

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF
TARRANT REGIONAL WATER DISTRICT
HELD ON THE 21st DAY OF APRIL 2026 AT 9:00 A.M.

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, Chris Akers, Susan Alanis, Airin Barnett, Frank Beaty, Darrell Beason, Kate Beck, Lisa Cabrera, Steve Christian, John Farris, Ellie Garcia, Aaron Hoff, Zachary Huff, Rachel Ickert, Sandy Newby, Mark Olson, Kathleen Ray, Stephen Tatum (virtually) 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.

There were no requests from the public to address the Board of Directors during the Public Comment portion of the agenda.

3.

Director Killebrew moved to approve the minutes from the meeting held on March 27, 2026. Director Motheral seconded the motion, and the votes were 5 in favor, 0 against. It was accordingly ordered that these minutes be placed in the permanent files of the District.

4.

The Board heard a presentation regarding Mayfest from Iris Bruton, Executive Director of Trinity Collaborative, Inc.

5.

With the recommendation of management, Director Team moved to approve the consent agenda. Consent agenda items include:

- 1) Funding for watershed management memorandum of understanding with Archer County Soil & Water Conservation District in an amount not-to-exceed \$15,000 on an annual basis with four (4) one-year renewal options through Fiscal Year 2030 for a total amount of \$75,000 over the five-year term. Funding for this item is included in the Fiscal Year 2026 Revenue Fund Budget.
- 2) Funding for watershed management memorandum of understanding with Jack County Soil & Water Conservation District in an amount not-to-exceed \$15,000 on an annual basis with four (4) one-year renewal options through Fiscal Year 2030 for a total amount of \$75,000 over the five-year term. Funding for this item is included in the Fiscal Year 2026 Revenue Fund Budget.
- 3) Funding for watershed management memorandum of understanding with Kaufman-Van Zandt Soil & Water Conservation District in an amount not-to-exceed \$30,000 on an annual basis with four (4) one-year renewal options through Fiscal Year 2030 for a total amount of \$150,000 over the five-year term. Funding for this item is included in the Fiscal Year 2026 Revenue Fund Budget.
- 4) Funding for watershed management memorandum of understanding with Navarro Soil & Water Conservation District in an amount not-to-exceed \$60,000

on an annual basis with four (4) one-year renewal options through Fiscal Year 2030 for a total amount of \$300,000 over the five-year term. Funding for this item is included in the Fiscal Year 2026 Revenue Fund Budget.

- 5) Funding for watershed management memorandum of understanding with Trinity-Neches Soil & Water Conservation District in an amount not-to-exceed \$30,000 on an annual basis with four (4) one-year renewal options through Fiscal Year 2030 for a total amount of \$150,000 over the five-year term. Funding for this item is included in the Fiscal Year 2026 Revenue Fund Budget.
- 6) Funding for watershed management memorandum of understanding with Wise County Soil & Water Conservation District in an amount not-to-exceed \$40,000 on an annual basis with four (4) one-year renewal options through Fiscal Year 2030 for a total amount of \$200,000 over the five-year term. Funding for this item is included in the Fiscal Year 2026 Revenue Fund Budget.
- 7) Contract with HUB International for employee benefits services in the amount of \$123,420 for two years with three (3) annual optional renewals for a total not-to-exceed amount of \$327,687.82 over five years. Funding for this item is included in the Fiscal Year 2026 and proposed Fiscal Year 2027 Budgets.
- 8) Purchase of 2026 Peterbilt Model 548 Dump Truck from Rush Enterprises, Inc. in the amount of \$195,000. 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.

6.

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

contract in the amount of \$86,725,533 with Harper Brothers Construction, LLC for construction of the Integrated Pipeline Section 19-1 Part D Project. 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 Dallas Bond Fund. Director O'Neal 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 \$2,104,540 with Burns & McDonnell Engineering Company, Inc for design and procurement phase services of the high voltage substations for the Integrated Pipeline Project – Phases 4 and 5. The current contract amount is \$3,642,409 and the revised not-to-exceed contract amount, including this amendment, is \$5,746,949. 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 O'Neal 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 amendment in an amount not-to-exceed \$1,742,000 with Kleinfelder, Inc. to provide construction materials inspection and testing services for the Lake Palestine Pump Station Package 2 of the Integrated Pipeline Project. The current contract amount is \$1,015,150 and the revised not-to-exceed contract amount, including this amendment, is \$2,757,150. 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 Dallas Bond Fund. Director O'Neal seconded the motion, and the votes were 5 in favor, 0 against.

9.

With the recommendation of management, Director Team moved to approve a contract in an amount not-to-exceed \$800,000 with Shermco, Inc. for electric motor rehabilitation services. Funding for this item is included in the Fiscal Year 2026 and proposed Fiscal Year 2027 Revenue Fund Budgets. Director O'Neal seconded the motion, and the votes were 5 in favor, 0 against.

10.

With the recommendation of management, Director Team moved to approve a raw water irrigation contract renewal with Shady Oaks Country Club, Inc. This renewal reduces Shady Oaks' maximum volume from an annual not-to-exceed 375 acre-feet per year to 250 acre-feet per year and establishes a new term of five (5) years with the option of up to three (3) five-year extensions. Director Killebrew seconded the motion, and the votes were 5 in favor, 0 against.

11.

With the recommendation of management, Director Motheral moved to approve a resolution authorizing the submittal of a grant application to the United States Bureau of Reclamation under the WaterSMART Large-Scale Water Recycling Program funding opportunity for the Marty Leonard Wetland Reuse project and entering into an agreement to receive the grant as well as authorizing the General Manager or Chief Financial Officer to execute the agreement for and on behalf of the District. Director Team seconded the motion, and the votes were 5 in favor, 0 against.

12.

With the recommendation of management, Director Team moved to approve a request for financial assistance from the Texas Water Development Board as part of the State Water Implementation Fund for Texas low-interest loan program for the upcoming contract revenue bonds required for the design and construction of the Mary's Creek Indirect Water Reclamation Project. Director O'Neal seconded the motion, and the votes were 5 in favor, 0 against.

13.

With the recommendation of management, Director Motheral moved to adopt a resolution naming the Law Enforcement Facility, as part of the TRWD Service Center, after James Warren "Jim" Lane. Director King seconded the motion, and the votes were 5 in favor, 0 against.

14.

Presentations

- General Manager Goals presented by Dan Buhman, General Manager
- Capital Improvement Plan presented by Rachel Ickert, Chief Engineering Officer
- Water Resources presented by Rachel Ickert, Chief Engineering Officer
- USACE Contract Award Tasks presented by Kate Beck, Central City Flood Control Program Director

The Board of Directors recessed for a break from 10:25 a.m. to 10:33 a.m.

15.

The Board next held an Executive Session commencing at 10:33 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, Panther Island, and the Integrated Pipeline Project; and Section 551.074 (the Section number was listed incorrectly as 551.072 in the posted agenda) of the Texas Government Code, to Deliberate Personnel Matters Related to the Duties and Goals of the General Manager.

Upon completion of the executive session at 11:41 a.m., the President reopened the meeting.

16.

With the recommendation of management, Director O'Neal moved to approve a second amendment to agreement to exchange real property and approval of a development agreement with Panther Island Partners, L.P. Director Team seconded the motion. Directors King, Team, O'Neal and Killebrew voted in favor, and Director Motheral voted against.

17.

With the recommendation of management, Director Killebrew moved to approve authorization to acquire interests in the following described land, which is necessary for the public use and purpose of construction and operation of the Mary's Creek Indirect Water Reclamation Project, whether by eminent domain or by purchase.

Permanent easement interests in, over, and across a 2.874-acre tract of land situated in the N. Holbrook Survey, Abstract No. 647, City of Fort Worth, Tarrant County, Texas, and being a portion of tract of land described as Tract A being conveyed to LGI Homes-Texas, LLC as recorded in Instrument No. D220278250 of the Official Public Records of Tarrant County, Texas; 3.040-acre tract of land situated in the N. Holbrook Survey, Abstract No. 647, City of Fort Worth, Tarrant County, Texas, and being a portion of tract of land described as Tract B being conveyed to LGI Homes-Texas, LLC as recorded in Instrument No. D220278250 of the Official Public Records of Tarrant County, Texas; 0.092-acre tract of land situated in the N. Holbrook Survey, Abstract No. 647, City of Fort Worth, Tarrant County, Texas, and being a portion of tract of land described as Tract C being conveyed to LGI Homes-Texas, LLC as recorded in Instrument No. D220278250 of the Official Public Records of Tarrant County, Texas; and a 0.048-acre tract of land situated in the N. Holbrook Survey, Abstract No. 647, City of Fort Worth, Tarrant County, Texas, and being a portion of a remainder of a called 104.21 acre tract of land described as Tract B being conveyed to LGI Homes-Texas, LLC as recorded in Instrument No. D219248021 of the Official Public Records of Tarrant County, Texas, such tracts being further described in the accompanying resolution and in the survey plats for Parcel Nos. 4A, 4B, 4C, and 4D attached thereto. An appraisal prepared by an independent, qualified real estate appraiser using standard accepted valuation techniques established the amount of \$728,363.00 as just compensation for the above-described property.

EXHIBIT "A"
TARRANT REGIONAL WATER DISTRICT
MARY'S CREEK INDIRECT WATER RE-USE PIPELINE
PARCEL NO. 4A

N. HOLBROOK SURVEY, ABSTRACT NO. 647
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

Being a 2.874 acre (125,194 square feet) tract of land situated in the N. Holbrook Survey, Abstract No. 647, City of Fort Worth, Tarrant County, Texas, and being a portion of tract of land described as Tract A being conveyed to LGI Homes-Texas, LLC as recorded in Instrument No. D220278250 of the Official Public Records of Tarrant County, Texas, said 2.874 acre (125,194 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 southwest corner of said tract of land described as Tract A, said 1/2 inch iron rod found being in the north line of Old Weatherford Road (County Road 1022) (variable width right-of-way); **THENCE** North 89 degrees 45 minutes 06 seconds East, with the south line of said tract of land described as Tract A and with the north line of said Old Weatherford Road, a distance of 503.81 feet to a calculated point for the **POINT OF BEGINNING**, said calculated point having grid coordinates of N=6,954,083.059 and E=2,267,571.472;

THENCE North 00 degrees 43 minutes 26 seconds West, a distance of 1,564.91 feet to a calculated point for corner in a north line of said tract of land described as Tract A;

THENCE North 89 degrees 44 minutes 26 seconds East, with a north line of said tract of land described as Tract A, a distance of 80.00 feet to a calculated point for the most northerly northeast corner of said tract of land described as Tract A, said calculated point being in the west line of a tract of land described as Easement 1 30' Road and Pipeline Right-of-Way granted to Hollis R, Sullivan, Inc., as recorded in Instrument No. D205267559 of said Official Public Records;

THENCE South 00 degrees 43 minutes 26 seconds East, with a east line of said tract of land described as Tract A and the west line of said tract of land described as Easement 1, passing at a distance of 1,514.89 feet, the most westerly southwest corner of said tract of land described as Easement 1, in all, a distance of 1,564.93 feet to a calculated point for corner in the south line of said tract of land described as Tract A and the north line of said Old Weatherford Road;

(Exhibit "A")

THENCE South 89 degrees 45 minutes 06 seconds West, with the south line of said tract of land described as Tract A and the north line of said Old Weatherford Road, a distance of 80.00 feet to the **POINT OF BEGINNING**, and containing 125,194 square feet or 2.874 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.

* 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.

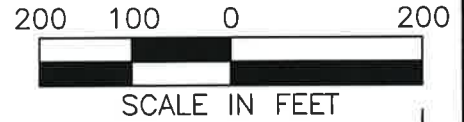
Revision 1 January 12, 2026



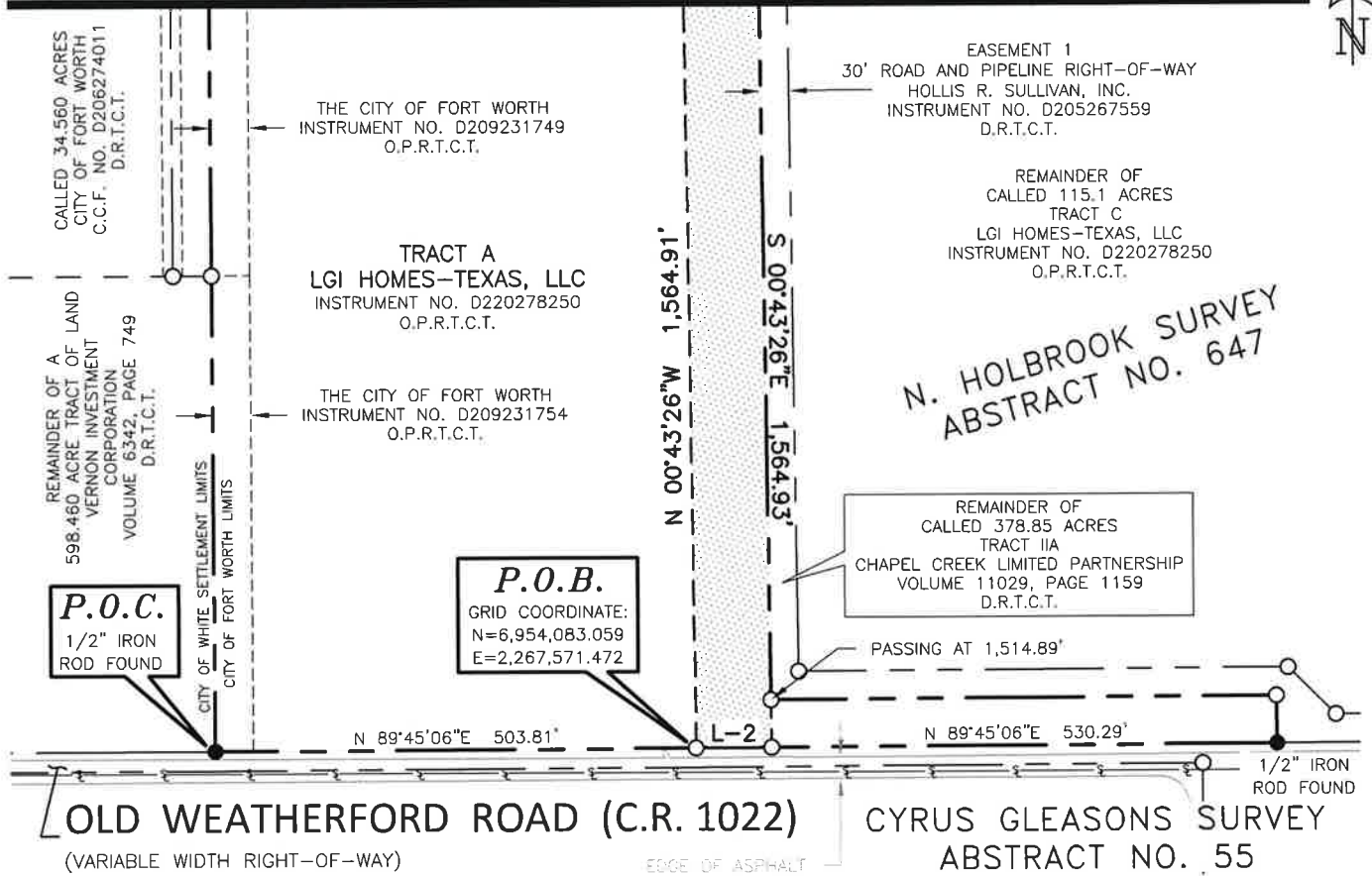

Richard Kennedy
Registered Professional Land Surveyor
Texas No. 5527
Gorrondona & Associates, Inc.
Texas Firm No. 10106903

(Exhibit "A")

EXHIBIT "A"
PARCEL NO. 4A



MATCHLINE



Tarrant Regional Water District

800 E. NORTHSIDE DRIVE • FORT WORTH, TEXAS 76102

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

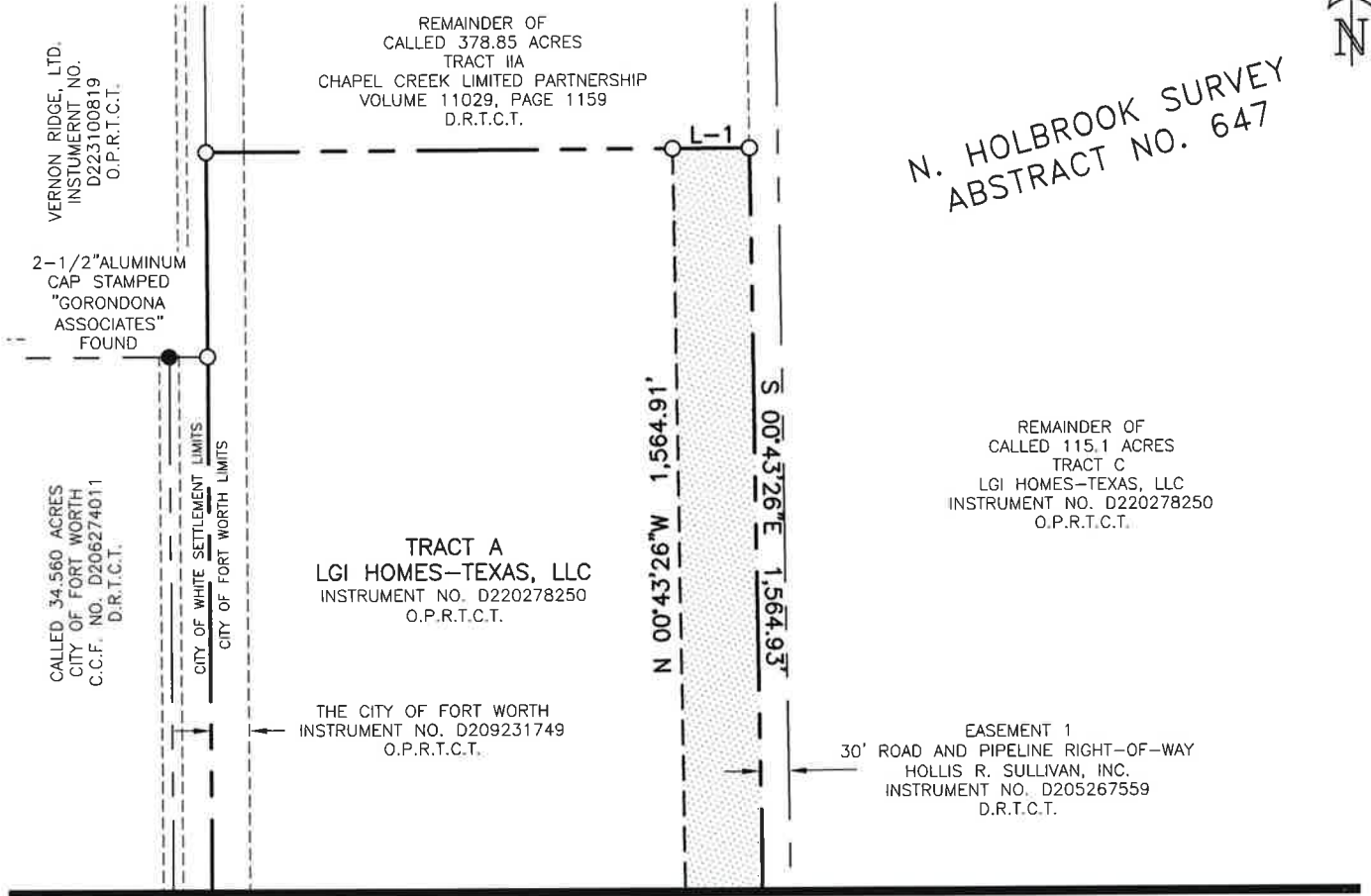
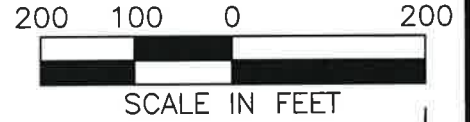


PARCEL NO. 4A		
OWNER: LGI HOMES-TEXAS, LLC		
SURVEY: N. HOLBROOK SURVEY, ABSTRACT NO. 647		
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS		
ACQUISITION AREA: 125,194 SQUARE FEET OR 2.874 ACRES		
WHOLE PROPERTY ACREAGE: 21.36 ACRES (BY DEED)		

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

G&A JOB NO. FNI_2403.00	DRAWN BY: NTK	CAD FILE: 4A_PE_R01.DWG
REVISION 1 JANUARY 12, 2026	EXHIBIT A	SCALE: 1" = 200'

EXHIBIT "A"
PARCEL NO. 4A



MATCHLINE



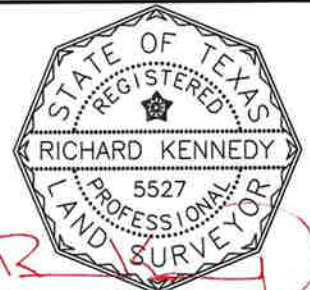
Tarrant Regional Water District

800 E. NORTHSIDE DRIVE • FORT WORTH, TEXAS 76102

MARY'S CREEK INDIRECT WATER RE-USE PIPELINE

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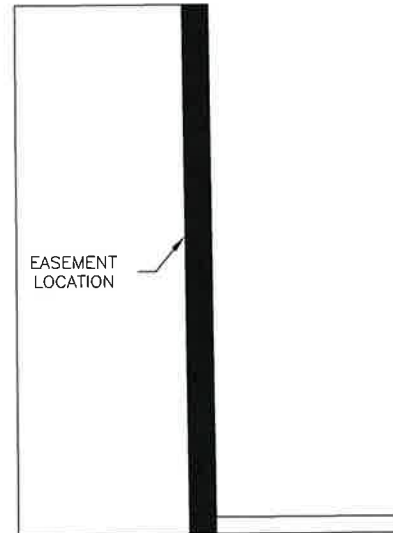
EXHIBIT "A"

PARCEL NO. 4A

LEGEND

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

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 89°44'26"E	80.00'
L-2	S 89°45'06"W	80.00'



SUBJECT TRACT &
LOCATION OF EASEMENT

NOTES:

1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
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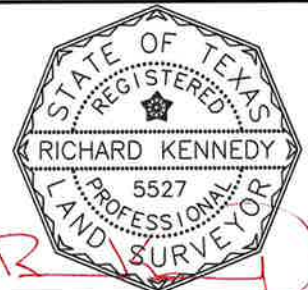


Tarrant Regional Water District

800 E. NORTHSIDE DRIVE • FORT WORTH, TEXAS 76102

MARY'S CREEK INDIRECT WATER RE-USE PIPELINE

PARCEL NO. 4A		
OWNER: LGI HOMES-TEXAS, LLC		
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LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS		
ACQUISITION AREA: 125,194 SQUARE FEET OR 2.874 ACRES		
WHOLE PROPERTY ACREAGE: 21.36 ACRES (BY DEED)		
G&AI JOB NO. FNI_2403.00	DRAWN BY: NTK	CAD FILE: 4A PE_R01.DWG
REVISION 1 JANUARY 12, 2026	EXHIBIT A	SCALE: 1" = 200'



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

Lot Report

Tue Jul 15 13:25:08 2025

Lot File: \\gains04\Active\Production04\FNI_2403.00 - TRWD Mary's Creek Wtr
Reclamation\SURVEY\CAD\LOT\PARCELS.lot

Lot: 4A PE

Bearing Distance

N 00°43'26" W 1564.91

N 89°44'26" E 80.00

S 00°43'26" E 1564.93

S 89°45'06" W 80.00

Closure Error Distance> 0.0045 Error Bearing> N 02°20'55" W

Closure Precision> 1 in 732984.4 Total Distance> 3289.85

125194 SQ. FT.

2.874 ACRES

Bearing Distance

EXHIBIT "A"
TARRANT REGIONAL WATER DISTRICT
MARY'S CREEK INDIRECT WATER RE-USE PIPELINE
PARCEL NO. 4B

N. HOLBROOK SURVEY, ABSTRACT NO. 647
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

Being a 3.040 acre (132,436 square feet) tract of land situated in the N. Holbrook Survey, Abstract No. 647, City of Fort Worth, Tarrant County, Texas, and being a portion of tract of land described as Tract B being conveyed to LGI Homes-Texas, LLC as recorded in Instrument No. D220278250 of the Official Public Records of Tarrant County, Texas, said 3.040 acre (132,436 square feet) tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod with cap stamped "Pape Dawson" found for the northwest corner of a called 26.513 acre tract of land conveyed to White Settlement Independent School District as recorded in Instrument No. D206230768 of said Official Public Records, said 1/2 inch iron rod with cap stamped "Pape Dawson" being in a southwest line of a tract of land conveyed to LGI Homes-Texas, LLC as recorded in Instrument No. D219248021 of said Official Public Records; **THENCE** North 72 degrees 39 minutes 20 seconds West with the southwest line of said tract of land conveyed to LGI Homes-Texas, LLC (Instrument No. D219248021), a distance of 84.13 feet to a calculated point for the northeast corner of said Tract B and being the southwest corner of a tract of land conveyed to the City of Fort Worth as recorded in Instrument No. D209259102 of said Official Public Records, said calculated point being in the west line of a tract of land described at Easement 1 30' Road and Pipeline Right-of-Way granted to Hollis R, Sullivan, Inc., as recorded in Instrument No. D205267559 of said Official Public Records; **THENCE** South 00 degrees 43 minutes 00 seconds East, with the east line of said Tract B and the west line of said tract of land described as Easement 1, a distance of 947.91 feet to a calculated point for the **POINT OF BEGINNING**, said calculated point having grid coordinates of N=6,957,693.380 and E=2,267,525.731, from which a 1/2 inch iron rod found for the southwest corner of said called 26.513 acre tract of land bears South 45 degrees 42 minutes 07 seconds East, a distance of 113.15 feet;

THENCE South 00 degrees 43 minutes 00 seconds East, with the east line of said Tract B and the west line of said tract of land described as Easement 1, a distance of 1,655.75 feet to a calculated point for the southeast corner of said Tract B;

THENCE South 89 degrees 44 minutes 51 seconds West, with the south line of said Tract B, a distance of 80.00 feet to a calculated point for corner;

THENCE North 00 degrees 43 minutes 00 seconds West, a distance of 1,655.14 feet to a calculated point for corner;

(Exhibit "A")

THENCE North 89 degrees 18 minutes 14 seconds East, a distance of 80.00 feet to the **POINT OF BEGINNING**, and containing 132,436 square feet or 3.040 acres of land, more or less.

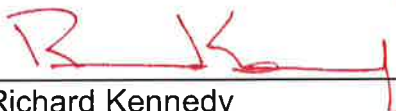

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TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FORM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUNDS AND THAT SAME IS TRUE AND CORRECT.

Revision 1 January 12, 2026

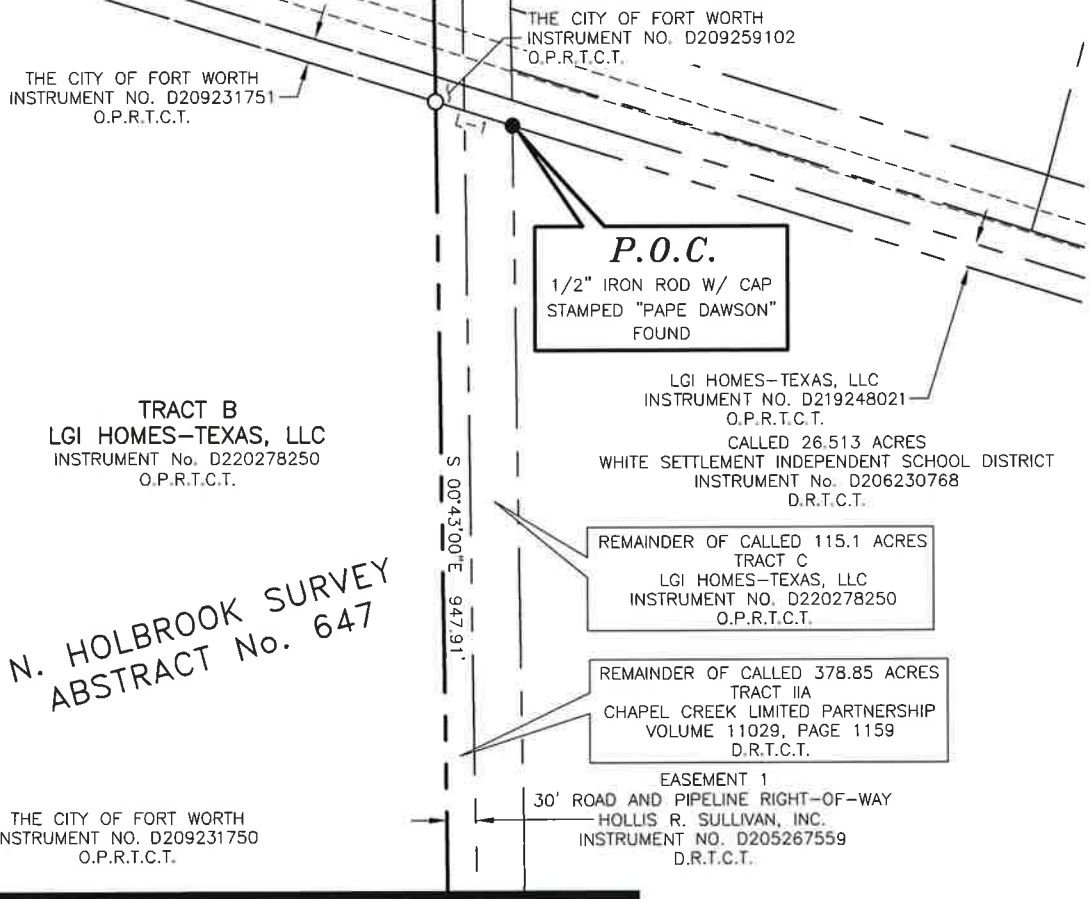



Richard Kennedy
Registered Professional Land Surveyor
Texas No. 5527
Gorrondona & Associates, Inc.
Texas Firm No. 10106903

(Exhibit "A")



EXHIBIT "A"
PARCEL No. 4B



MATCHLINE 1

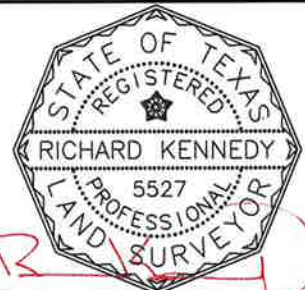


Tarrant Regional Water District

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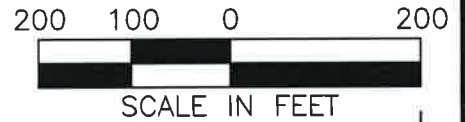
**MARY'S CREEK INDIRECT
 WATER RE-USE PIPELINE**

PARCEL NO. 4B		
OWNER: LGI HOMES-TEXAS, LLC		
SURVEY: N. HOLBROOK SURVEY ABSTRACT NO. 647		
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS		
ACQUISITION AREA: 132,436 SQUARE FEET OR 3.040 ACRES		
WHOLE PROPERTY ACREAGE: 38.97 ACRES (BY DEED)		
G&AI JOB NO. FNI_2403.00	DRAWN BY: NTK	CAD FILE: 4B PE_R01.DWG
REVISION 1 JANUARY 12, 2026	EXHIBIT A	SCALE: 1" = 200'

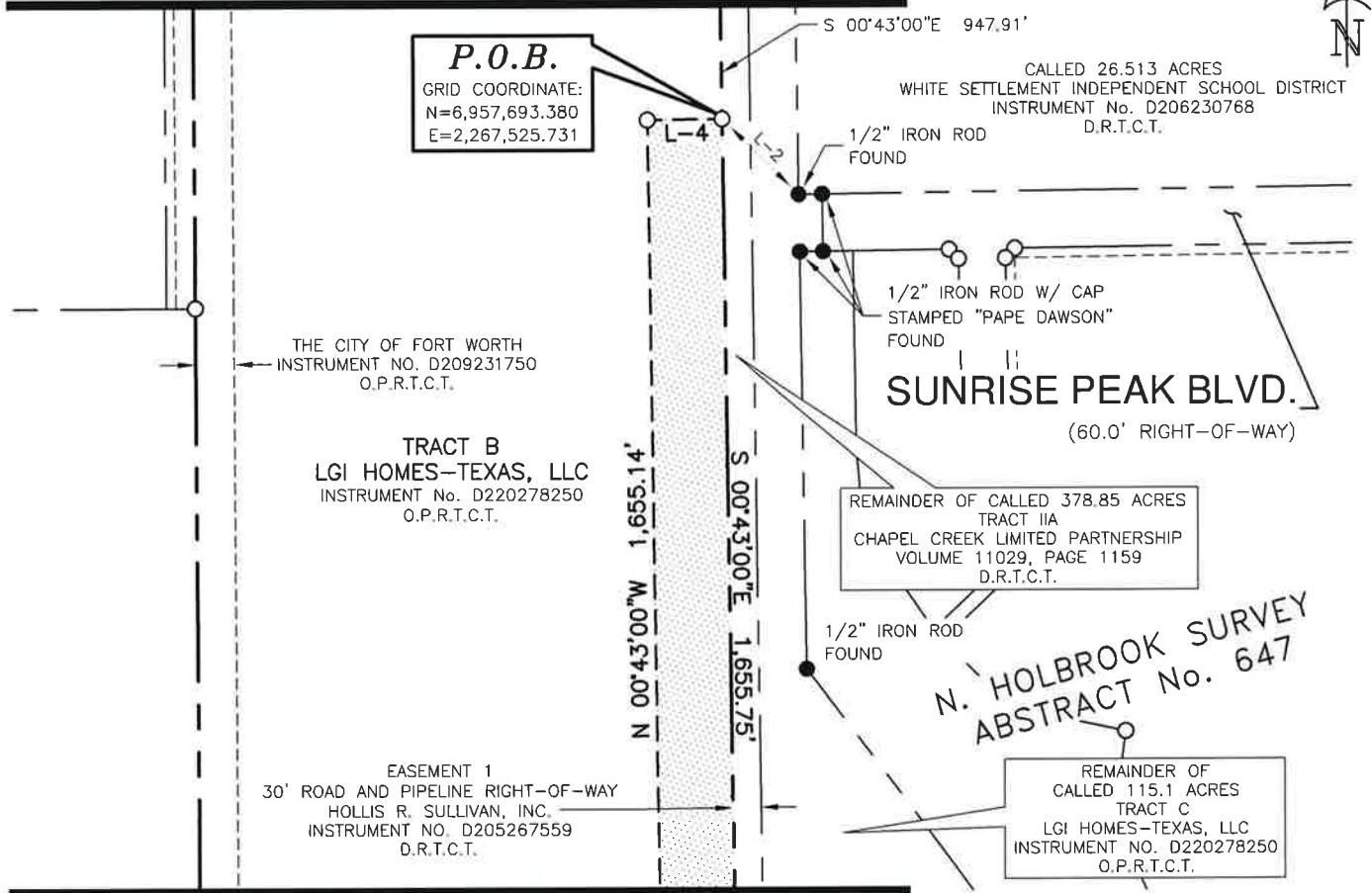


RICHARD KENNEDY
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 5527 TEXAS FIRM No. 10106903

EXHIBIT "A"
PARCEL No. 4B



MATCHLINE 1



MATCHLINE 2

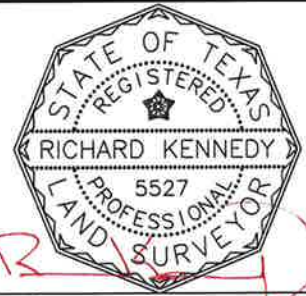


Tarrant Regional Water District

800 E. NORTHSIDE DRIVE • FORT WORTH, TEXAS 76102

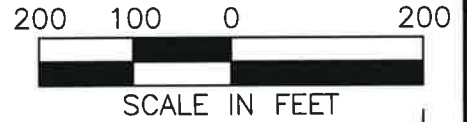
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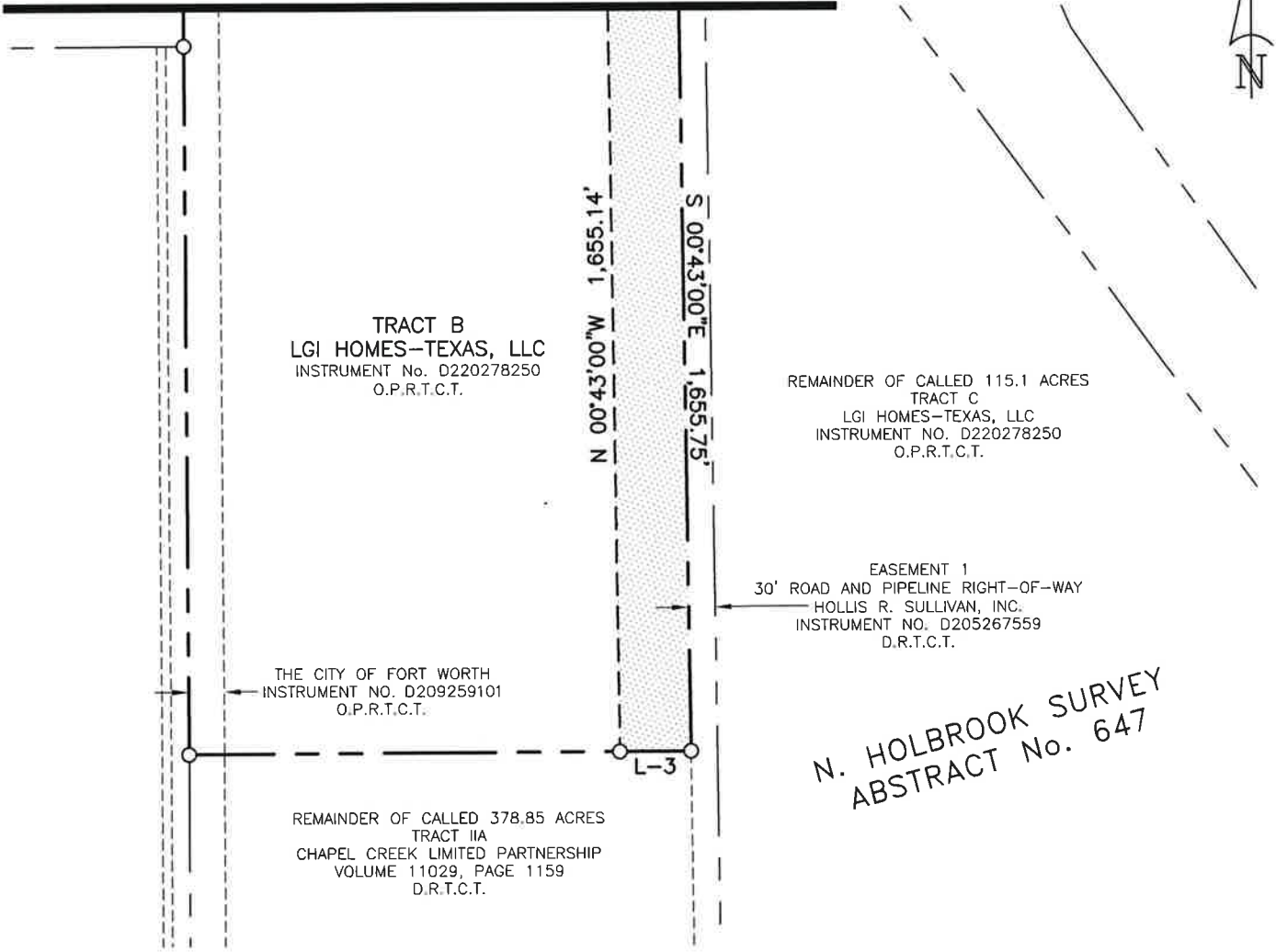


RICHARD KENNEDY
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 NO. 5527 TEXAS FIRM No. 10106903

EXHIBIT "A"
PARCEL No. 4B



MATCHLINE 2



N. HOLBROOK SURVEY
ABSTRACT No. 647

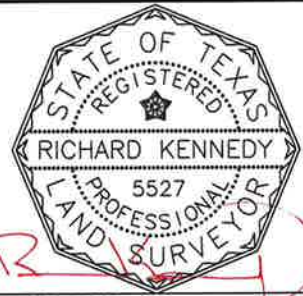


Tarrant Regional Water District

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**MARY'S CREEK INDIRECT
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WHOLE PROPERTY ACREAGE: 38.97 ACRES (BY DEED)		



G&A JOB NO. FNI_2403.00	DRAWN BY: NTK	CAD FILE: 4B PE_R01.DWG
REVISION 1 JANUARY 12, 2026	EXHIBIT A	SCALE: 1" = 200'

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

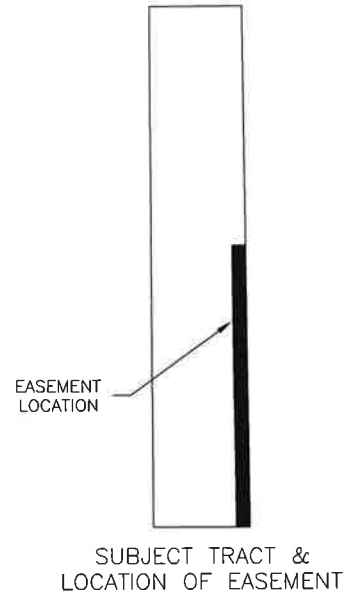
EXHIBIT "A"

PARCEL No. 4B

LEGEND

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

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 72°39'20"W	84.13'
L-2	S 45°42'07"E	113.15'
L-3	S 89°44'51"W	80.00'
L-4	N 89°18'14"E	80.00'



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.

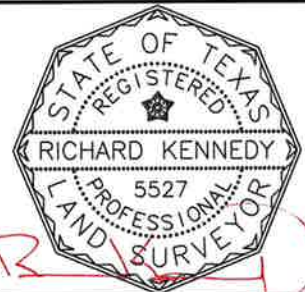


Tarrant Regional Water District

800 E. NORTHSIDE DRIVE • FORT WORTH, TEXAS 76102

MARY'S CREEK INDIRECT WATER RE-USE PIPELINE

PARCEL NO. 4B		
OWNER: LGI HOMES-TEXAS, LLC		
SURVEY: N. HOLBROOK SURVEY ABSTRACT NO. 647		
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS		
ACQUISITION AREA: 132,436 SQUARE FEET OR 3.040 ACRES		
WHOLE PROPERTY ACREAGE: 38.97 ACRES (BY DEED)		
G&AI JOB NO. FNI_2403.00	DRAWN BY: NTK	CAD FILE: 4B PE_R01.DWG
REVISION 1 JANUARY 12, 2026	EXHIBIT A	SCALE: 1" = 200'



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

Lot Report

Wed Jul 16 09:51:05 2025

Lot File: \\gains04\Active\Production04\FNI_2403.00 - TRWD Mary's Creek Wtr
Reclamation\SURVEY\CAD\LOT\PARCELS.lot

Lot: 4B PE

Bearing Distance

S 00°43'00" E 1655.75

S 89°44'51" W 80.00

N 00°43'00" W 1655.14

N 89°18'14" E 80.00

Closure Error Distance> 0.0097 Error Bearing> S 14°52'20" W

Closure Precision> 1 in 356006.7 Total Distance> 3470.89

132436 SQ. FT.

3.040 ACRES

Bearing Distance

EXHIBIT "A"
TARRANT REGIONAL WATER DISTRICT
MARY'S CREEK INDIRECT WATER RE-USE PIPELINE
PARCEL NO. 4C

N. HOLBROOK SURVEY, ABSTRACT NO. 647
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

Being a 0.092 acre (4,000 square feet) tract of land situated in the N. Holbrook Survey, Abstract No. 647, City of Fort Worth, Tarrant County, Texas, and being a portion of tract of land described as Tract C being conveyed to LGI Homes-Texas, LLC as recorded in Instrument No. D220278250 of the Official Public Records of Tarrant County, Texas, said 0.092 acre (4,000 square feet) tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod with cap stamped "Pape Dawson" found for the northwest corner of a called 26.513 acre tract of land conveyed to White Settlement Independent School District as recorded in Instrument No. D206230768 of said Official Public Records, said 1/2 inch iron rod with cap stamped "Pape Dawson" being in a southwest line of a tract of land conveyed to LGI Homes-Texas, LLC as recorded in Instrument No. D219248021 of said Official Public Records; **THENCE** South 00 degrees 43 minutes 00 seconds East, with the west line of said tract of land conveyed to White Settlement Independent School District, a distance of 921.85 feet to a calculated point for the **POINT OF BEGINNING**, said calculated point having grid coordinates of N=6,957,694.352 and E=2,267,605.704;

THENCE South 00 degrees 43 minutes 00 seconds East, with the west line of said tract of land conveyed to White Settlement Independent School District, a distance of 80.00 feet to a 1/2 inch iron rod found for the southwest corner of said tract of land conveyed to White Settlement Independent School District;

THENCE South 89 degrees 18 minutes 14 seconds West, a distance of 50.00 feet to a calculated point for corner in the east line of a tract of land described as Easement 1 30' Road and Pipeline Right-of-Way granted to Hollis R, Sullivan, Inc., as recorded in Instrument No. D205267559 of said Official Public Records;

THENCE North 00 degrees 43 minutes 00 seconds West, with the east line of said tract of land described as Easement 1, a distance of 80.00 feet to a calculated point for corner;

THENCE North 89 degrees 18 minutes 14 seconds East, a distance of 50.00 feet to the **POINT OF BEGINNING**, and containing 4,000 square feet or 0.092 acres of land, more or less.

(Exhibit "A")

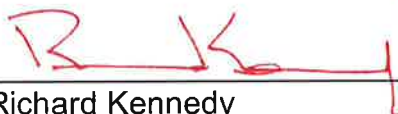

Notes:

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.

*** 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 1 January 12, 2026

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

(Exhibit "A")

EXHIBIT "A"

PARCEL No. 4C

P.O.C.

1/2" IRON ROD W/ CAP
STAMPED "PAPE DAWSON"
FOUND

THE CITY OF FORT WORTH
INSTRUMENT NO. D209231751
O.P.R.T.C.T.

THE CITY OF FORT WORTH
INSTRUMENT NO. D209231750
O.P.R.T.C.T.

LGI HOMES-TEXAS, LLC
INSTRUMENT NO. D219248021
O.P.R.T.C.T.

TRACT B
LGI HOMES-TEXAS, LLC
INSTRUMENT No. D220278250
O.P.R.T.C.T.

CALLED 26.513 ACRE TRACT
WHITE SETTLEMENT INDEPENDENT SCHOOL DISTRICT
C.C.F. No. D206230768
D.R.T.C.T.

N. HOLBROOK SURVEY
ABSTRACT No. 647

S 00°43'00"E 921.85'

REMAINDER OF CALLED 115.1 ACRES
TRACT C
LGI HOMES-TEXAS, LLC
INSTRUMENT NO. D220278250
O.P.R.T.C.T.

SUNRISE PEAK BLVD.
(60.0' RIGHT-OF-WAY)

EASEMENT 1
30' ROAD AND PIPELINE RIGHT-OF-WAY
HOLLIS R. SULLIVAN, INC.
INSTRUMENT NO. D205267559
D.R.T.C.T.

REMAINDER OF CALLED 378.85 ACRES
TRACT IIA
CHAPEL CREEK LIMITED PARTNERSHIP
VOLUME 11029, PAGE 1159
D.R.T.C.T.

P.O.B.

GRID COORDINATE:
N=6,957,694.352
E=2,267,605.704

1/2" IRON ROD
FOUND

1/2" IRON ROD W/ CAP
STAMPED "PAPE DAWSON"
FOUND



200 100 0 200



SCALE IN FEET



Tarrant Regional Water District

800 E. NORTHSIDE DRIVE • FORT WORTH, TEXAS 76102

MARY'S CREEK INDIRECT WATER RE-USE PIPELINE

PARCEL NO. 4C

OWNER: LGI HOMES-TEXAS, LLC

SURVEY: N. HOLBROOK SURVEY ABSTRACT NO. 647

LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

ACQUISITION AREA: 4,000 SQUARE FEET OR 0.092 ACRES

WHOLE PROPERTY ACREAGE: 372.513 ACRES (CALCULATED)

G&A JOB NO. FNI_2403.00

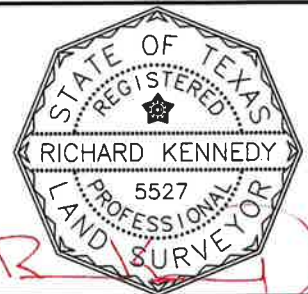
DRAWN BY: NTK

CAD FILE: 4C PE_R01.DWG

REVISION 1 JANUARY 12, 2026

EXHIBIT A

SCALE: 1" = 200'

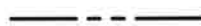






RICHARD KENNEDY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5527 TEXAS FIRM No. 10106903

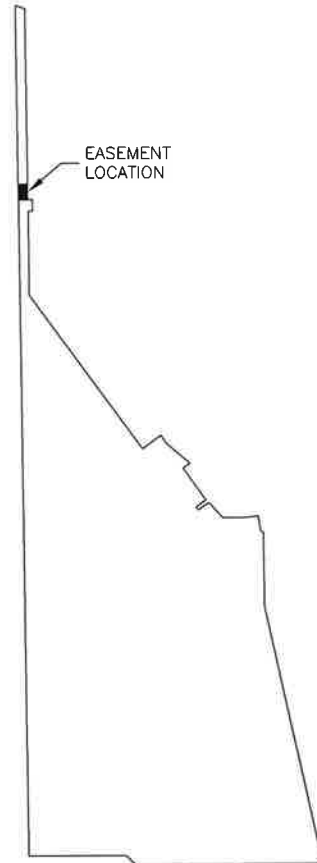
EXHIBIT "A"

PARCEL No. 4C

LEGEND

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

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 00°43'00"E	80.00'
L-2	S 89°18'14"W	50.00'
L-3	N 00°43'00"W	80.00'
L-4	N 89°18'14"E	50.00'



SUBJECT TRACT &
LOCATION OF EASEMENT

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.



Tarrant Regional Water District

800 E. NORTHSIDE DRIVE • FORT WORTH, TEXAS 76102

MARY'S CREEK INDIRECT WATER RE-USE PIPELINE



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

PARCEL NO. 4C

OWNER: LGI HOMES-TEXAS, LLC

SURVEY: N. HOLBROOK SURVEY ABSTRACT NO. 647

LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

ACQUISITION AREA: 4,000 SQUARE FEET OR 0.092 ACRES

WHOLE PROPERTY ACREAGE: 372.513 ACRES (CALCULATED)

G&A JOB NO. FNI_2403.00

DRAWN BY: NTK

CAD FILE: 4C PE_R01.DWG

REVISION 1 JANUARY 12, 2026

EXHIBIT A

SCALE: 1" = 200'

Lot Report

Thu Jul 17 14:26:20 2025

Lot File: \\gains04\Active\Production04\FNI_2403.00 - TRWD Mary's Creek Wtr
Reclamation\SURVEY\CAD\LOT\PARCELS.lot

Lot: 4C PE

Bearing Distance

S 00°43'00" E 80.00

S 89°18'14" W 50.00

N 00°43'00" W 80.00

N 89°18'14" E 50.00

Closure Error Distance> 0.0000

Total Distance> 260.00

4000 SQ. FT.

0.092 ACRES

Bearing Distance

EXHIBIT "A"
TARRANT REGIONAL WATER DISTRICT
MARY'S CREEK INDIRECT WATER RE-USE PIPELINE
PARCEL NO. 4D

N. HOLBROOK SURVEY, ABSTRACT No. 647
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

Being a 0.048 acre (2,104 square feet) tract of land situated in the N. Holbrook Survey, Abstract No. 647, City of Fort Worth, Tarrant County, Texas, and being a portion of a remainder of a called 104.21 acre tract of land described as Tract B being conveyed to LGI Homes-Texas, LLC as recorded in Instrument No. D219248021 of the Official Public Records of Tarrant County, Texas, said 0.048 acre (2,104 square feet) tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a calculated point for the northwest corner of a called 26.513 acre tract of land conveyed to White Settlement Independent School District as recorded in Instrument No. D206230768 of said Official Public Records, said calculated point being the most northerly northeast corner of a called 115.1 acre tract of land being further described as Tract C conveyed to LGI Homes-Texas, LLC as recorded in Instrument No. D220278250 of said Official Public Records, said calculated point also being in a southwesterly line of said tract of land described as Tract B, from which a 1/2 inch iron rod with cap stamped "PAPE DAWSON" found (C.M.) bears North 88 degrees 16 minutes 30 seconds East, a distance of 0.36 feet, and from which 1/2 inch iron rod with cap stamped "PAPE DAWSON" found for reference for the southwest corner of said called 26.513 acre tract of land bears South 00 degrees 43 minutes 00 seconds East, a distance of 1,001.85 feet; **THENCE** South 72 degrees 39 minutes 20 seconds East, with the northeasterly line of said called 26.513 acre tract of land and with a southwesterly line of said tract of land described as Tract B, a distance of 28.45 feet to a calculated point for the **POINT OF BEGINNING**, said calculated point being in the east line of a Pipeline Easement granted to Atmos Energy Corporation as recorded in Instrument No. D213318568 of said Official Public Records, said calculated point having grid coordinates of N=6,958,607.539 and E=2,267,621.327.

THENCE North 00 degrees 43 minutes 19 seconds West, with the east line of said Pipeline Easement a distance of 26.30 feet to a calculated point for corner in the southwest line of Lot 2, Block A (30' wide public access easement) of Vista West Chesapeake Addition, an addition to the City of Fort Worth as recorded in Instrument No. D213046215 of said Official Public Records;

THENCE South 72 degrees 39 minutes 21 seconds East, with the southwest line of said Lot 2, a distance of 84.15 feet to a calculated point for corner;

(Exhibit "A")

THENCE South 00 degrees 43 minutes 19 seconds East, a distance of 26.30 feet to a calculated point for corner in a southwesterly line of said tract of land described as Tract B and the northeast line of said called 26.513 acre tract of land;

THENCE North 72 degrees 39 minutes 20 seconds West, with a southwesterly line of said tract of land described as Tract B and with the northeast line of said called 26.513 acre tract of land, a distance of 84.15 feet to the **POINT OF BEGINNING**, and containing 2,104 square feet or 0.048 acres of land, more or less.

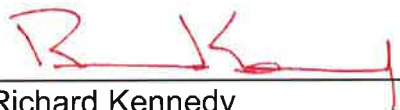

Notes:

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.

* 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.

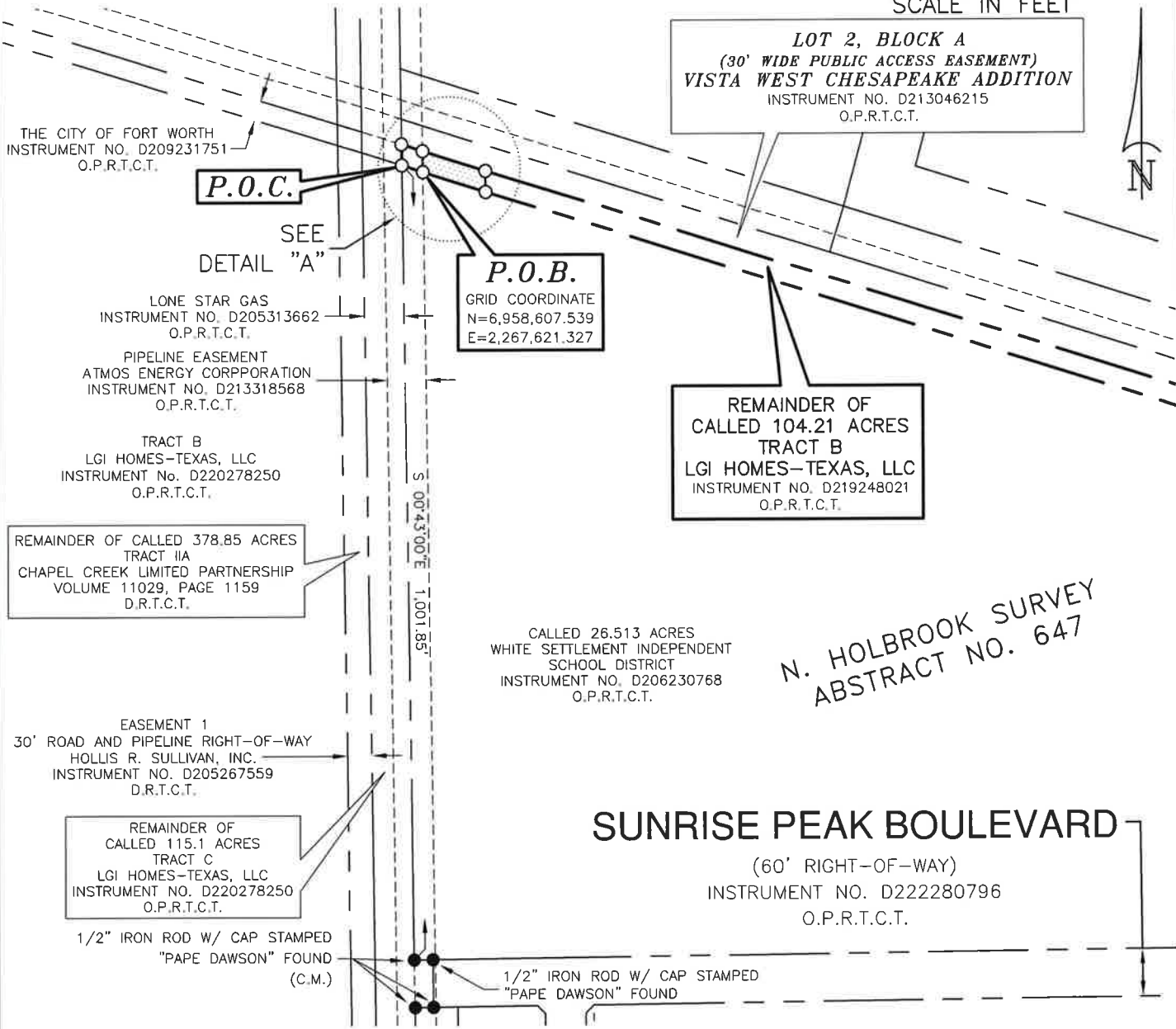
Date: October 30, 2025

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

(Exhibit "A")

EXHIBIT "A"
PARCEL No. 4D



**N. HOLBROOK SURVEY
 ABSTRACT NO. 647**

SUNRISE PEAK BOULEVARD
 (60' RIGHT-OF-WAY)
 INSTRUMENT NO. D222280796
 O.P.R.T.C.T.

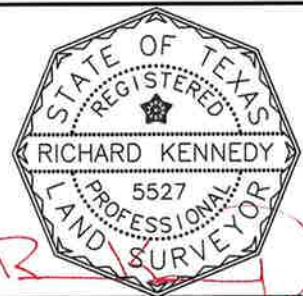


Tarrant Regional Water District

800 E. NORTHSIDE DRIVE • FORT WORTH, TEXAS 76102

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

PARCEL NO. 4D
OWNER: LGI HOMES-TEXAS, LLC
SURVEY: N. HOLBROOK SURVEY ABSTRACT NO. 647
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
ACQUISITION AREA: 2,104 SQUARE FEET OR 0.048 ACRES
WHOLE PROPERTY ACREAGE: 1.191 ACRES (CALCULATED)



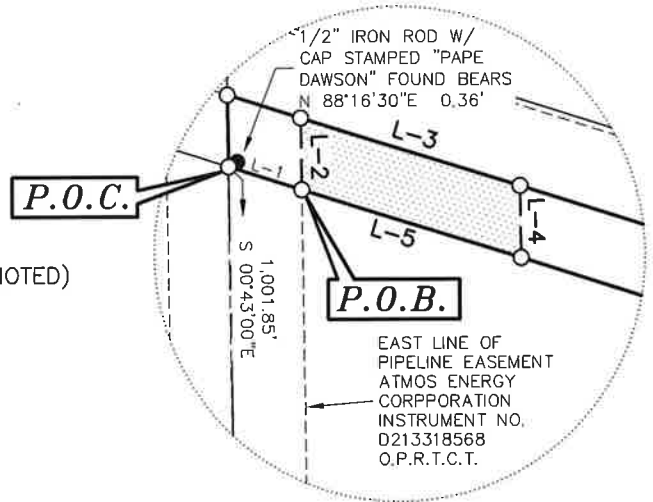
RICHARD KENNEDY
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 5527 TEXAS FIRM No. 10108903

G&A JOB NO. FNI_2403.00	DRAWN BY: NTK	CAD FILE: 4D PE.DWG
DATE: OCTOBER 30, 2025	EXHIBIT A	SCALE: 1" = 200'

EXHIBIT "A"

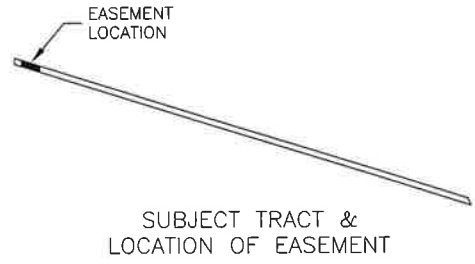
PARCEL No. 4D

- LEGEND**
- PROPERTY LINE
 - PROPOSED EASEMENT LINE
 - SURVEY LINE
 - FOUND CORNER (SIZE AND TYPE NOTED)
 - CALCULATED POINT



DETAIL "A"
NOT TO SCALE

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 72°39'20"E	28.45'
L-2	N 00°43'19"W	26.30'
L-3	S 72°39'21"E	84.15'
L-4	S 00°43'19"E	26.30'
L-5	N 72°39'20"W	84.15'



- 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.

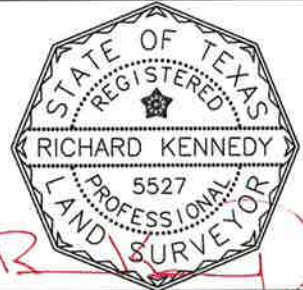


Tarrant Regional Water District

800 E. NORTHSIDE DRIVE • FORT WORTH, TEXAS 76102

MARY'S CREEK INDIRECT WATER RE-USE PIPELINE

PARCEL NO. 4D
 OWNER: LGI HOMES-TEXAS, LLC
 SURVEY: N. HOLBROOK SURVEY ABSTRACT NO. 647
 LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
 ACQUISITION AREA: 2,104 SQUARE FEET OR 0.048 ACRES
 WHOLE PROPERTY ACREAGE: 1.191 ACRES (CALCULATED)



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

G&A JOB NO. FNI_2403.00 DRAWN BY: NTK CAD FILE: 4D PE.DWG
 DATE: OCTOBER 30, 2025 EXHIBIT A SCALE: N/A

Lot Report

Thu Oct 30 10:39:42 2025

Lot File: \\gaines04\Active\Production04\FNI_2403.00 - TRWD Mary's Creek Wtr
Reclamation\SURVEY\CAD\LOT\PARCELS.lot

Lot: 4D PE

Bearing Distance

N 00°43'19" W 26.30

S 72°39'21" E 84.15

S 00°43'19" E 26.30

N 72°39'20" W 84.15

Closure Error Distance> 0.0004 Error Bearing> S 17°20'40" W

Closure Precision> 1 in 541445.3 Total Distance> 220.89

2104 SQ. FT.

0.048 ACRES

Bearing Distance

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 acquisition of the above-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. Funding for this item is included in Bond Fund 163. Director Team seconded the motion, and the votes were 5 in favor, 0 against.

18.

With the recommendation of management, Director Motheral moved to approve the negotiated acquisition of (i) a water pipeline(s) easement and right-of-way agreement and (ii) an access easement (collectively, the "additional easements") from Blackthorne Acquisitions, LLC ("Blackthorne"), over the following described tracts to resolve encroachments affecting TRWD's existing easement rights on IPL Project Parcel No. 792.

IPL Project Parcel No. 792A

A permanent easement interest across a 1.621-acre tract of land situated in the Alfred Benge Survey, Abstract Number 57, Henderson County, Texas, and more particularly out of that certain called 220.777 acre tract of land conveyed to BLACKTHORNE ACQUISITIONS LLC, by deed recorded under Document No. 2021-00009476, Official Records of Henderson County, Texas; and

IPL Project Parcel No. 792AE

A permanent easement interest across a 0.221-acre tract of land situated in the Alfred Benge Survey, Abstract Number 57, Henderson County, Texas, and more particularly out of that certain called 220.777 acre tract of land conveyed to BLACKTHORNE ACQUISITIONS LLC, by deed recorded under Document No. 2021-00009476, Official Records of Henderson County, Texas.

EXHIBIT "A"
Property Description

Being 1.621 acres (70,597 square feet) of land situated in the Alfred Bengé Survey, Abstract Number 57, Henderson County, Texas, and more particularly out of that certain called 220.777 acre tract of land conveyed to BLACKTHORNE ACQUISITIONS LLC, by deed recorded under Document No. 2021-00009476, Official Records of Henderson County, Texas, (O.R.H.C.T.), being further described as follows:

COMMENCING at a 1/2 inch iron rod with K.L.K. #4687 cap found in the Easterly line of said 220.777 acre tract and the Westerly line of a called 96.02 acre tract of land conveyed to Earl D. Campbell, by deed recorded under Document No. 2019-00004781, O.R.H.C.T., and being the Southeast corner of a called 10.278 acre Water Pipelines Easement and Right-of-Way conveyed to TARRANT REGIONAL WATER DISTRICT, under Document No. 2017-00007899, O.R.H.C.T.;

THENCE N 84°01'00" W, along the Southerly line of said 10.278 acre easement, a distance of 747.45 feet to a set 5/8 inch iron rod with MCKIM CREED cap, and being the Easterly corner of the tract herein described and the **POINT OF BEGINNING** (N: 6,721,289.140, E: 2,880,429.283, Grid);

- (1) **THENCE** S 87°06'13" W, departing the Southerly line of said 10.278 acre easement, along the Southerly line of the tract herein described, a distance of 516.47 feet to a set 5/8 inch iron rod with MCKIM CREED cap for an angle point;
- (2) **THENCE** N 57°09'09" W, continuing along the Southerly line of the tract herein described, a distance of 471.00 feet to a set 5/8 inch iron rod with MCKIM CREED cap for an angle point;
- (3) **THENCE** N 47°23'05" W, continuing along the Southerly line of the tract herein described, a distance of 442.07 feet to a set 5/8 inch iron rod with MCKIM CREED cap in the Southerly line of said 10.278 acre easement, and being the Westerly corner of the tract herein described;
- (4) **THENCE** S 57°09'09" E, along the Southerly line of said 10.278 acre easement, a distance of 878.29 feet to a set 5/8 inch iron rod with MCKIM CREED cap for an angle point;
- (5) **THENCE** S 84°01'00" E, continuing along the Southerly line of said 10.278 acre easement, a distance of 501.70 feet to the **POINT OF BEGINNING**, containing 1.621 acres (70,597 square feet) of land, more or less.

NOTE: Basis of bearing is the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum 1983 (NAD 83) (2007) with all distances adjusted to surface by project combined scale factor of 0.9999804020.

NOTE: Plat to accompany this legal description

I do certify on this 19 day of March, 2026 to Fidelity National Title Insurance Company, Fidelity National Title Agency, Inc, and Tarrant Regional Water District, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition 3 survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements and other matters of record as listed in Schedule B of the Commitment for Title issued by Fidelity National Title Insurance Company, with an effective date of January 25, 2026, issued date of February 06, 2026 affecting the subject property and listed in Exhibit "A-1" attached hereto.

Except as shown on the survey: (i) there are no visible encroachments upon the subject property by visible improvements on adjacent property, (ii) there are no visible encroachments on adjacent property, streets or alleys by any visible improvements on the subject property, and (iii) there are no visible conflicts or discrepancies.

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition 3 Survey.



Richard R Dorr
Registered Professional Land Surveyor
Texas Registration Number 4780

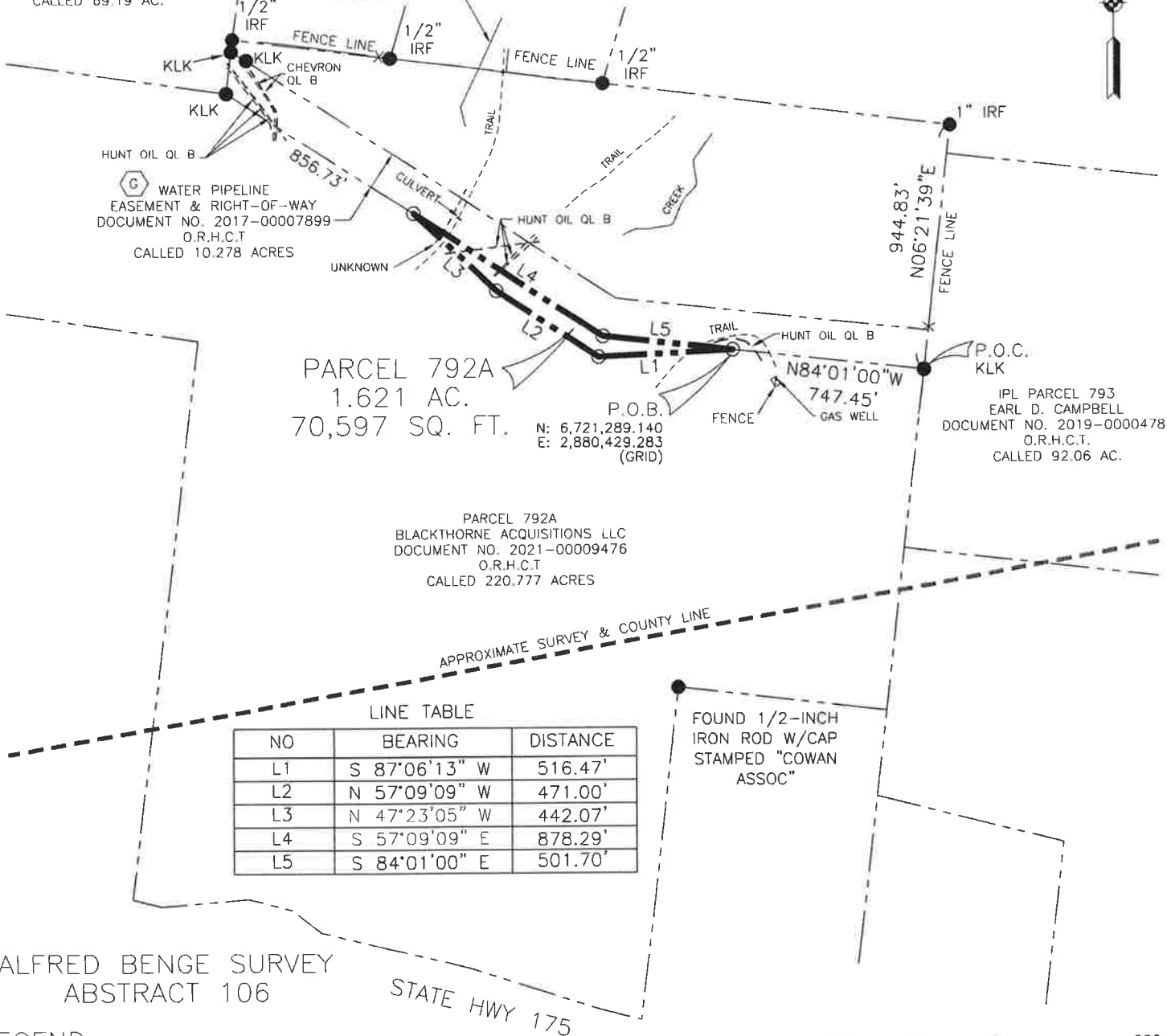


Dated: 03/19/2026

IPL PARCEL 789
 KIRBY B. SMITH OR
 FERRELLEA S. SMITH, TRUSTEES
 FOR THE
 K. B. & F. S. SMITH LIVING TRUST
 VOL. 2342, PG. 223
 O.R.H.C.T.
 CALLED 69.19 AC.

EXHIBIT "A"
 PARCEL 792A
 30-FOOT WIDE
 ELECTRIC LINE EASEMENT
 AND RIGHT OF WAY
 DOCUMENT NOS: 2022-00006294
 & 2022-00006294
 O.P.R.K.C.T.

ALFRED BENGE SURVEY
 ABSTRACT 57



PARCEL 792A
 1.621 AC.
 70,597 SQ. FT.

P.O.B.
 N: 6,721,289.140
 E: 2,880,429.283
 (GRID)

PARCEL 792A
 BLACKTHORNE ACQUISITIONS LLC
 DOCUMENT NO. 2021-00009476
 O.R.H.C.T.
 CALLED 220.777 ACRES

IPL PARCEL 793
 EARL D. CAMPBELL
 DOCUMENT NO. 2019-00004781
 O.R.H.C.T.
 CALLED 92.06 AC.

APPROXIMATE SURVEY & COUNTY LINE

LINE TABLE

NO	BEARING	DISTANCE
L1	S 87°06'13" W	516.47'
L2	N 57°09'09" W	471.00'
L3	N 47°23'05" W	442.07'
L4	S 57°09'09" E	878.29'
L5	S 84°01'00" E	501.70'

FOUND 1/2-INCH
 IRON ROD W/CAP
 STAMPED "COWAN
 ASSOC"

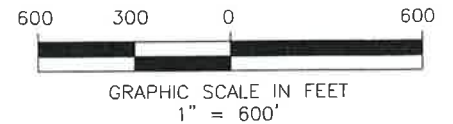
ALFRED BENGE SURVEY
 ABSTRACT 106

STATE HWY 175

LEGEND

- = MARKER FOUND AS NOTED
- KLK = 1/2" IRON ROD FOUND WITH K.L.K. #4687 CAP
- = 5/8" IRON ROD SET WITH MCKIM CREED CAP

NOTE: KNOWN UNDERGROUND UTILITIES SHOWN ARE
 QUALITY LEVEL B SUE - (02/07/2013)



NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

MCKIM & CREED
 4275 KELLWAY CIRCLE, SUITE 144
 ADDISON, TX 75001
 TBPELS FIRM NO. 10177602
 817.484.5695
 www.mckimcreed.com



SHEET TITLE
 EXHIBIT "A"
 SEGMENT 19-1, PARCEL 792A
 BLACKTHORNE ACQUISITIONS LLC

PROJECT
 INTEGRATED PIPELINE PROJECT

BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM,
 NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM NAD83 (2007)
 WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED
 SCALE FACTOR 0.9999804020.

PROJ NO: 060220009
 SCALE: 1" = 600'
 DATE: 12-29-2025
 DRAWN BY: PGS
 CHECKED BY: RDJ
 REVISED DATE:

EXHIBIT "A-1"

10. f. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: International Paper Company, Inc.

Purpose: As provided in said document

Recording Date: May 17, 1996

Recording No: Volume 1671, Page 458, Real Property Records, Henderson County, Texas

(Affects Subject, Not shown hereon)

10. g. Terms, Provisions, Covenants, Easement(s) and Agreements contained in that certain document

Entitled: Water Pipelines Easement and Right-of-Way

Dated: May 26, 2017

Executed by: RNRINV, LTD; JHRINV, LTD; and Deanna L Hollon F/K/A Deanna Lynn Womack, Individually and as Trustee of the RBW/PMW TRUST U/T/A DATED DECEMBER 21, 2012 and Tarrant Regional Water District, a Water Control and Improvement District and a body politic and corporate

Recording Date: May 26, 2017

Recording No: under Clerk's File No(s). 2017-00007899, Real Property Records, Henderson County, Texas.

Reference is hereby made to said document for full particulars.

(Affects Parent Tract, as shown hereon)

10. h. Easement(s), Agreements and Matters contained in that certain document

Entitled: Electric Line Easement and Right-of-Way

Dated: February 19, 2022

Executed by: Phillip Greenwell and Angela Greenwell and Trinity Valley Electric Cooperative, Inc.

Recording Date: April 5, 2022

Recording No: under Clerk's File No(s). 2022-00006294, Real Property Records, Henderson County, Texas.

Reference is hereby made to said document for full particulars.

(Affects Parent Tract, as shown hereon)

10. i. Easement(s), Agreements and Matters contained in that certain document
Entitled: Electric Line Easement and Right-of-Way
Dated: February 19, 2022
Executed by: James Clavell-Head and Trinity Valley Electric Cooperative, Inc.
Recording Date: April 5, 2022
Recording No: under Clerk's File No(s). 2022-00006295, Real Property Records, Henderson
County, Texas.

Reference is hereby made to said document for full particulars.

(Affects Parent Tract, as shown hereon)

Access Easement Description

Being 0.221 acres (9,643 square feet) of land situated in the Alfred Benge Survey, Abstract Number 57, Henderson County, Texas, and more particularly out of that certain called 220.777 acre tract of land conveyed to BLACKTHORNE ACQUISITIONS LLC, by deed recorded under Document No. 2021-00009476, Official Records of Henderson County, Texas, (O.R.H.C.T.), being further described as follows:

COMMENCING at a point in the Easterly line of said 220.777 acre tract and the Westerly line of a called 96.02 acre tract of land conveyed to Earl D. Campbell, by deed recorded under Document No. 2019-00004781, O.R.H.C.T., and being the Northeast corner of a called 10.278 acre water pipeline easement and right-of-way conveyed to TARRANT REGIONAL WATER DISTRICT, under Document No. 2017-00007899, O.R.H.C.T.;

THENCE N 84°01'00" W, along the Northerly line of said 10.278 acre easement, a distance of 1,150.01 feet to a set 5/8-inch iron rod with MCKIM CREED cap, and being the Southeasterly corner of the tract herein described and the **POINT OF BEGINNING** (N: 6,721,480.178, E: 2,880,045.546, Grid);

- (1) **THENCE** N 84°01'00" W, continuing along the Northerly line of said 10.278 acre easement, along the Southerly line of the tract herein described, a distance of 25.70 feet to a set 5/8-inch iron rod with MCKIM CREED cap for an angle point;

THENCE leaving said Northerly line of said 10.278 acre easement and over and across said called 220.777 acre tract the following five (5) courses and distances:

- (2) N 48°18'46" W, a distance of 282.00 feet to a set 5/8-inch iron rod with MCKIM CREED cap for an angle point;
- (3) N 40°23'01" W, a distance of 106.12 feet to a set 5/8-inch iron rod with MCKIM CREED cap for the beginning of a tangent curve to the left;
- (4) Northwesterly, 100.96 feet along the arc of said curve to the left, having a central angle of 57°50'43", a radius of 100.00 feet, and whose long chord bears N 69°18'22" W, a distance of 96.73 feet to a set 5/8-inch iron rod with MCKIM CREED cap for the point of tangency;
- (5) S 81°46'16" W, a distance of 87.86 feet to a set 5/8-inch iron rod with MCKIM CREED cap for the beginning of a tangent curve to the right;
- (6) Westerly, 23.04 feet along the arc of said curve to the right, having a central angle of 11°28'52", a radius of 115.00 feet, and whose long chord bears S 87°30'43" W, a distance of 23.01 feet to a set 5/8-inch iron rod with MCKIM CREED cap for an angle point in the Northerly line of said 10.278 acre easement;

- (7) **THENCE** N 57°09'09" W, along the Northerly line of said 10.278 acre easement, a distance of 56.01 feet to a set 5/8-inch iron rod with MCKIM CREED cap for the beginning of a not-tangent curve to the left;

THENCE leaving said Northerly line of said 10.278 acre easement and over and across said called 220.777 acre tract the following five (5) courses and distances:

- (8) Easterly, 70.91 feet along the arc of said curve to the left, having a central angle of 40°37'40", a radius of 100.00 feet, and whose long chord bears S 77°54'54" E, a distance of 69.43 feet to a set 5/8-inch iron rod with MCKIM CREED cap for the point of tangency;
- (9) N 81°46'16" E, a distance of 96.15 feet to a set 5/8-inch iron rod with MCKIM CREED cap at the beginning of a tangent curve to the right;
- (10) Southeasterly, 100.96 feet along the arc of said curve to the right, having a central angle of 57°50'43", a radius of 100.00 feet, and whose long chord bears S69°18'22"E, a distance of 96.73 feet to a set 5/8-inch iron rod with MCKIM CREED cap for the point of tangency;
- (11) S 40°23'01" E, a distance of 113.37 feet to a set 5/8-inch iron rod with MCKIM CREED cap for an angle point;
- (12) S 48°18'46" E, a distance of 301.83 feet to the **POINT OF BEGINNING**, containing 0.221 of an acre (9,643 square feet) of land, more or less

NOTE: Basis of bearing is the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum 1983 (NAD 83) (2007) with all distances adjusted to surface by project combined scale factor of 0.9999804020.

NOTE: Plat to accompany this legal description

I do certify on this 19 day of March, 2026 to Fidelity National Title Insurance Company, Fidelity National Title Agency, Inc, and Tarrant Regional Water District, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition 3 survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements and other matters of record as listed in Schedule B of the Commitment for Title issued by Fidelity National Title Insurance Company, with an effective date of January 25, 2026, issued date of February 06, 2026 affecting the subject property and listed in Exhibit "A-1" attached hereto.

Except as shown on the survey: (i) there are no visible encroachments upon the subject property by visible improvements on adjacent property, (ii) there are no visible encroachments on adjacent property, streets or alleys by any visible improvements on the subject property, and (iii) there are no visible conflicts or discrepancies.

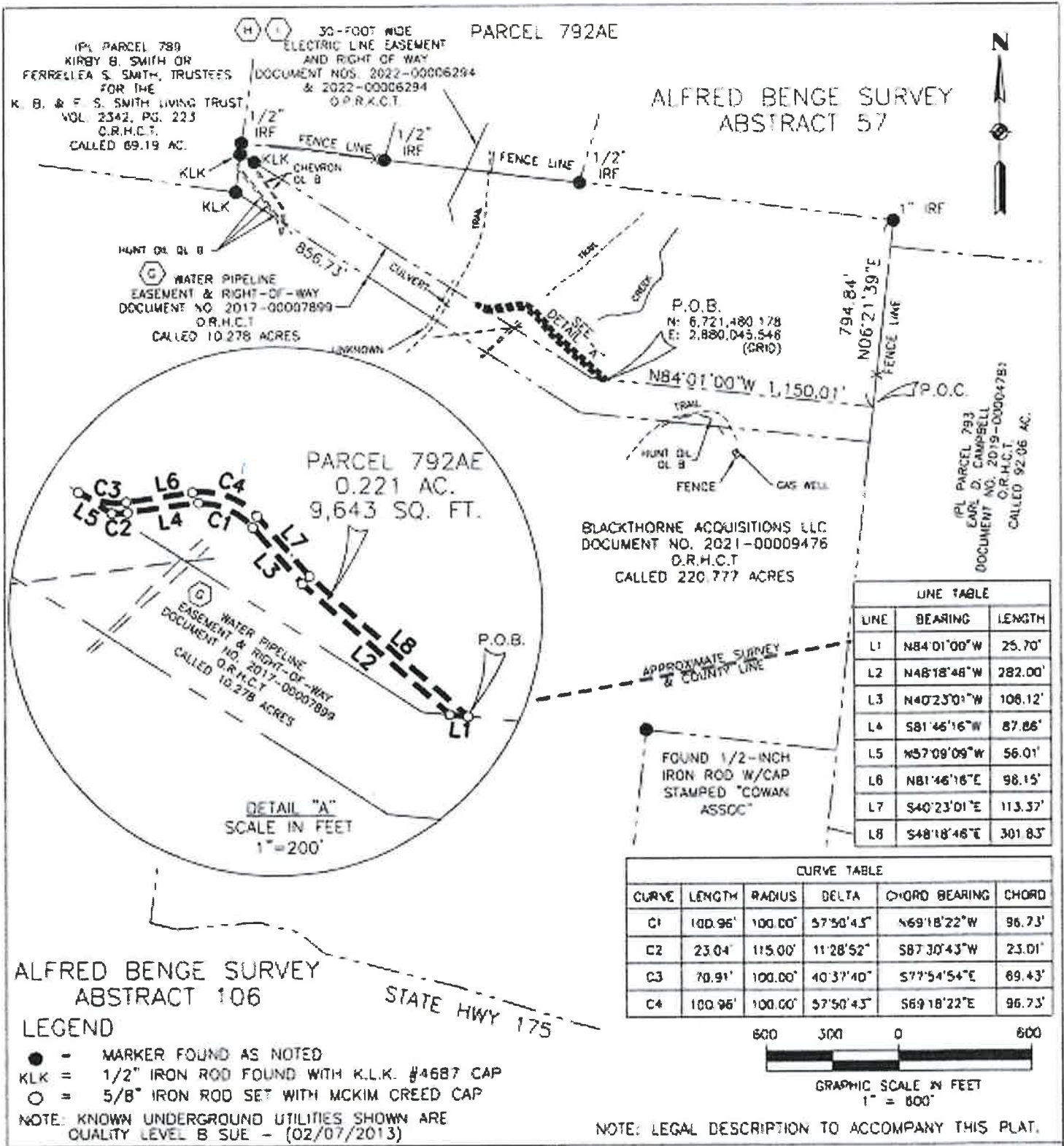
This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition 3 Survey.



Richard R. Dorr
Registered Professional Land Surveyor
Texas Registration Number 4780



Dated: 03/19/2026



MCKIM & CREED
4275 KELLWAY CIRCLE, SUITE 144
ADDISON, TX 75001
TPEL'S FIRM NO. 10177602
817.484.5695
www.mckimcreed.com

PRINTED ON: 03/19/2026

STATE OF TEXAS
REGISTERED
RICHARD R. DOPP
4780
PROFESSIONAL
LAND SURVEYOR

03/19/2026

SHEET TITLE
SEGMENT 19-1, PARCEL 792AE
BLACKTHORNE ACQUISITIONS LLC

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INTEGRATED PIPELINE PROJECT

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PROJECT NO: 090720009
SCALE: 1" = 600'
DATE: 03-07-2025
DRAWN BY: AEP
CHECKED BY: RDJ
REVISED DATE:

EXHIBIT "A-1"

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(Affects Parent Tract, as shown hereon)

In addition to granting the additional easements, Blackthorne will execute a Release and Indemnification Agreement under which Blackthorne releases and indemnifies TRWD from all claims, damages, and liabilities arising from or relating to the dam and adjacent pond and will pay all customary closing costs associated with the transaction, including recording fees, title company charges, and the cost of an owner's title policy, and will pay a \$3,500 administrative fee to TRWD. The Board authorizes the General Manager or his designee to take all steps reasonably necessary to complete the acquisition of the additional easements and execution of the related agreements, including payment of all reasonable and necessary closing costs to be borne by TRWD, if any. Funding for this item is included in the Bond Fund. Director Killebrew seconded the motion, and the votes were 5 in favor, 0 against.

19.

There were no future agenda items approved.

20.


The next board meeting was scheduled for May 19, 2026.

21.

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



President



Secretary