Guard, I have completed the research, field survey, and monumenting on the ground of post-World War-II Eagle Mountain Lake Training Area, formerly a U.S. Marine Corps Air Station acquired by Declaration of Taking and is now vested into the State of Texas.

The perimeter boundary of present-day Eagle Mountain Lake Training Area (hereinafter referred to as EML) encompasses 1,254.31 acres of land and contains 1,208.2 acres in TRACT 1 located in Tarrant County, and 46.11 acres in TRACT 2 which is in both Tarrant and Wise Counties. EML is bounded to the north by the Chicago, Rock Island & Pacific Railroad and F.M. Highway 718; to the east by Walsh Ranches Limited Partnership, Volume 12624, Page 92, Deed Records, Tarrant County, Texas and DBE Realty and Investments, Ltd. (a.k.a. "T.J. Elkins Ranch Property"), Instrument No. D205388759, Deed Records, Tarrant County, Texas; to the south by said "T.J. Elkins Ranch Property" and remainders of strips of land that appear to be vested in G.W. Duke, Volume 442, Page 161 ("Second Tract" 20 acres-call) and Volume 697, Page 395 (235.5 acres-call), Deed Records, Tarrant County, Texas; to the west by Tarrant County Water Control and Improvement District No. One "Area D, Section No. 1", Volume 2837, Page 183, Deed Records, Tarrant County, Texas, Morris-Dido-Newark Road (County Road 1220), and International Church of the Word of Faith, Inc., Volume 7130, Page 1101, Deed Records, Tarrant County, Texas.

The purpose of my survey was to retrace a 2001 survey of EML done by Austin J. Bedford, RPLS No. 4132 for the Texas Military Department. Bedford was contracted to establish the perimeter boundary of EML and mark locations for a perimeter fence. However, Bedford's contract was cancelled halfway through his survey and I needed to verify his boundary work. In retracing his survey, Bedford purports to have set corners along the westerly line of EML which I could not find. I also discovered on Bedford's survey plat his south boundary line of EML TRACT 1 was shown to have an overlapping conflict with the north boundary line of the T.J. Elkins Ranch Property, but his survey did not make note of it. This conflict was substantiated when I surveyed the T.J. Elkins Ranch, a joinder tract.

I also believe the United States made an error in laying out the south boundary line of the original EML land, causing an over-lapping conflict with the north boundary lines of said T.J. Elkins Ranch Property and the remainder of strips of land into two G.W. Duke tracts that are in the George McCloud Survey No. 61 Abstract No. 1090 and the J.P. Smith Survey Abstract No. 1942. These two original surveys are to the south of EML and were not part of the lands taken by the United States in the Declaration of Taking. This line further compounded the overlapping conflict of T.J. Elkins' north boundary line when the United States in 1955 deeded 217.9 acres (call) to the Tarrant County Water Control and Improvement District Number One known as "Area D, Section No. 1" (Volume 2837, Page 183, Deed Records, Tarrant County, Texas). I surveyed its south boundary line and found it in conflict with Elkins' north boundary line by as much as 9.8 feet.

Together with my survey of EML, I performed a retracement of several original patent surveys located in and adjacent to EML in efforts to locate their corners as originally set when the Public Domain was issuing certificates to settlers coming into this area. Specifically, the east and south boundary lines of EML TRACT 1 were called to run with some of the original survey lines and pressed the need for the original retracement. The results of this survey are presented in a separate report and sketch and furnished herewith.

LAND TITLE RESEARCH

I made a working sketch of EML using Texas General Land Office field notes of original surveys and the deeds into the United States by Declaration of Taking during World War II and into the State after the war. I assembled joinder tracts of private properties for me to survey from land records retrieved at the Tarrant County Clerk's Office and using the Assessor's abstract of rural property in Tarrant County. A list of these tracts is found in Appendix 1 of this report.

HISTORY OF THE EAGLE MOUNTAIN LAKE TEXAS NATIONAL GUARD TRAINING AREA

The United States of America originally acquired this land in a Judgement of Declaration of Taking in the Northern District of Texas, Fort Worth Division styled *United States of America, Petitioner, vs. Certain Parcels of Land Situate in Tarrant County, Texas, and William Fleming et al, Defendants. No. 432 Civil*. This judgement was filed in the District Court on 12 January 1943 and filed for record on 15 January 1943 in Volume 1548, Page 452, Deed Records, Tarrant County, Texas. The purpose of this Declaration of Taking was to acquire land for a U.S. Marine Corps air station to train Marine glider pilots. In April 1942, the U.S. Marine Corps formed Marine Glider Group Seventy-One (MLG-71) at Paris Island Marine Corps Air Station, South Carolina. MLG-71 established an air station at EML in Tarrant County, Texas to be used as a training facility for Marine Corps aviators on 13 July 1942.¹ Occupation of the EML base began before the Declaration of Taking proceedings were underway in the District Court. The EML base was commissioned on 1 December 1942.² During the adjudication process, the Department of the Navy began construction of roads, infrastructure, etc.

Lands Acquired and Conveyed by the State of Texas

In 1957, the Department of the Navy officially closed the Marine Corps air base and transferred the land over to the State of Texas by Act of Congress (Public Law 85-258) and the land was conveyed to the state by Quit Claim Deed with Indenture for 2477.73 acres (call) filed on 6 June 1958 and recorded in Volume 3213, Page 365, Deed Records, Tarrant County, Texas for the use and benefit of the Texas National Guard of the State of Texas. Over the next four decades, the following conveyances, transfers and land swaps occurred:

- 22 March 1969: The Texas National Guard of the State of Texas conveyed a 60 foot-wide Right-of-Way Easement for 20.97 acres (call) to the Tarrant County Highway Department, filed on 3 April 1969 and recorded in Volume 4704, Page 561, Deed Records, Tarrant County, Texas, for the purpose of constructing and maintaining a permanent roadway now known as Morris-Dido-Newark Road (County Road 1220), which divided the original 2477.73 acres roughly in half on both sides of the road.

¹ Davidson, J.M., J.C. Brandon, F.O. Huffman and D.B. Hudler, 2001. *An Archaeological Survey and Archival Assessment of 1,250 Acres of the Texas Army National Guard Eagle Mountain Lake Training Site, Tarrant County, Texas*. A Report prepared for Texas Army National Guard, Austin, Texas, under Contracts No. TX99-ENV-06-401-9-5709 and TX99-ENV-07-401-9-5710 and Modification 1 thereof. Studies in Archaeology 39 Texas Archaeological Research Laboratory, The University of Texas at Austin. pp. 26-29

²*ibid.* p. 29

- 15 July 1969: The State of Texas acting by and through the Texas National Guard Armory Board conveyed approximately 1206.56 acres located on the west and north side of Morris-Dido-Newark Road in a Deed Without Warranty to the United States of America, filed on 24 July 1969 and recorded in Volume 4756, Page 753, Deed Records, Tarrant County, Texas. In 1969, the United States conveyed the said 1206.56 acres to C.D. Wyche, filed on 7 November 1969 and recorded in Volume 4805, Page 851, Deed Records, Tarrant County, Texas. **NOTE: In these two deeds, a perpetual easement and the right to occupy buildings and other above ground improvements was reserved to the State of Texas for 10.91 acres (call) known as "Tract No. 2" and is shown on my plat.** In 1970, Juanita Wyche, widow of C.D. Wyche, conveyed said 1206.56 acres to Paul H. Pewitt, filed on 6 May 1970 and recorded in Volume 4875, Page 362, Deed Records, Tarrant County, Texas. In 1981, the estate of Paul H. Pewitt conveyed 379.173 acres (call), a.k.a. the "North 1/4 of a 1519.693-acre tract" to the International Church of the Word of Faith, Inc. filed on 4 June 1981 and recorded in Volume 7130, Page 1101, Deed Records, Tarrant County, Texas. In 1985, the estate of Paul H. Pewitt conveyed 379.173 acres (call), a.k.a. the "South 1/4 of a 1519.693-acre tract" to the International Church of the Word of Faith, Inc. filed on 3 January 1985 and recorded in Volume 8048, Page 2284, Deed Records, Tarrant County, Texas. The land between the "North 1/4 and South 1/4 of a 1519.693-acre tract" does not show up in the Tarrant County Abstract of rural property in a recorded deed; however, a called 453.19-acre tract labelled "Tract 1A" found in the abstract card file in the D.T. Flores Survey, Abstract 505 shows the ownership of record to be the International Church Word of Faith with a date of 17 September 1984.
- 12 June 1991: The United States, acting by and through the Secretary of the Army for and in consideration of the conveyance to the United States of other lands of equal value by Eagle Mountain Lake International Church, Inc. conveyed 46.1186 acres (call) in the Jacob Wilcox Survey No. 65, Abstract No. 1700 and the M.E.P. and P.R.R. Company Survey, Abstract No. 1124 to the State of Texas acting by and through the Texas National Guard Armory Board by Quit Claim Deed filed 15 November 1991 and recorded in Volume 10445, Page 1072, Deed Records, Tarrant County, Texas.
- 12 November 1991: The State of Texas acting by and through the Texas National Guard Armory Board for and in consideration of the exchange and conveyance to the United States of certain interests conveyed 46.1186 acres (call) in the Jacob Wilcox Survey No. 65, Abstract No. 1700 and the M.E.P. & P.R.R. Company Survey, Abstract No. 1124 to the United States by Quit Claim Deed filed on 14 November 1991 and recorded in Volume 10445, Page 1077, Deed Records, Tarrant County, Texas.
- 13 November 1991: Eagle Mountain Lake International Church, Inc. for and in consideration of the exchange and conveyance by the State of Texas acting by and through the Texas National Guard Armory Board and the release by the United States of certain interests conveyed 46.1186 acres (call) in the Jacob Wilcox Survey No. 65, Abstract No. 1700, Section 31, M.E.P. & P.R.R. Company Survey, Abstract No. 1937, and the J.W. Dewees

Survey, Abstract No. 1926 to the United States By General Warranty Deed filed on 14 November 1991 and recorded in Volume 10443, Page 305, Deed Records, Tarrant County, Texas.

- 20 March 1992: The United States, acting by and through the Secretary of the Army in support of an exchange of land contract between the United States of America, the State of Texas, and the Eagle Mountain Lake International Church, Inc. for the two equal area tracts of 46.1186 acres (call) by Quit Claim Deed filed on 6 February 1992 and recorded in Volume 10526, Page 247, Deed Records, Tarrant County, Texas. The called 46.1186 acres in the Jacob Wilcox Survey No. 65, Abstract No. 1700, Section 31, M.E.P. & P.R.R. Company Survey, Abstract No. 1937, and the J.W. Dewees Survey, Abstract No. 1926 exchanged to the State of Texas is referred to as TRACT 2, on my survey, containing 46.11 acres, and is located at the intersection of the northwest right-of-way line of said Morris-Dido-Newark Road and the southwest right-of-way line of the Chicago Rock Island Pacific Railroad.

Jefferson Cemetery

A family cemetery with the name of Jefferson was found in the southwest portion of EML, located in the William G. King Survey No. 62, Abstract 900. The patriarch, Henry Jefferson, along with his wife, Nancy Jefferson, settled in northwest Tarrant County around 1860 and had at least four children. Henry Jefferson was a slave holder and was appointed to a Tarrant County Commissioner seat in 1869. James D. Jefferson is believed to be the son of Henry Jefferson and was married to Emily G. Jefferson and had four children.³ Henry and Nancy Jefferson appear to have owned the land in the William G. King Survey. From the Tarrant County Assessor's abstract of rural property, the William G. King Survey was originally divided up into three tracts: Tract 1 for 40 acres; Tract 2 for 80 acres; Tract 3 for 220 acres. Following the death of Henry Jefferson, Nancy Jefferson conveyed land out of these tracts to-wit: 40 acres to John W. Sutton dated 5 February 1879, Volume N, Page 174; 80 acres to Benjamin F. Marcum dated 30 May 1879, Volume O, Page 546; undisclosed acreage to P.W. Volney and R.B. Hall dated 22 December 1879, Volume P, Page 593; all recorded in the Deed Records of Tarrant County, Texas.⁴

The Jefferson Cemetery is small (410 sq. ft.) and has six headstones and five footstones surrounded by a dilapidated white picket fence (Fig. 1). It is approximately 430 feet north of the south boundary line of EML near Indian Creek. The headstones face to the west and their footstones are aligned to the east:

- Headstone #1-Inscription: "JAMES D JEFFERSON BORN AUGUST 28, 1828 DIED MAY 3, 1879"

³ Davidson, Brandon, Huffman and Hudler, 2001. pp.16-18

⁴ *Ibid.* pp. 21-22

- Footstone #1a-Inscription: "J.D.J."
- Headstone #2-Inscription: "MARY ANN JEFFERSON DAU OF J.D. & EMILY G. JEFFERSON BORN JANUARY 29, 1866 DIED AUG 30, 1869"
- Footstone #2a-Inscription: "M.A.J."
- Headstone #3-Inscription: "MINERVA D JEFFERSON DAU OF J.D. & EMILY G. JEFFERSON BORN APR. 13, 1868 DIED JUNE 2, 1877"
- Footstone #3a-Inscription: "M.D.J."
- Headstone #4-Inscription: "ISA... [JEFFER]SON DIED OCT 27, 1860, AGED 38 YEARS"
- Footstone #4a-Inscription: (no markings)
- Headstone #5-Inscription: "HENRY JEFFERSON DIED OCT. 4, 1875 AGED 73 YRS 11 Ms 11Ds"
- Footstone #5a-Inscription: "H. J."
- Headstone #6-Inscription: (no markings, fragmented headstone)



Figure 1. Jefferson Cemetery as of 27 November 2018 (facing north).

TARRANT AND WISE COUNTY BOUNDARY LINE

The land of EML in the Declaration of Taking and the Quit Claim Deed into the State describes the northwest corner as a concrete monument at the water's edge of Eagle Mountain Lake at elevation 649 and calls to be in the Tarrant-Wise County line. The north boundary line calls to run with said county line to another concrete monument intersecting the southwest line of the Chicago, Rock Island and Pacific Railroad Company right-of-way in the north line of EML TRACT 2. I spoke with Frank Shelton, RPLS, Senior Survey Chief with the Tarrant County Transportation Services, and he told me that the EML line was not on the county line because he had located the Tarrant-Wise County line several years back. I intended to locate the northwest corner of Tarrant County west across Eagle Mountain Lake and the Tarrant-Wise-Denton County corner to the east of EML. I researched the Texas General Land Office county boundary files for Tarrant, Parker, Wise and Denton Counties and retrieved the following:

- GLO Tarrant County Boundary File 5 and Tarrant County Boundary File 5 of the 1965 Tarrant-Parker County Line survey report and field notes by R.G. Brown, Licensed State Land Surveyor and Special Surveyor for Tarrant County and G.F. Mann, Professional Engineer and Special Surveyor for Parker County as set forth in Tarrant County Commissioner's Court Order No. 34314 to reestablish the line between Tarrant and Parker Counties. The survey was completed by Mr. Brown in October 1964.
- GLO Parker County Boundary File 3 and Tarrant County Boundary File 3 of the 1965 Tarrant-Parker County Line survey report and field notes by James E. McCarty, Licensed State Land Surveyor employed by the Texas General Land Office to relocate the county line between Tarrant and Parker Counties. Whereupon the matter of disagreement between R.G. Brown, Special Surveyor for Tarrant County and G.F. Mann, Special Surveyor for Parker County of the 1964 survey of said county line was not resolved, the Tarrant County Commissioner's Court on 9 August 1965 issued Commissioner's Court Order No. 36492 "*Resolution Accepting County Line between Tarrant and Parker Counties as Recommended by Jerry Sadler, State of Texas Land Commissioner*", finding the boundary line as fixed by the Texas General Land Office as fair and adopted as the true boundary line between the two counties.
- GLO Tarrant County Boundary File 6 of sketch and field notes made by Garey W. Gilley, Licensed State Land Surveyor in 2004-2005 to resurvey the Tarrant-Denton County boundary line made by Donald Jackson, Registered Professional Land Surveyor in 1986-1987 from a lawsuit brought about by Tarrant County against Denton County styled, *Tarrant County v. Denton County*; Cause No. 44051, 43rd Judicial District Court of Parker County, Texas. The case was tried in 1999 to the bench. On 9 October 2000, the Court rendered judgement in favor of Denton County. Tarrant County appealed the District Court's decision to the Court of Appeals of Texas, Fort Worth and the judgement was reversed on 1 August 2002 (87 S.W.3d 159). The Supreme Court of Texas denied Denton County's petition for

review. On 8 March 2004, a Modified and Corrected Final Judgement in the 43rd District Court of Parker County, Texas commanding Denton County to observe the order of the Court of Appeals and adopt the boundary line between Tarrant and Denton Counties as surveyed and monumented by Donald Jackson. The Modified and Corrected Final Judgement also stated the boundary line between Tarrant and Denton County shall be a straight line from the northwest corner of Dallas County common with the northeast corner of Tarrant County to the southeast corner of Wise County, and appointed Mr. Gilley to retrace Jackson's line and monument as required. Mr. Gilley's survey from the southeast corner of Wise County is shown to be a straight line westerly to the northwest corner of Tarrant County, and it falls inside EML TRACT 2.

FIELD SURVEY WORK AND BOUNDARY CONSTRUCTION

I commenced fieldwork on 21 January 2014 with the assistance of Mark Hinojosa and completed the survey on 28 November 2018 (see accompanying plat and field notes). This survey established five primary geodetic control stations on the Texas Coordinate System, Lambert conic grid projection, NAD 83 (CONUS) Texas North Central Zone 4202. The primary control stations were positioned by static satellite observations and post-processed in a least squares network adjustment constrained in latitude, longitude and ellipsoid height to CORS Stations TXDE and TXSG (NAD 83 (2011) epoch 2010.00). Combined grid scale factor is 0.999841478. Bearings shown are Lambert grid unless referencing a patent bearing call. Mean convergence angle is (+) 0°33'37" (grid to geodetic). Grid distances were raised to ground distances after computing a ground scale factor of 1.000158472 from the geodetic position of Station 500 (32°58'42.27468"N, 097°28'18.12363"W, ellipsoid height 667.912 feet, orthometric height 760.00 feet), which was purposely set near the center of the survey, making this a local coordinate system. Distances shown are U.S. Survey Foot except when showing an original patent survey tie, then distances in varas are indicated. NAVD 88 orthometric heights were derived from the GEOID12A (CONUS) gravity model.

Construction of the boundary lines of EML is clearly depicted and easily understood from the delineations on my plat and field notes furnished with this report. Discussion of relevant issues affecting this survey are discussed in further detail below.

TRACT 1—East Boundary Line

The Quit Claim Deed with Indenture into the State calls the east boundary line of EML TRACT 1 to run straight from a concrete monument for its southeast corner "*north 0 degrees 18 minutes west 10407.4 feet to a corner in the south right-of-way line of the C.R.I. and P. Railroad*". I found a 3-by-3-inch concrete monument at this location. From this corner the found east line has an angle point South 00°36'39" East 8128.84 feet where I found a 1-inch iron

rod for the most northerly northwest corner of the T.J. Elkins Ranch Property. I located an old barb wire fence with metal T-posts along the east line which bows out to the east by as much as 214.3 feet into the Walsh Ranches Limited Partnership property. The fence was probably built this way to get around Moss Branch, a creek that meanders along the east line. From said 1-inch iron rod, the line continues South $00^{\circ}36'15''$ East for 2268.83 feet where I found a leaning 3-by-3-inch concrete monument with a 60D nail in its northeast base put there by another surveyor. This monument shares an interior corner called for in the T.J. Elkins Ranch Property deed. The found east line is short by 9.73 feet from its called distance in the deed into the State. It is also 2.7 feet south of the common line of the Thomas Chubb Survey No. 63, Abstract 327 and the James J. Box Survey that I located during my original survey retracement.

TRACT 1—South Boundary Line

This line has several variations as to its called bearing from the Quit Claim Deed with Indenture into the State and what was called for in the deed from the United States of America to the Tarrant County Water Control and Improvement District Number One. The line I found runs South $88^{\circ}54'36''$ West from the found southeast corner of EML 4339.69 feet to a 1-1/4-inch galvanized iron pipe found for the southeast corner of said Tarrant County Water Control and Improvement District Number One “Area D, Section No. 1” and is 6.8 feet south of the found north boundary line of the T.J. Elkins Ranch Property. This entire line conflicts with Elkins.

To locate the south boundary line of Tract 1, I needed to survey the T.J. Elkins Ranch Property. I found all of T.J. Elkin’s corners along his north, east, south and west boundary lines except for three along Dido-Hicks Road which I reconstructed per the Elkins deed calls. The found T.J. Elkins corners are old 1-inch diameter iron stakes (except for a found called for channel iron at the Elkins’ northeast corner) and were set by Brookes Baker Surveyors in 1958.⁵ From a found 1-inch iron rod for the most westerly northwest corner of the T.J. Elkins Ranch Property (a point 9.6 feet north of the south boundary line of said Tarrant County Water Control and Improvement District Number One “Area D, Section No. 1”), I found another 1-inch iron rod on the north bank of Indian Creek on course of North $89^{\circ}14'17''$ East 2282.33 feet (821.64 varas). The T.J. Elkins deed calls this corner to be “10-5/10 varas south of the north line of the G. McCloud Survey”. From that corner, the deed calls to-wit:

“THENCE North 89 deg. 43 min. east 822-6/10 varas to an iron in the east line of said McCloud Survey, and 10-5/10 varas from its northeast corner; [I interpret this course to run parallel with the north line of the McCloud Survey]

“THENCE South no deg. 30 min West, along said line, 9-5/10 varas to the middle of the channel of Indian Creek;

⁵ Garey Gilley, RPLS, LSLS, 4 October 2018, personal communication.

“THENCE up the middle of the channel of said Creek, with its meanderings, South 72 deg. 30 min. East 72 varas, and North 79 deg. 30 min. East 40 varas, and North 66 deg. 15 min. East 84-7/10 varas to the south line of the T. Chubb Survey and a north line of the J.P. Smith Survey; [I surveyed the thalweg of Indian Creek along these courses as shown on my plat]

“THENCE South 89 deg. 56 min. East, along said line, and the north line of the J. Box Survey 760-8/10 varas to a concrete monument for the southeast corner of the tract conveyed to G.W. Duke by a Deed Recorded in Volume 697, Page 395, of the Deed Records of Tarrant County, Texas;”

The south boundary line described in the Quit Claim Deed with Indenture into the State is a straight line and overlaps the T.J. Elkins Ranch Property as shown on my plat. I researched the chain of title from the T.J. Elkins Ranch Property all the way back to Julia D. Putman et al. (filed 14 November 1914, Volume 449, Page 632, Deed Records, Tarrant County, Texas), the same year G.W. Duke acquired his land; specifically, G.W. Duke’s “Second Tract “which was originally for 20 acres (filed 2 January 1914, Volume 442, Page 161, Deed Records, Tarrant County, Texas).

There is another tract of land acquired by the United States in the Declaration of Taking that was originally described in a loan deed from Chester Brammer and wife Dessie Brammer to G.W. Duke for 235.5 acres (call) filed on 20 August 1917 and recorded in Volume 527, Page 193, Deed Records, Tarrant County, Texas, (later paid off in full in Volume 697, Page 395) and shares the common boundary line with the T.J. Elkins Ranch Property. Based on deed records of the T.J. Elkins Ranch Property and its predecessors and the described boundary of the two G.W. Duke tracts from their deeds, there is a small strip of land separating EML and Elkins, and this is the residual land into G.W. Duke’s “Second Tract” and the 235.5-acre tract (Fig. 2). This strip appears on the tax records in the Tarrant County Appraisal District located in the George McCloud Survey No. 61 A-1090 and is labelled as Tract 2-C, G.W. Duke, Volume 442, Page 161. I ran the tax roll back to 1948, the year G.W. Duke died, and his heirs owe over \$28K in back taxes.⁶

Ten years prior to the Declaration of Taking, G.W. Duke conveyed 19.71 acres in fee simple out of the George McCloud Survey to the Tarrant County Water Control and Improvement District No. One that was to run the meanders of the 649 foot-contour of the Eagle Mountain Lake pool elevation (Volume 1150, page 323). In the same deed, Duke also conveyed 86.77

⁶ Kim Schmeitz, Tarrant County Appraisal District Records Department. Personal communication, 10 September 2018.

acres for a flood control easement at elevation 668 feet, and this encumbers the south portion of of EML TRACT 1 in the William G. King and Thomas Chubb Surveys as shown on my plat.

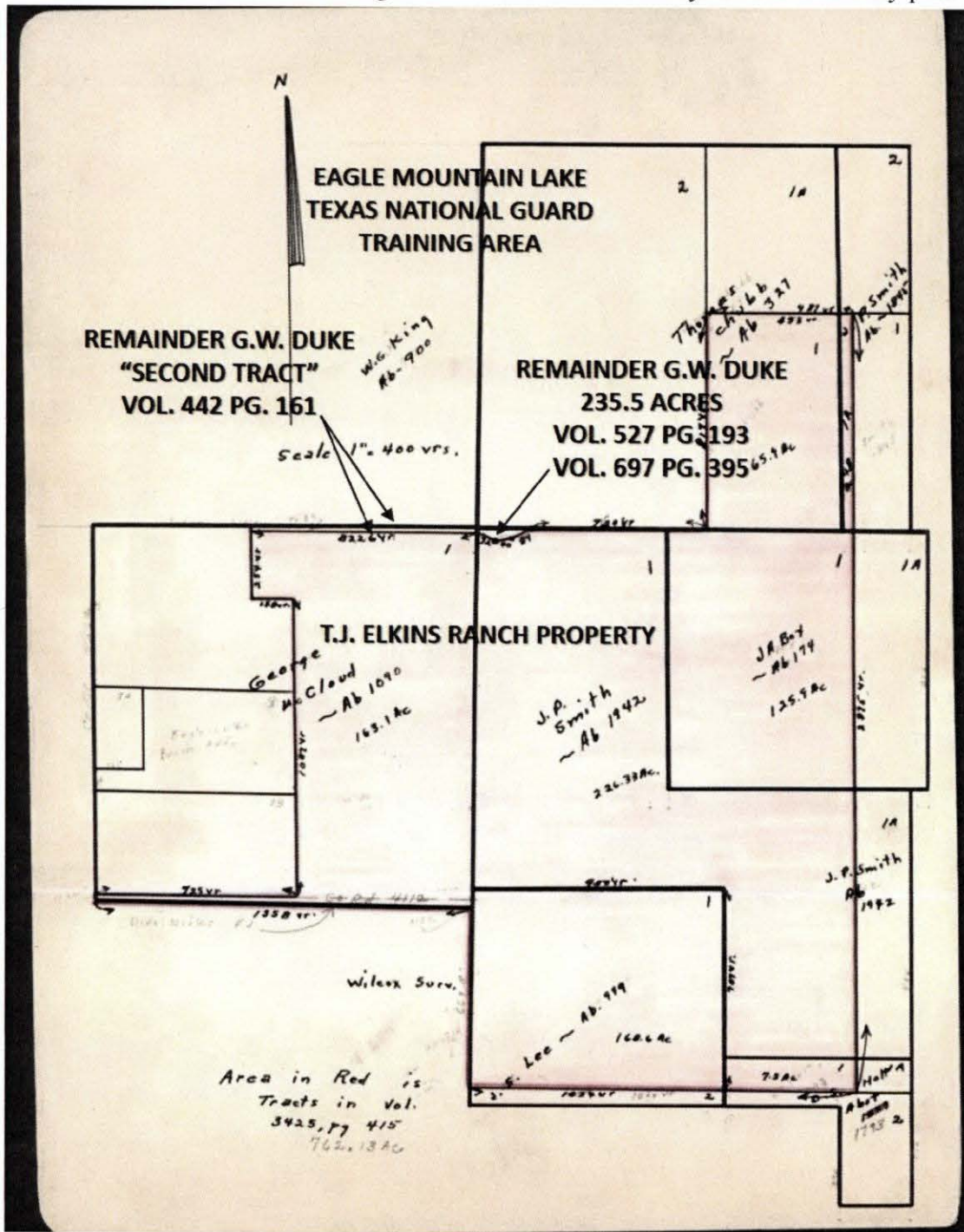


Figure 2. Tarrant County abstract card found in the George McCloud Survey No. 60, A-1090 showing the T.J. Elkins Ranch Property and remainders of G.W. Duke tracts. Note the small strip of land remaining in G.W. Duke's "Second Tract" and the 235.5-acre tract separating the north

line of the T.J. Elkins Ranch Property and the common survey line of the McCloud, Wm. King Survey No. 62, A-900, Thomas Chubb Survey No. 63, A-327 and the J.P. Smith Survey, A-1942.

In the early summer of 2018, I discovered gas leases to XTO Energy in the Real Property records at the Texas Military Department. What made this more interesting was that the United States Department of the Interior Bureau of Land Management (hereinafter referred to as BLM) asserted its power in 1993 to grant mineral leases on EML due to the clause in the Quit Claim Deed with Indenture from the United States to the State of Texas: “...*all minerals, including but not limited to oil and gas, in the lands herein conveyed...over, across and under the lands and properties described herein...are excepted from this conveyance and reserved to the Government [United States]*”. There are six BLM gas leases presently operating on EML. Five with XTO Energy and one with BRG Lone Star Ltd. I also discovered in these lease records a land title survey done in 2001 by Don W. Hickey, RPLS, LSLS of Brookes Baker Surveyors for 430.02 acres located in the south half of EML and called to be within the William G. King Survey and the Thomas Chubb Survey. This was for a client named Western Production Company trying to obtain a gas lease from the BLM. The south boundary line made by Hickey called to run along the south line of “Tract No. 7” (one of several tracts in the Declaration of Taking) and along the south line of said King and Chubb Surveys to a 1-inch iron pipe found for the southeast corner of said Tarrant County Water Control and Improvement District Number One “Area D, Section No. 1”. Hickeys’ survey plat shows the south boundary line of EML to overlap into the north boundary line of Elkins on a course of “*South 88°54’22” West 4339.41 feet*”; however, there is no mention or notation of this overlap on his survey.

On 19 September 2018, I visited Brookes Baker Surveyors and discussed the situation. I was contacted by Garey Gilley, RPLS, LSLS (former co-owner of Brookes Baker Surveyors and now a consultant for the firm) and I sent him a copy of my preliminary survey of EML and other pertinent record documents. On 3 October 2018, I met with Mr. Gilley and Dick Elkins, owner of the T.J. Elkins Ranch and inspected the corners I found and the conflict between Hickey’s survey and the north boundary line of Elkins’ ranch found by me. Mr. Gilley stated Brookes Baker Surveyors performed many surveys in this area and that it was likely Brookes Baker surveyed the T.J. Elkins Ranch. The next day, I received a call from Mr. Gilley and he confirmed Brookes Baker Surveyors surveyed the T.J. Elkins Ranch in 1958 and said he did not know why Don Hickey surveyed the south boundary line of EML in 2001 when Brookes Baker Surveyors had done the Elkins survey in 1958 and there should have been knowledge of the conflicting lines.

In the Declaration of Taking by the United States, the southerly portion of EML came out of “Tract No. 7” containing 638.52 acres (call) and the courses were run clockwise and calls for the south boundary line of EML to run South 89° West (bearing basis assumed to be “true”). In the quit claim deed from the United States to the State of Texas, the courses were run counterclockwise and the south boundary line of EML was called to run North 89° East (bearing

basis assumed to be “true”) “*with the south line of the W.G. King and the T. Chubb Surveys.*” As first mentioned in this report I also performed a retracement of original survey lines affecting the south boundary line of EML TRACT 1. I found the southeast corner of the Thomas Chubb Survey and the northwest corner of the James J. Box Survey. The Lambert grid bearing through these found corners is South 89°23’56” West [South 89°57’33” West—geodetic] and found to run close to a “true” course of Due West or Due East (depending on the original survey’s field notes), amounting to nearly one degree of bearing difference compared to the Declaration of Taking and Quit Claim Deed with Indenture into the State. Additionally, when the United States of America deeded said “Area D, Section No. 1” to the Tarrant County Water Control and Improvement District Number One in 1955, the courses were run clockwise (bearing basis assumed to be “true”) and its east boundary line was called run Due South 2074.73 feet to a galvanized iron pipe “driven” for its southeast corner “*in the south fence line of the former U.S. Marine Corps Air Station and south line of said King Survey*”. This is the 1-1/4-inch galvanized iron pipe I found during my survey, purported to be where the most southerly southwest corner of EML is located, and overlaps 9.6 feet south into the north boundary line of said T.J. Elkins Ranch Property. [Note: In the Austin J. Bedford survey of 2001, Bedford states he set a 5/8-inch iron rod at or near this corner, which I never found.] From the galvanized iron pipe, the deed into said “Area D, Section No. 1” calls, “*THENCE South 89°30’ West 2101.60 feet with the south line of said King Survey and the fence for the south line of said Air Station to a point for corner in the center-line of the old Newark-Dido public road being the southwest corner of the W.G. King Survey, Abstract No. 900...*” I believe that called for south fence line was hastily put up by the Department of the Navy during the construction of the Marine Corps glider training base without regard to the strip of land into G.W. Duke’s “Second Tract, which is located in the George McCloud Survey and Duke’s north boundary line calls to run with the north line of the William G. King Survey.”⁷ The land in the southern portion of EML described by the United States Declaration of Taking and the Quit Claim Deed with Indenture into the State calls to contain land in the Thomas Chubb and William G. King Surveys, which is common with the north line of the George McCloud Survey. There is no mention of any land taken out of the George McCloud Survey by the United States. When the United States delineated the south boundary line of EML, it completely took out the remaining strip of land in G.W. Duke’s “Second Tract” and a portion of the remainder of said G.W. Duke’s 235.5-acre tract⁸ along the meandering channel of Indian Creek and created a conflict with the north boundary line of said T.J. Elkins Ranch Property—which, during the time of the Declaration of Taking—this land appeared to be vested in Mrs. Julia D. Putman et al.

⁷ G.W. Duke conveyed 19.71 acres out of his “Second” and “Fourth” tracts to the Tarrant County Water Control and Improvement District Number One in fee simple and is located within the George McCloud Survey No. 61 A-1090.

⁸ This tract was filed on 20 August 1917 and recorded in Volume 527, Page 193 and part of “Tract No. 7” in the Declaration of Taking. Most of this tract was in the Thomas Chubb Survey No. 63 A-327. Approximately 0.8 acre lying in the Indian Creek bed is in the J.P. Smith Survey A-1942 and separates the T.J. Elkins Ranch from EML.

The south boundary line of EML TRACT 1 was constructed into two segments. The first segment was constructed by extending a line through the found southeast corner of said Thomas Chubb Survey and the found northwest corner of said James J. Box Survey South $89^{\circ}23'56''$ West 3800.22 feet where it intersected the east line of the George McCloud Survey that I had reconstructed from a 1/2-inch iron rod set for its southeast corner (an interior corner of the T.J. Elkins Ranch Property at the east end of Dido-Hicks Road) on course of North $00^{\circ}51'02''$ East passing through Elkins' found 1-inch iron rod on the north bank of Indian Creek. This intersecting point is 28.13 feet (10.127 varas) north of the Elkins corner, and just 0.373 vara short of the call of "*10-5/10 varas from its northeast corner [George McCloud Survey]*" per the T.J. Elkins Ranch deed call. Here I set a three-foot long by three-inch diameter wooden tent stake in a rock mound from stones taken out of Indian Creek for the reconstructed common corner of the George McCloud, William G. King, Thomas Chubb, and J.P. Smith (Abstract 1942) Surveys and marked it with an orange Carsonite witness post (Fig. 3).



Figure 3. Reconstructed corner common with the George McCloud, Wm. G. King, Thomas Chubb and J.P. Smith Surveys. This I made a point of intersection on the south boundary line of Eagle Mountain Lake TRACT 1. The T.J. Elkins found 1-inch iron rod on the north bank of Indian Creek is seen in the background to the south.

From this corner, the reconstructed south boundary line was run on course of South $89^{\circ}14'17''$ West parallel with and 10.127 varas north of the found north boundary line of the T.J. Elkins Ranch (being the reconstructed common line of the George McCloud, William G. King Surveys) 1713.47 feet where it intersected the found east boundary line of said Tarrant County Water Control and Improvement District Number One "Area D, Section No. 1" running on course of North $00^{\circ}41'59''$ West from the found 1-1/4-inch galvanized iron pipe to a found iron rod with plastic cap marked "BROOKES-BAKER". At this intersecting point, I set a 5/8-inch iron rod with aluminum cap stamped "AGDTX-BOUNDARY" (Fig. 4), which is 34.91 feet north of said galvanized iron pipe.



Figure 4. Set southwest corner of Eagle Mountain Lake Tract 1 in an existing barb wire fence (facing north).

The second segment was constructed by a line from the reconstructed corner common with the George McCloud, William G. King, Thomas Chubb and J.P. Smith Surveys North $89^{\circ}27'28''$ East 2626.14 feet to the found 3-by-3-inch concrete monument at the southeast corner of EML.

Having accordingly located the T.J. Elkins Ranch Property corners and the original survey lines common with the George McCloud, William King, Thomas Chubb, James J. Box, and the J.P. Smith Surveys, it is my professional opinion that where I show the south boundary line of Eagle Mountain Lake TRACT 1 is correct, and there should be no conflict of lines with the T.J. Elkins Ranch Property and the G.W. Duke "Second Tract".

TRACT 1—West and North Boundary Line along Morris-Dido-Newark Road

The corners I set in the east right-of-way line of Morris-Dido-Newark Road are where the corners Austin J. Bedford purports to have set in 2001 but were never found. I would have found some evidence of faded wood laths and survey flagging at these locations because they are easily locatable. I reconstructed the east right-of-way line using the deed from the Texas National Guard of the State of Texas to the Tarrant County Highway Department (Volume 4704, Page 561, Deed Records, Tarrant County, Texas) based on found monuments on both sides of the road.

Due to the road's sinuous geometrical shape, there is a small segment labelled "L1" on my plat that fell in the flow line of a drainage culvert on the south side of the road. These corners were not found and were probably destroyed over the years during county road maintenance. I set two 1/2-inch iron rods for corners here—the iron farthest east was set in the northwest boundary line of the International Church of the Word of Faith, Inc. "Tract 3" and marked with an orange Carsonite survey witness post in hopes county road maintenance will preserve the corner. The remainder of the corners of TRACT 1 were found in place as shown on my plat.

TRACT 2—Boundary Line

I first searched for the northwest corner of the original 2477.73 acres from the Quit Claim Deed with Indenture into the State which was called to be a concrete monument in the Tarrant-Wise County line at the 649-foot elevation, the normal pool elevation of the reservoir. I found a 3-by-3-inch concrete monument near the east water's edge of Eagle Mountain Lake. From this corner, the north boundary line of the original 2477.73 acres was supposed to be a straight line connecting the north boundary line of EML TRACT 2. When the State of Texas deeded back 1206.56 acres (call) to the United States in a Deed Without Warranty, Volume 4756, Page 753, Deed Records, Tarrant County, Texas, a called 1194.26-acre tract known as "Tract No. 1", was described to begin at said concrete monument on the Tarrant-Wise County line:

"THENCE continuing along said county line S88°57'E, 4074 feet to the West line of the J.W. Dewees Survey, continuing through the Dewees and into the M.E.P. & P. RR Co. Survey, a total distance of 8876.8 feet to a concrete monument located in the South R.O.W. line of the Rock Island RR;"

I searched for this corner which is the most northerly northeast corner of EML TRACT 2 and tied in the center of a found hole in the ground about a foot deep where the monument used to be. A gas pipeline was laid down near this location and the excavators carelessly took out the monument. I set a 3-1/2-inch aluminum monument in a mound of rocks at this corner and my measured line from the 3-by-3-inch concrete monument found at the northwest corner of said original 2477.73 acres is South 89°38'30" East 8861.44 feet—15.36 feet short of its called distance. I searched for the corners of "Tract No. 1-A", a called 8.22-acre tract of land located in Wise County that came out of said 1206.56 acres and was later conveyed to the International Church of the Word of Faith, Inc. in Volume 7130, Page 1101, Deed Records, Tarrant County, Texas. From the found 3-by-3-inch concrete monument at the northwest corner of the original 2477.73 acres and on a course of South 89°39'03" East 4065.74 feet, I found a 5/8-inch iron rod at the southeast corner of said "Tract 1-A" that was called to be in the Tarrant-Wise County line and in the common line of the J.W. Dewees Survey, Abstract No. 260 and the C.R. Huff Survey, Abstract No. 448 (Wise County). The found north boundary line of the original 2477.73 acres was not a straight line and I questioned whether it was in the Tarrant-Wise County line.

To locate the northwest corner of EML TRACT 2, I searched for a called for iron rod on course of North 89°38'30" West 631.65 feet but instead found a steel fence corner post and 8-foot-tall wire mesh fence at this point and the iron was presumed to have been destroyed. I accepted this as the northwest corner of EML TRACT 2.

I searched for the northeast corner of EML TRACT 2 that was supposed to be a "5/8" *iron rod in place*" at the intersection of the south line of the Chicago, Rock Island & Pacific Railroad Company right-of-way and the northwest line of the aforementioned Morris-Dido-Newark Road. A BLM gas lease site had destroyed this corner when it built a gravel road to service the site. I reconstructed this corner by intersecting a line from a found 3/4-inch iron rod at the point of curvature in the northwest line of said Morris-Dido-Newark Road at the beginning of curve "C3" shown on my plat on course of North 26°30'20" East and parallel with the found southeast line of said road, being the northwest line of said EML TRACT 1, with a line on course of North 63°21'04" West from the found 3-by-3-inch concrete monument at the northeast corner of said EML TRACT 1 to the set 3-1/2-inch aluminum monument in a mound of rocks in the south line of said Chicago, Rock Island & Pacific Railroad Company right-of-way, where I set a 5/8-inch iron rod with aluminum cap marked "AGDTX-BOUNDARY" for corner.

The southwest corner of EML TRACT 2 was searched for and not found because it was in a bar ditch and assumed to have been destroyed by county road maintenance over the years. I reconstructed this corner by intersecting a line at right angle construction per the deed call on course of South 01°52'24" East from the found steel fence corner post at the northwest corner of EML TRACT 2 intersecting the found north line of said Morris-Dido-Newark Road on course of

South 88°07'36" West 2007.32 feet from a 3/4-inch iron rod found at the point of tangency at the end of curve "C3" shown on my plat to a bent 3/4-inch iron rod found in said north line and called REFERENCE POINT "C" for said "Tract No. 1" in the Deed Without Warranty to the United States, where I set a 5/8-inch iron rod with aluminum cap marked "AGDTX-BOUNDARY" for corner and marked it with an orange Carsonite survey witness post.

Survey of the Tarrant-Wise County Line

Information from GLO Parker County Boundary File 3 and Tarrant County Boundary File 3 of the 1965 Tarrant-Parker County Line survey report and field notes by James E. McCarty, Licensed State Land Surveyor was used to calculate a point for the northwest corner of Tarrant County by coordinate transformation from his NAD 27 values to NAD 83 values. This put the search radius within four feet of its actual location on the ground. I drove around the north end of Eagle Mountain Lake to Briar, Texas, and found a 6-by-6-inch concrete monument standing about two feet high with the inscription "NWCTC" marked on the east face of the monument (Fig. 5). It was located in a grassy lot at the end of a fence line running from east to west and about 70 feet west of the intersection of F.M. Highway 730 and Briar Road. This monument was set in 1964 by R.G. Brown, Special Surveyor for Tarrant County. I occupied the monument by static satellite observation tied to primary control Station 500. The true northwest corner of Tarrant County as established by James E. McCarty is 19.5 feet east of this monument.

I used GLO Tarrant County Boundary 6 to search for the southeast corner of Wise County as set by Garey Gilley, RPLS, LSLs. His NAD 83 coordinate values enabled me to find this corner in a field about 415 feet west of a fence line on the west side of Sendera Ranch Blvd. in northeast Avondale, Texas. At the time of my search, the field was undergoing rough grading by bulldozers for a new subdivision. The search point took me to a spot where a road was going in and I was able to get a tone from a magnetometer. I spent about an hour digging down through layers of rock and sticky clay and found a brass disc in concrete about two feet below the excavation. The surface of the brass disc was cleaned off and I was able to see a \perp mark with the inscription, "TARRANT COUNTY-WISE COUNTY-DENTON COUNTY" (Fig. 6). I occupied this monument by static satellite observation tied to primary control Station 500.

I found two other reference marks set by Mr. Gilley and occupied them by static satellite observation tied to primary control Station 500. The first one was an iron rod with plastic cap marked "BROOKES BAKER SURVEYORS" in a concrete monument North 00°54'32" East 700.08 feet from the found Wise-Denton-Tarrant County corner. This monument referenced in Mr. Gilley's survey is on the Wise-Denton County line. The other reference mark was another iron rod with plastic cap marked "BROOKES BAKER SURVEYORS" in a concrete monument found in a fence line in the northeast line of the Burlington Northern Railroad right-of-way at a railroad crossing northeast of the intersection of County Road 4925 and Aston Meadows Drive in

Avondale, Texas. It bears North $89^{\circ}29'40''$ West 4969.17 feet from the found Wise-Denton-Tarrant County corner and shown in Mr. Gilley's survey to be on the Tarrant-Wise County line.

I returned to the northwest corner of Tarrant County to search for James E. McCarty's nail he set 7.02 varas (19.5 feet) east of R.G. Brown's 6-by-6-inch concrete monument during his 1965 survey. I found a 1/2-inch iron rod tied with pink flagging that was loose and appeared to have been pulled up. It was located at the east base of a 3-inch steel post in concrete. I occupied this point by static satellite observation tied to primary control Station 500 and determined it was 1-foot north of the Tarrant-Wise County line, but it was 19.5 feet east of R.G. Brown's monument.



Figure 5. Northwest corner of Tarrant County set in 1964 by R.G. Brown, Special Surveyor for Tarrant County.

From the found Wise-Denton-Tarrant County corner, the Tarrant-Wise County line I found is a straight line in accordance with Garey Gilley's survey and runs North $89^{\circ}29'40''$ West a distance of 44499.27 feet to a point for the northwest corner of Tarrant County, from which R.G. Brown's found 6-by-6-inch concrete monument bears North $89^{\circ}29'40''$ West 19.5 feet. The Tarrant-Wise County line passes 1.21 feet south of the found 3-by-3-inch concrete monument near the east

water's edge of Eagle Mountain Lake for the northwest corner of the original 2477.73 acres called for in the Quit Claim Deed with Indenture into the State, and passes 22.36 south of the steel fence corner post at the northwest corner of EML TRACT 2, and passes 23.99 feet south of the set 3-1/2-inch aluminum monument in a mound of rocks at its most northerly northeast corner, leaving 0.3493 acre of TRACT 2 land in Wise County.



Figure 6. Found brass disc in concrete for the common corner of Wise, Denton and Tarrant Counties set by Garey Gilley, RPLS, LSLs during his survey of the Tarrant-Denton County line from December 2004 to June 2005.

CONCLUSION

After nearly five years working on this survey, I conclude that the boundary of Eagle Mountain Lake TRACT 1 and TRACT 2 is located correctly by me, without conflict into joinder


tracts. I believe the south boundary line as originally described by the United States was in error and has caused much confusion over the last seven decades as to the location of the common line of the George McCloud Survey No. 61 and the William G. King Survey No. 62 resulting in an overly-skewed line following a barb wire fence that was built sometime during the construction of the Marine Corps air station during World War-II. This line and fence was relied upon by later surveys and conflicts with the T.J. Elkins Ranch Property and the remainders of the G.W. Duke lands. To disregard all other things leading to evidence in finding the correct location of the boundary line that is supposed to be in harmony is a presumption that the line was correctly fixed by the government.

An 86.77-acre (call) flood control easement at elevation 668 feet encumbers the south portion of Eagle Mountain Lake TRACT 1 in the William G. King Survey No. 62 and the Thomas Chubb Survey No. 63. A perpetual easement and the right to occupy buildings and other above ground improvements was reserved to the State of Texas for 10.91 acres (call) known as "Tract No. 2" located on the International Church of the Word of Faith, Inc. property along the west side of Morris-Dido-Newark Road appears to show cloud on title to that property and to the vested interest of the State of Texas in the use of the Eagle Mountain Lake training area.

The north 0.3493-acre of Eagle Mountain Lake TRACT 2 is in Wise County, as is approximately 2.3 acres of the north line called to be in the Tarrant-Wise County line as described in the Quit Claim Deed with Indenture from the United States to the State of Texas. This was determined by locating the northwest corner of Tarrant County surveyed in 1965 by James E. McCarty, Licensed State Land Surveyor and by locating the common corner of Tarrant, Wise and Denton Counties as surveyed by Garey W. Gilley, Licensed State Land Surveyor in 2004-2005.

This report is furnished with my corresponding plat and field notes. The perimeter survey of Eagle Mountain Lake TRACT 1 and TRACT 2 was made on the ground under my supervision from 21 January 2014 to 28 November 2018.

Respectfully submitted,



David A. Rolbiecki
Registered Professional Land Surveyor No. 5919
Licensed State Land Surveyor,
State of Texas

Enclosures: Appendix 1



APPENDIX 1. LAND RECORDS RESEARCHED AND USED IN THE EAGLE MOUNTAIN LAKE TRAINING AREA SURVEY

TRACTS IN ORIGINAL EAGLE MOUNTAIN LAKE BASE

GRANTEE	VOLUME	PAGE	ACRES	SURVEY ABSTRACT
<p>United States of America</p> <p>Declaration of Taking United States Northern District of Texas Fort Worth Division</p> <p>vs.</p> <p>Certain Parcels of Land in Tarrant County, Texas, and William Fleming et al.</p> <p>No. 432 Civil</p>	1548	452	2922	<p>Tarrant County:</p> <p>327, 427, 508, 807, 821, 900, 1124, 1231, 1700, 1937, 1967</p> <p>Wise County:</p> <p>260, 448</p>
<p>State of Texas (QCD from U.S.A., Public Law 85-258, 85th Congress, H.R. 499)</p>	3213	365	2477.43	<p>327, 427, 508, 807, 821, 900, 1124, 1231, 1700, 1937, 1967</p>
<p>Tarrant County Highway Department (R.O.W. Deed from State of Texas)</p>	4704	561	20.97	<p>427, 505, 900, 1700, 1937</p>
<p>United States of America (Deed w/o Warranty from State of Texas)</p>	4756	753	1206.56	<p>Tarrant County:</p> <p>427, 505, 508, 807, 821, 900, 1124, 1700, 1926, 1967,</p> <p>Wise County:</p> <p>260, 448</p>
<p>C.D. Wyche (General Warranty Deed from U.S.A.)</p>	4805	851	1206.56	<p>Tarrant County:</p>

				427, 505, 508, 807, 821, 900, 1124, 1700, 1926, 1967, Wise County: 260, 448
Paul H. Pewitt (Warranty Deed from Juanita Wyche)	4875	362	1206.56	Tarrant County: 427, 505, 508, 807, 821, 900, 1124, 1700, 1926, 1967, Wise County: 260, 448
International Church of the Word of Faith, Inc. (Warranty Deed from Estate of Paul H. Pewitt)	7130	1101	379.173 (N. 1/4 of 1519.693) 4.054 ("Tract 3")	Tarrant County: 821, 1124, 1700, 1926, 1967, Wise County: 260, 448
International Church of the Word of Faith, Inc. (General Warranty Deed from Estate of Paul H. Pewitt)	8048	2284	379.173 (S. 1/4 of 1519.693)	807, 427, 900
International Church of the Word of Faith, Inc.	?	?	453.19 (N. 3/4 of 1519.693)	505
United States of America (General Warranty Deed to Eagle Mountain Lake International Church, Inc.)	10443	305	46.1186	From: 1700, 1926, 1937 To: 1700, 1124
State of Texas (QCD from U.S.A. in Exchange of Lands)	10526	247	46.1186	From: 1700, 1124 To: 1700, 1926, 1937

NORTH BOUNDARY LINE OF PRESENT-DAY EAGLE MOUNTAIN LAKE TRAINING AREA				
Chicago, Rock Island and Pacific Railroad Company	92	209	9.35	1937
Wm. Fleming	1416	106	381 ("Sixth Tract")	Tarrant County: 1124, 1926, 1967 Wise County: 260, 1224, 1414
International Church of the Word of Faith, Inc. (Deed from Estate of Paul H. Pewitt)	7130	1101	379.173 (N. 1/4 of 1519.693) 4.054 ("Tract 3")	Tarrant County: 821, 1124, 1700, 1926, 1967, Wise County: 260, 448
EAST BOUNDARY LINE OF PRESENT-DAY EAGLE MOUNTAIN LAKE TRAINING AREA				
GRANTEE	VOLUME	PAGE	ACRES	SURVEY ABSTRACT
Walsh Ranches Limited Partnership	12624	92	Multiple Tracts	174, 1192, 1556, 1574, 1665, 1793, 1845, 1848, 1875, 1880, 1883, 1905, 1937, 1942
Wm. Fleming	1416	106	685 ("First Tract")	1231, 1556, 1700, 1937
Wm. Fleming	1416	106	982.1 ("Second Tract")	92, 1192, 1556, 1574, 1685, 1883, 1905, 1924, 1927
Wm. Fleming	1416	106	80 ("Third Tract")	1685

Wm. Fleming	1416	106	60 ("Fourth Tract")	327, 1845
Wm. Fleming	1416	106	54 ("Fifth Tract")	1685
Wm. Fleming	1416	106	15-1/2 ("Seventh Tract")	91
G.W. Duke	527 697	193 395	235.5	327
DBE Realty Investments, Ltd. ("T.J. Elkins Ranch Property")	Instrument No. D205388759		762.13	174, 327, 949, 1090, 1793, 1942
SOUTH BOUNDARY LINE OF PRESENT-DAY EAGLE MOUNTAIN LAKE TRAINING AREA				
DBE Realty Investments, Ltd. ("T.J. Elkins Ranch Property")	Instrument No. D205388759	762.13	174, 327, 949, 1090, 1793, 1942	DBE Realty Investments, Ltd. ("T.J. Elkins Ranch Property")
Nora Lee Elkins ("T.J. Elkins Ranch Property")	10364	823	762.13	174, 327, 949, 1090, 1793, 1942
Elkins Enterprises ("T.J. Elkins Ranch Property")	3865	678	762.13	174, 327, 949, 1090, 1793, 1942
B.L. Markum and John W. Hogan	3425	415	762.13	174, 327, 949, 1090, 1793, 1942
Dick B. Elkins, Tr.	Instrument No. D200287838		0.2967	174
Julia D. Putman et al.	449	632	1532.5	174, 327, 949, 1090, 1573, 1665, 1793, 1848, 1880, 1942
E.A. Oliver Family Trust	10078	365	362.013	1120, 1722

G.W. Duke "First, Second, Third, Fourth Tracts"	442	161	387.7	900, 1090
G.W. Duke	527 697	193 395	235.5	1942
Tarrant County Highway Department (30' R.O.W. on Dido-Hicks Road from T.J. Elkins)	3877	447	2.611	1090
Tarrant County Highway Department (30' R.O.W. on Dido-Hicks Road from Mrs. W. Pat Crow)	3786	181	2.594	1722
Tarrant County Water Control and Improvement District No. One (from G.W. Duke)	1150	323	19.71 (Fee) 86.77 (Easement at Elev.668)	1090 327, 900, 1090, 1942
Wilson B. Haney et ux. Mary Ruth Haney	3076	240	82.37	1090
Dido United Methodist Church	13093	53	2.296	1090
Elizabeth G. Cook	11055	1568	10.922	1090
Bobby Joe Blankenship et al.	15276	115	68.487	1090
Thomas E. Dennis et ux. Linda Dennis	8731	987	34.246	1090
Nicholas Graham Davis and Taylor Dennis Davis	Instrument No. D213128355		2.500	1090
Tarrant County Transportation Department "Parcel 13"	Instrument No. D212122249		0.072	1090

Tarrant County Transportation Department "Parcel 14"	Instrument No. D212146468		0.0171	1090
Dido Cemetery Association	6425	604	N/A	1722
Dido Cemetery Association	7239	1434	N/A	1722
Tarrant County Water Control and Improvement District No. One	7045	1668	0.817	1090
Tarrant County Water Control and Improvement District No. One (60' Public Road)	7046	745	1.689	1090, 900
WEST BOUNDARY LINE OF PRESENT-DAY EAGLE MOUNTAIN LAKE TRAINING AREA				
GRANTEE	VOLUME	PAGE	ACRES	SURVEY ABSTRACT
Tarrant County Water Control and Improvement District No. One "Area D, Section No. 1"	2837	183	217.9	900, 1090
Tarrant County Highway Department (R.O.W. Deed from State of Texas)	4704	561	20.97	427, 505, 900, 1700, 1937
Perpetual Easement Reserved to the State of Texas (located on Eagle Mountain International Church property)	4756 4875	365 362	10.91 ("Tract No. 2")	1700
International Church of the Word of Faith, Inc. (General Warranty Deed from Estate of Paul H. Pewitt)	8048	2284	379.173 (S. 1/4 of 1519.693)	508, 807, 427, 900

International Church of the Word of Faith, Inc.	?	?	453.19 (N. 3/4 of 1519.693)	505
Property Exchange between United States of America and Eagle Mountain International Church	10445	1072	46.1186	1124, 1700
Victory Eagle Aviation Easement Agreement for Ingress and Egress	Instrument No. D209308259		1.228 1.054	505, 1700
KGC Real Estate Ltd.	Instrument No. D210157272		33.3419	508
Eagle Mountain International Church, Inc.	Instrument No. D213325578		1.065	1700