

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF  
TARRANT REGIONAL WATER DISTRICT  
HELD ON THE 16<sup>th</sup> DAY OF DECEMBER 2025 AT 9:00 A.M.

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

Present  
Leah King  
Paxton Motheral  
C.B. Team  
Skylar O'Neal  
Johnathan Killebrew

Also present were Dan Buhman, Alan Thomas, Chris Akers, Susan Alanis, Darrell Beason, Kate Beck, Lisa Cabrera, Steve Christian, John Farris, Ellie Garcia, Jason Gehrig, Zach Huff, Rachel Ickert, Mick Maguire, Sandy Newby, Kathleen Ray, Stephen Tatum, and Kirk Thomas 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 Mark Bronson, who spoke regarding agenda item 11, General Ordinance.

3.

Director Team moved to approve the minutes from the meeting held on November 18, 2025. Director Killebrew 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 Killebrew moved to approve a change in the calculation of retainage being held for BAR Constructors Inc. to 5 percent of the contract price for Section 19-2-A of the Integrated Pipeline Project. The total current contract price is \$73,789,284.22 with retainage to be held at 5 percent of the contract price in the amount of \$3,689,464.21. All remaining contract payments are to be made in full. However, any changes to the contract price by change order or alternate base bid work for the project will require adjustment to the retainage schedule. In addition, the General Manager, or his designee, is granted authority to execute all documents associated with the contract. Funding for this item is included in the Bond Fund. Director Motheral seconded the motion, and the votes were 5 in favor, 0 against.

5.

With the recommendation of management, Director Team moved to approve contract amendment number 10 in an amount not-to-exceed \$16,223,000 for Plus Six Engineering, LLC professional services agreement for Integrated Pipeline Project program and construction management services. The current contract amount is \$28,965,314.50 and the revised not-to-exceed contract amount, including this amendment, will be \$45,188,314.50. In addition, the General Manager, or his designee, is granted authority to execute all documents associated with the contract amendment. Funding for this item is included in the Bond Fund. Director Motheral seconded the motion, and the votes were 5 in favor, 0 against.

6.

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

contract in an amount not-to-exceed \$379,973 with Structural Preservation Systems, LLC for the carbon fiber repair of three (3) segments of 72" pre-stressed concrete cylinder pipe under Onward Road in Midlothian, Texas. Funding for this item is included in the Fiscal Year 2026 Revenue Fund Budget. Director O'Neal seconded the motion, and the votes were 5 in favor, 0 against.

7.

With the recommendation of management, Director Killebrew moved to approve an interlocal agreement between the District and the City of Midlothian (City) for cost sharing an internal carbon fiber repair project as an alternative to conventional open-cut pipeline repair at Onward Road, a public street located within the City's limits, in the amount of \$71,900 as the City's portion. In addition, the Board of Directors find it reasonable and appropriate to enter into the interlocal agreement, the action being necessary for the public interest to repair the pipeline internally with carbon fiber, and that the General Manager, or his designee, is granted authority to facilitate the execution of the interlocal agreement. Funding for this item is included in the Fiscal Year 2026 Revenue Fund Budget. Director Team 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 \$306,255.30 with TAS Environmental Services to clean, remove, and dispose of materials found in the above ground water storage tank at the Richland-Chambers Booster Pump Station 3 in Waxahachie. Funding for this item is included in the Fiscal Year 2026 Revenue Fund Budget. Director Motheral seconded the

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

9.

With the recommendation of management, President King moved to approve the Investment Policy and Strategies dated December 16, 2025. Director Motheral seconded the motion, and the votes were 5 in favor, 0 against.

10.

With the recommendation of management, Director Motheral moved to approve revisions to the following policies: Board Governance Policies 3.12, 6.1, 6.4, 6.13, 10.5, 11.1, and Board Approved Policy 201. Director Team seconded the motion, and the votes were 5 in favor, 0 against.

11.

With the recommendation of management, President King moved to approve and adopt the revised TRWD General Ordinance, the document by which the District regulates the water and land under its control and performs its duties as required by the general laws governing water control and improvement districts, which includes the Texas Constitution and the Texas Water Code. Director O'Neal seconded the motion, and the votes were 5 in favor, 0 against.

12.

With the recommendation of the Trinity River Vision Authority (TRVA) Board of Directors, Director Team moved to adopt the updated purpose for the TRVA, which includes an updated purpose statement, proposed operations and how TRVA may relate to local partner governance of Panther Island. President King seconded the motion, and the votes were 5 in favor, 0 against.

13.

With the recommendation of management, President King moved to adopt a resolution honoring Alan Thomas on his retirement from the District following 51 years of dedicated service . Director Motheral seconded the motion, and the votes were 5 in favor, 0 against.

14.

Presentations

- Grants and Cost Savings Initiatives presented by Sandy Newby, Chief Financial Officer
- Public Information Update presented by Stephen Tatum, General Counsel

The Board of Directors recessed for a break from 10:07 a.m. to 10:25 a.m.

15.

The Board next held an Executive Session commencing at 10:26 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 Related to the Mary's Creek Indirect Water Reclamation Project and Panther Island.

Upon completion of the executive session at 11:09 a.m., the President reopened the meeting.

16.

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

interlocal agreement between the District and the City of Fort Worth (City) which addresses the acquisition and conveyance of real estate property interests necessary for the public use and purpose of construction of the Mary's Creek Indirect Water Reclamation Project, a public works project intended to provide a source of water supply for cities and other users for municipal, domestic, industrial, and mining purposes and will serve other public purposes and uses for which TRWD was created pursuant to Article 16, Section 59, of the Texas Constitution. In addition, the General Manager of TRWD or his designee is authorized to take all steps as may be reasonable and necessary to facilitate the execution of the interlocal agreement and the acquisition of the below-described property for the Mary's Creek Indirect Water Reclamation Project, with title to be held in the name of TRWD, and in connection therewith to pay all reasonable and necessary costs incurred with such acquisition.

**Fee simple title to the surface estate only of a 21.098-acre tract of land situated in the James C. Johnson Survey, Abstract No. 871, City of Fort Worth, Tarrant County, Texas, and being a portion of a called 145-286/1000 acre tract of land further described as Parcel No. 1 conveyed to Mary's Creek, LLC recorded in Instrument No. D225138783 of the Official Public Records of Tarrant County, Texas, and being further described in the accompanying resolution and in the survey plat attached thereto for the purchase price of \$1,371,370.**

**EXHIBIT "A"**  
**TARRANT REGIONAL WATER DISTRICT**  
**MARY'S CREEK INDIRECT WATER RE-USE PIPELINE**

**JAMES C. JOHNSON SURVEY, ABSTRACT No. 871**  
**CITY OF FORT WORTH**  
**TARRANT COUNTY, TEXAS**

Being a 21.098 acre (919,028 square feet) tract of land situated in the James C. Johnson Survey, Abstract No. 871, City of Fort Worth, Tarrant County, Texas, and being a portion of a called 145-286/1000 acre tract of land further described as Parcel No. 1 conveyed to Mary's Creek, LLC recorded in Instrument No. D225138783 of the Official Public Records of Tarrant County, Texas, said 21.098 acre (919,028 square feet) tract of land being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2 inch iron rod found for the most westerly northwest corner of said called 145-286/1000 acre tract of land, said 1/2 inch iron rod being an interior ell corner in the easterly line of a called 188.244 acre tract of land conveyed to West Side Sanitary Land Fill, Inc. as recorded in Volume 6477, Page 335 of the Deed Records of Tarrant County, Texas; **THENCE** South 88 degrees 29 minutes 07 seconds East, with a north line of said called 145-286/1000 acre tract of land and with a southerly line of said called 188.244 acre tract of land, a distance of 575.65 feet to a 1 inch iron rod found for an interior ell corner in the westerly line of said called 145-286/1000 acre tract of land, said 1 inch iron rod being an exterior ell corner in the easterly line of said called 188.244 acre tract of land; **THENCE** North 16 degrees 57 minutes 29 seconds East, with a westerly line of said called 145-286/1000 acre tract of land and with an easterly line of said called 188.244 acre tract of land, a distance of 547.09 feet to a calculated point for the **POINT OF BEGINNING**, said calculated point having grid coordinates of N=6,949,272.708 and E=2,267,603.534;

**THENCE** North 16 degrees 57 minutes 29 seconds East, with a westerly line of said called 145-286/1000 acre tract of land and with an easterly line of said called 188.244 acre tract of land, passing at a distance of 122.08 feet, a calculated point for the most easterly corner of said called 188.244 acre tract of land, said calculated point being the southeast corner of a called 100.167 acre tract of land conveyed to the City of Fort Worth, Texas as recorded in Instrument No. D211267292 of said Official Public Records of Tarrant County, Texas, in all, a distance of a distance of 982.62 feet to a calculated point for corner;

**THENCE** North 08 degrees 32 minutes 55 seconds East, with the westerly line of said called 145-286/1000 acre tract of land and with the easterly line of said called 100.167 acre tract of land, a distance of 1,223.87 feet to a calculated for the northwest corner of said called 145-286/1000 acre tract of land, said calculated point being the an exterior corner of said called 100.167 acre tract of land, said calculated point also being in Chapin Road (an undedicated variable width right-of-way);

**THENCE** South 89 degrees 10 minutes 55 seconds East, with the north line of said called 145-286/1000 acre tract of land and with said Chapin Road, a distance of 317.06 feet to a calculated point for corner;

**THENCE** South 18 degrees 27 minutes 11 seconds West, a distance of 442.33 feet to a calculated point for corner;

**THENCE** South 08 degrees 55 minutes 52 seconds West, a distance of 867.23 feet to a calculated point for corner;

**THENCE** South 07 degrees 01 minutes 11 seconds West, a distance of 332.95 feet to a calculated point for corner;

**THENCE** South 21 degrees 16 minutes 49 seconds East, a distance of 250.56 feet to a calculated point for corner;

**THENCE** North 68 degrees 07 minutes 18 seconds East, a distance of 30.00 feet to a calculated point for corner;

**THENCE** South 21 degrees 16 minutes 49 seconds East, a distance of 559.78 feet to a calculated point for corner;

**THENCE** South 68 degrees 33 minutes 19 seconds West, a distance of 654.15 feet to a calculated point for corner;

**THENCE** North 22 degrees 25 minutes 28 seconds West, a distance of 362.31 feet to a calculated point for corner;

**THENCE** North 16 degrees 57 minutes 29 seconds East, a distance of 1,079.50 feet to a calculated point for corner;

**THENCE** North 08 degrees 32 minutes 55 seconds East, a distance of 822.53 feet to a calculated point for corner;

**THENCE** North 90 degrees 00 minutes 00 seconds West, a distance of 55.62 feet to a calculated point for corner;

**THENCE** North 08 degrees 32 minutes 55 seconds East, a distance of 417.83 feet to the **POINT OF BEGINNING**, and containing 919,028 square feet or 21.098 acres of land, more or less.

**Notes:**

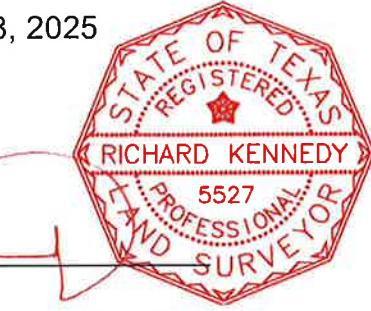
1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
2. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202, ALL DISTANCES AND AREAS SHOWN ARE SURFACE.
3. THREE VALVE SITE EASEMENTS GRANTED TO CROSSTEX NORTH TEXAS GATHERING, L.P., A TEXAS LIMITED PARTNERSHIP RECORDED IN CLERK'S FILE NO. D211160082, REAL PROPERTY RECORDS OF TARRANT COUNTY, TEXAS, DOES NOT AFFECT SUBJECT TRACT.

**\* 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.

Revision 7 December 18, 2025

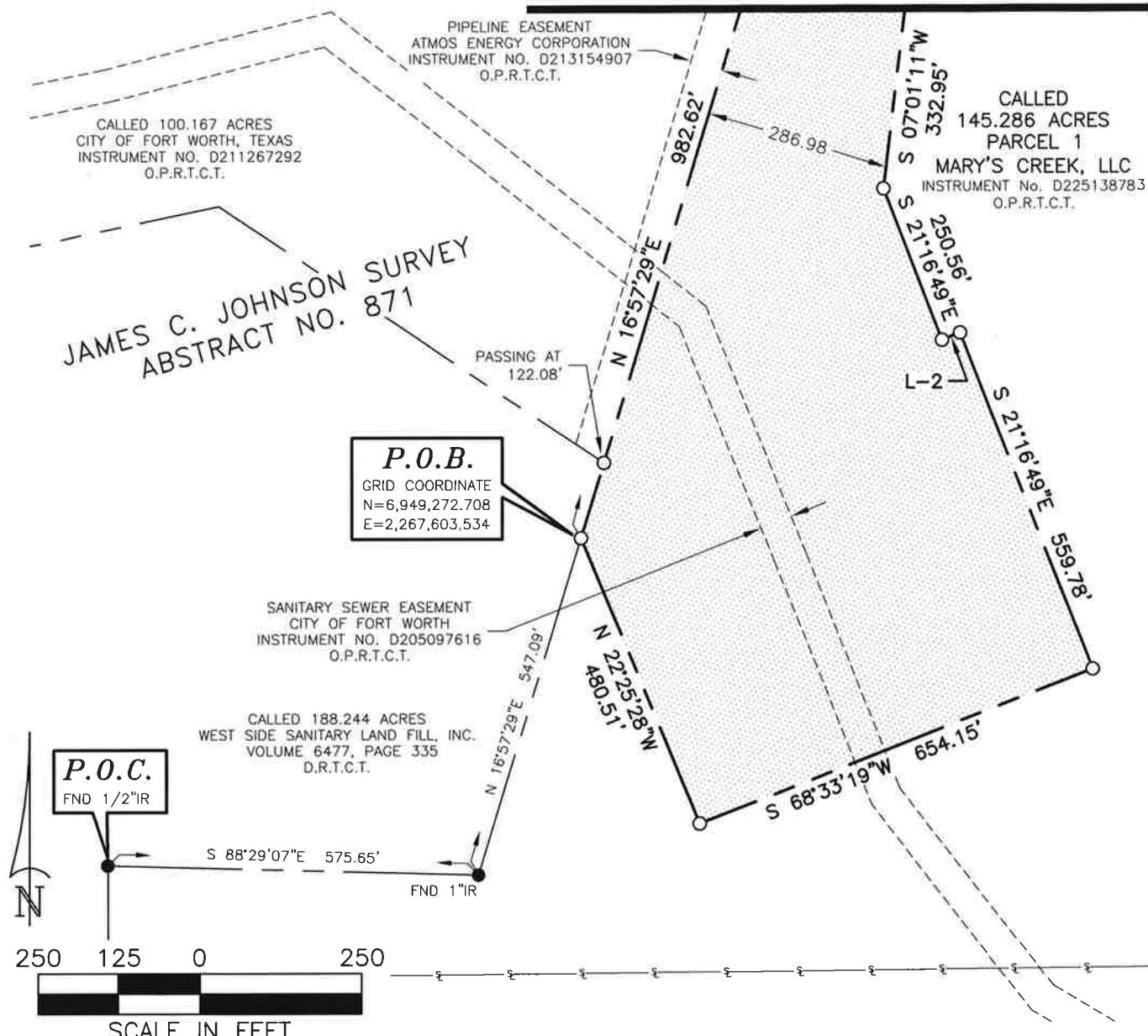
  
Richard Kennedy  
Registered Professional Land Surveyor  
Texas No. 5527  
Gorronona & Associates, Inc.  
Texas Firm No. 10106903



(Exhibit "A") Page 3 of 6

# EXHIBIT "A"

## MATCHLINE



Tarrant Regional Water District

800 E. NORTHSIDE DRIVE • FORT WORTH, TEXAS 76102

### MARY'S CREEK INDIRECT WATER RE-USE PIPELINE

OWNER: MARY'S CREEK LLC

SURVEY: JAMES C. JOHNSON SURVEY, ABSTRACT NO. 871

LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

ACQUISITION AREA: 919,028 SQUARE FEET OR 21.098 ACRES

WHOLE PROPERTY ACREAGE: 145.286 ACRES (BY DEED)

G&AI JOB NO. FNL\_2403.00

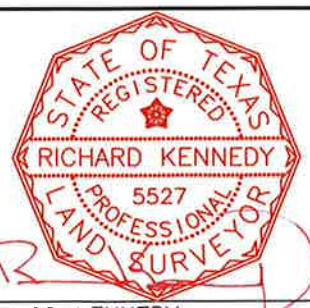
DRAWN BY: NTK

CAD FILE: 3B PE\_R04.DWG

REVISION 7 DECEMBER 18, 2025

EXHIBIT A PAGE 4 OF 6

SCALE: 1" = 250'

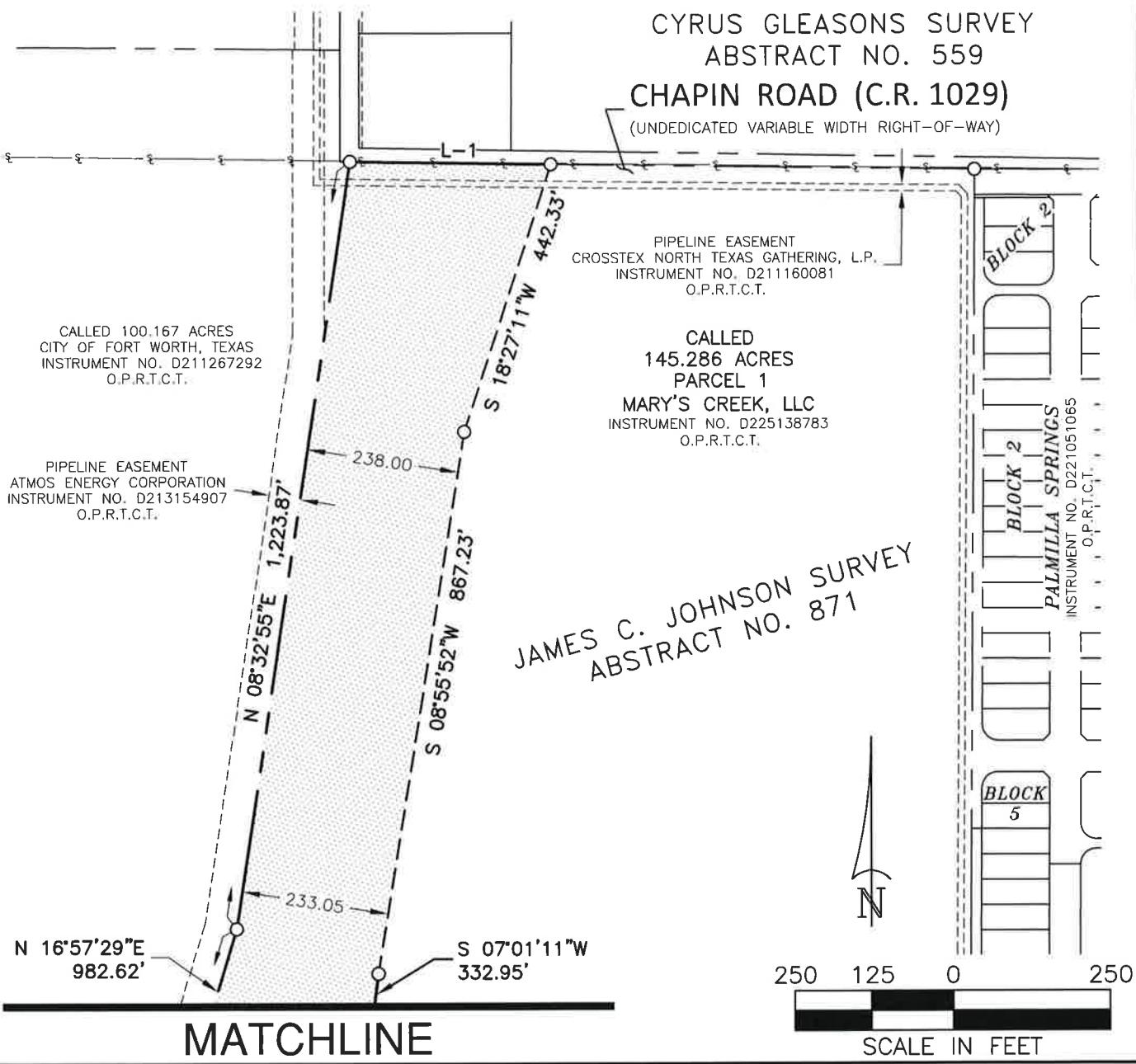


RICHARD KENNEDY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5527  
TEXAS FIRM No. 10106903

# EXHIBIT "A"

## CYRUS GLEASONS SURVEY ABSTRACT NO. 559 CHAPIN ROAD (C.R. 1029)

(UNDEDICATED VARIABLE WIDTH RIGHT-OF-WAY)



## Tarrant Regional Water District

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G&AI JOB NO. FNI\_2403.00

DRAWN BY: NTK

CAD FILE: 3B PE\_R04.DWG

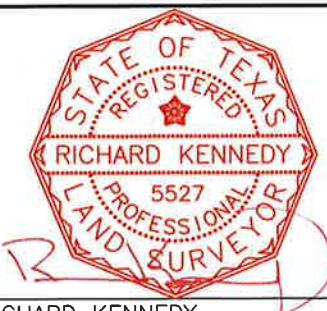
REVISION 7 DECEMBER 18, 2025

EXHIBIT A PAGE 5 OF 6

SCALE: 1" = 250'

GORRONDONA & ASSOCIATES, INC. 1341 W. MOCKINGBIRD LANE, SUITE 620W, DALLAS, TX. 75247

214-712-0600 FAX 214-712-0604



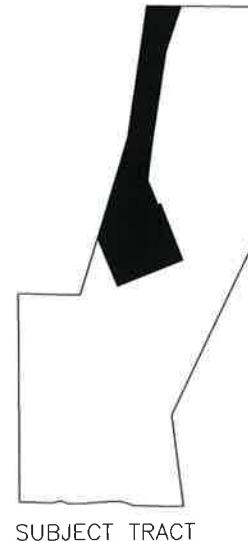
RICHARD KENNEDY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5527 TEXAS FIRM No. 10106903

# EXHIBIT "A"

## LEGEND

- — — — SUBJECT PROPERTY LINE
- — — — ADJOINING PROPERTY LINE
- — — — PROPOSED EASEMENT LINE
- — — — EXISTING EASEMENT LINE
- — — — SURVEY LINE
- FOUND CORNER (SIZE AND TYPE NOTED)
- CALCULATED POINT

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 89°10'55"E	317.06'
L-2	N 68°07'18"E	30.00'



### NOTES:

1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
2. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202, ALL DISTANCES AND AREAS SHOWN ARE SURFACE.
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800 E. NORTHSIDE DRIVE • FORT WORTH, TEXAS 76102

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WHOLE PROPERTY ACREAGE: 145.286 ACRES (BY DEED)

G&AI JOB NO. FNL\_2403.00

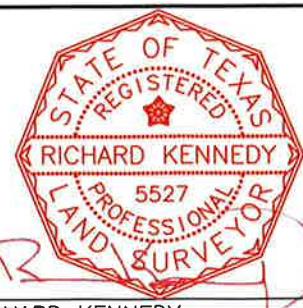
DRAWN BY: NTK

CAD FILE: 3B PE\_R04.DWG

REVISION 7 DECEMBER 18, 2025

EXHIBIT A PAGE 6 OF 6

SCALE: N/A



RICHARD KENNEDY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5527 TEXAS FIRM No. 10106903

Lot File: LOT\3a.lot

Lot: 3B\_PE\_R03

Bearing Distance

N 16°57'29" E 982.62

N 08°32'55" E 1223.87

S 89°10'55" E 317.06

S 18°27'11" W 442.33

S 08°55'52" W 867.23

S 07°01'11" W 332.95

S 21°16'49" E 250.56

N 68°07'18" E 30.00

S 21°16'49" E 559.78

S 68°33'19" W 654.15

N 22°25'28" W 480.51

Closure Error Distance> 0.0095 Error Bearing> N 18°26'03" E

Closure Precision> 1 in 646954.3 Total Distance> 6141.05

919028 SQ. FT.

21.098 ACRES

Bearing Distance

Funding for this item is included in Bond Fund 163. Director Motheral seconded the motion, and the votes were 5 in favor, 0 against.

17.

There were no future agenda items approved.

18.

The next board meeting was scheduled for January 20, 2026.

19.

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

Seah M. King  
President

C.B. S  
Secretary