

This Agenda is posted pursuant to Chapter 551, Texas Government Code

**Matters to Come Before a Meeting of the Board of Directors
of Tarrant Regional Water District**

**To Be Held the 19th Day of May 2026 at 9:00 a.m.
Front Doors to the Main Admin Building at 800 East Northside Drive Will Open to
the Public at 8:30 a.m. and Close Fifteen (15) Minutes After the Meeting Adjourns**

**TRWD Board Room
800 East Northside Drive
Fort Worth, Texas 76102**

**PLEASE BE ADVISED THAT A QUORUM OF THE BOARD OF DIRECTORS OF TRWD
WILL CONVENE ON THE ABOVE DATE AND TIME FOR THE PURPOSE OF
CONSIDERING AND ACTING UPON THE MATTERS SET FORTH IN THIS AGENDA.
THE LINK TO VIEW AND LISTEN TO THE MEETING VIA INTERNET IS
<HTTPS://WWW.TRWD.COM/BOARDVIDEOS>. A RECORDING OF THE MEETING
WILL ALSO BE AVAILABLE AT <HTTPS://WWW.TRWD.COM/BOARDVIDEOS>.**

1. Pledges of Allegiance

2. Public Comment

Citizens may present public comment at this time, limited to a total time of three (3) minutes per speaker, unless the speaker addresses the Board through a translator, in which case the limit is a total time of six (6) minutes. Each proposed speaker must have completed and submitted a speaker card prior to the commencement of the meeting, identifying any agenda item number(s) and topic(s) the speaker wishes to address with the Board. By law, the Board may not deliberate, debate, or take action on public comment but may place the item on a future agenda.

3. Consider Approval of the Minutes from the Meeting Held on April 21, 2026

4. Consider Approval of Consent Agenda

All items listed on the consent agenda are considered to be regular, routine, and ministerial items that require little or no discussion. Therefore, in the interest of efficiency there will be no separate discussion of these items and the board will act on them through one motion and vote. If a board member wishes for an item to be discussed and considered individually, upon the board member's request the item will be removed from the consent agenda and considered separately.

- Consider Approval of Change in Calculation of Retainage to BAR Constructors, Inc for Lake Palestine Pump Station Intake and Wetwell Construction Package 1**

- **Consider Approval of Contract with Deloitte for Audit Services**
5. **Consider Approval of Contract Amendment with E TTL Engineers & Consultants, Inc. for Construction Materials Inspection and Testing Services for Section 19-1 Part D of the Integrated Pipeline Project - Ed Weaver, IPL Program Manager**
 6. **Consider Approval of Change Order with McKee Utility Contractors Inc. for Cedar Creek Section 2 Pipeline Replacement Phase 1B - Jason Gehrig, Infrastructure Engineering Director**
 7. **Consider Approval of Purchase from Freeit of Replacement SCADA Servers - Jason Gehrig, Infrastructure Engineering Director**
 8. **Consider Approval of Agreement with Republic for Production Services for the Regional Water Conservation Public Awareness Campaign - Jennifer Owens, Director of Environmental Services**
 9. **Consider Approval of Agreement with RO Two Media, LLC for Media Purchase Services for the Regional Water Conservation Public Awareness Campaign - Jennifer Owens, Director of Environmental Services**
 10. **Consider Approval of Contract with Solid Bridge Construction for Riverside Drive Slope Protection - Darrell Beason, Chief Operations Officer**
 11. **Consider Approval of Authorizing the District to Submit an Application to the Texas Division of Emergency Management to Obtain Funding for KBR Third Cell Construction and to Enter into an Agreement with the Federal Emergency Management Agency - Sandy Newby, Chief Financial Officer**
 12. **Consider Approval of Texas Water Development Board Financial Assistance Application for Water Supply and Infrastructure Grant for the Construction of Phase 4 of the Cedar Creek Pipeline Replacement Project - Sandy Newby, Chief Financial Officer**
 13. **Presentations**
 - **100 Miles Strong: Celebrating the Integrated Pipeline - Dan Buhman, General Manager**
 - **Water Resources - Rachel Ickert, Chief Engineering Officer**
 - **Panther Island Design - Susan Alanis, Panther Island Program Director**
 14. **Executive Session under Texas Government Code:**

Section 551.071 of the Texas Government Code, for Private Consultation with its Attorney about Pending or Contemplated Litigation or on a Matter in which the Duty of the Attorney to the Governmental Body under the Texas

Disciplinary Rules of Professional Conduct of the State Bar of Texas Clearly Conflicts with this Chapter; and

Section 551.072 of the Texas Government Code, to Deliberate the Purchase, Exchange, Lease or Value of Real Property Associated with the Cedar Creek Pipeline Rehab Project and Panther Island

- 15. Consider Approval of Authorization to Acquire Real Property Interests by Purchase for the Cedar Creek Pipeline Rehab Project - Steve Christian, Real Property Director**
 - Parcel 21 (Paslay)**
Temporary easement interests across an approximately 0.1740-acre tract of land situated in the C. Sanders Survey, Abstract No. 730, Henderson County, Texas
 - Parcel 68 (Retail Buildings, Inc.)**
Temporary easement interests across an approximately 0.2366-acre tract of land situated in the S. Callander Survey, Abstract No. 359, Tarrant County, Texas
- 16. Consider Approval of Settlement of Claims in the Panther Island Canals Project - Miller International, Inc. Lawsuit - Steve Christian, Real Property Director**
- 17. Future Agenda Items**
- 18. Schedule Next Board Meeting**
- 19. Adjourn**

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, and the votes were 5 in favor, 0 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.


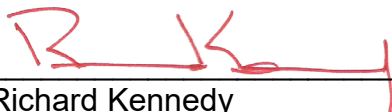
Notes:

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.

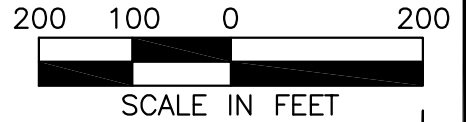
Revision 1 January 12, 2026



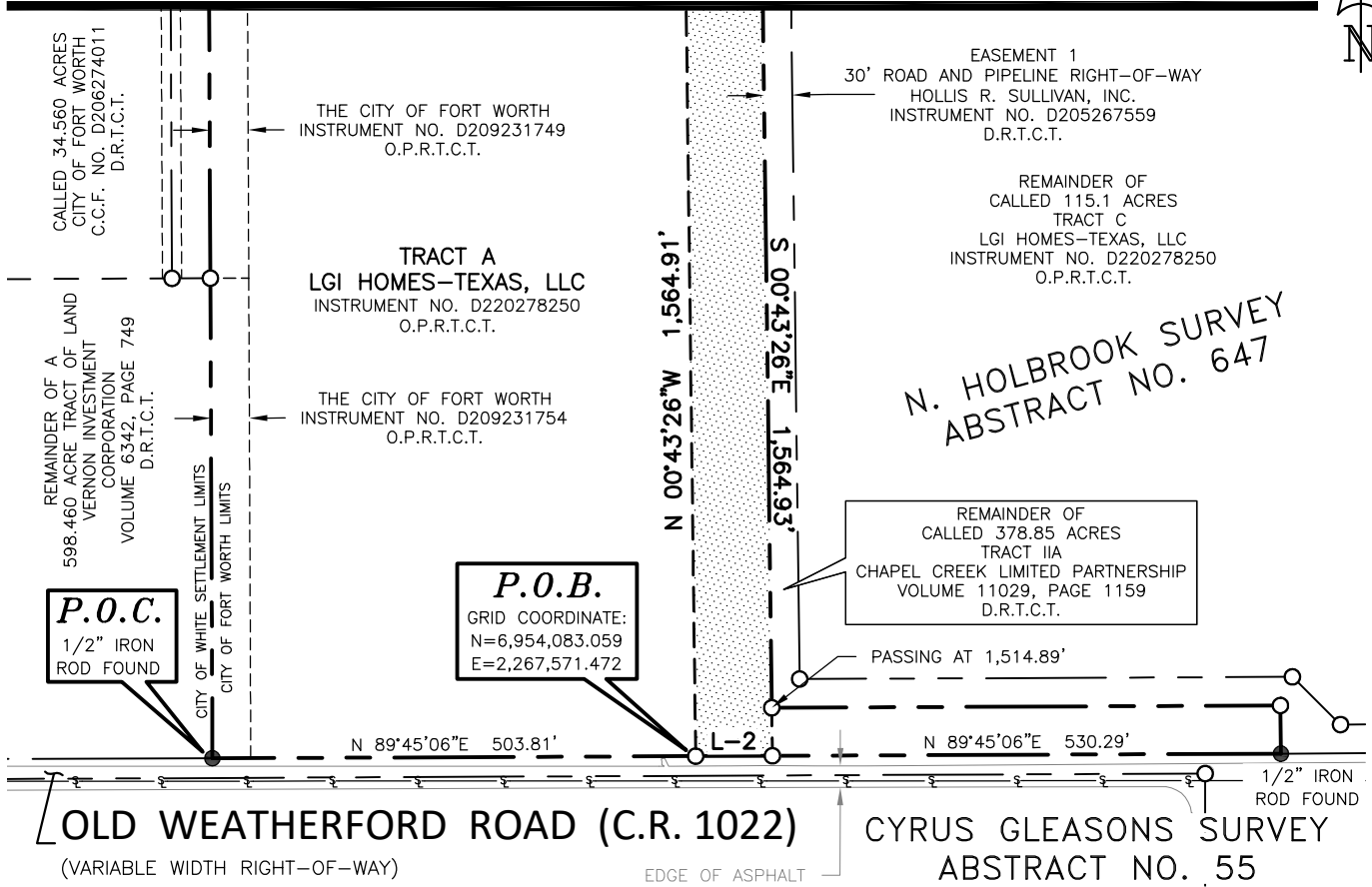
Richard Kennedy
Registered Professional Land Surveyor
Texas No. 5527
Gorrondona & Associates, Inc.
Texas Firm No. 10106903

(Exhibit "A")

EXHIBIT "A"
PARCEL NO. 4A



MATCHLINE

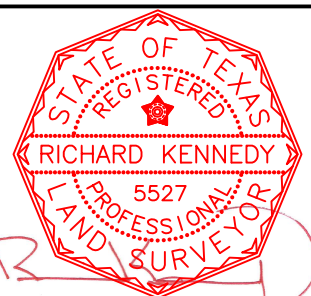


Tarrant Regional Water District

800 E. NORTHSIDE DRIVE • FORT WORTH, TEXAS 76102

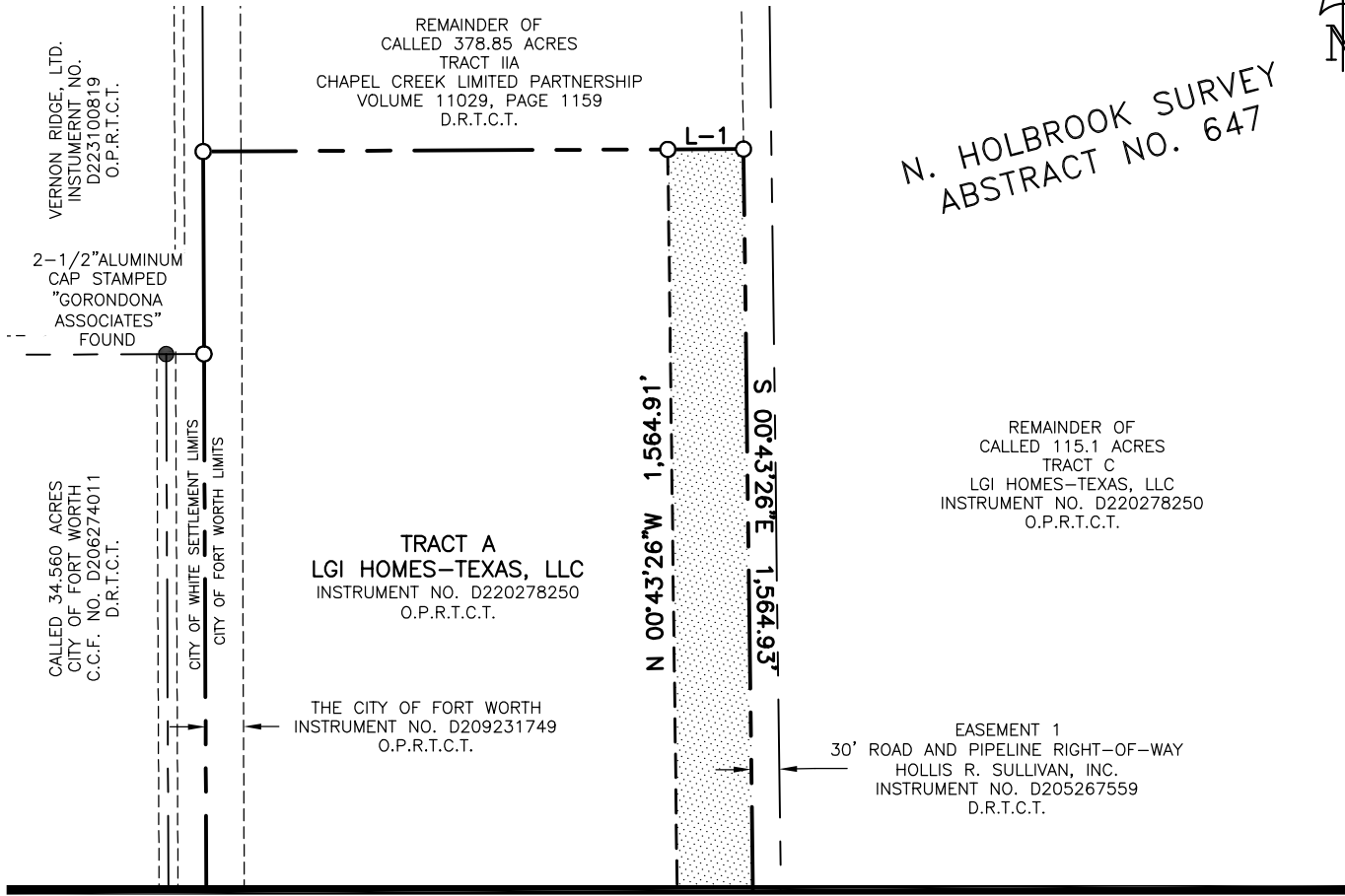
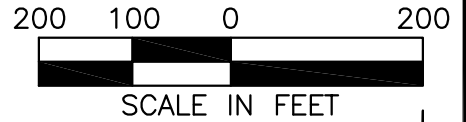
MARY'S CREEK INDIRECT WATER RE-USE PIPELINE

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)		
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

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)		



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

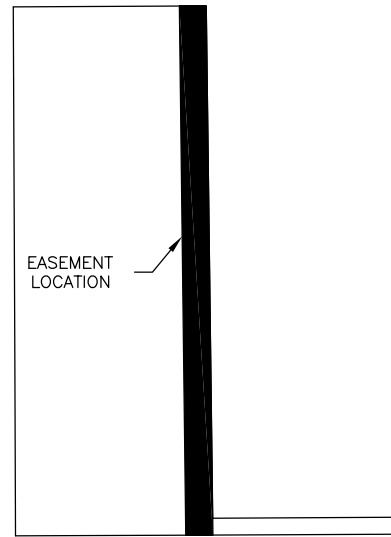
EXHIBIT "A"

PARCEL NO. 4A

LEGEND

- — — — — PROPERTY LINE
- - - - - PROPOSED EASEMENT LINE
- ξ — ξ — 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:

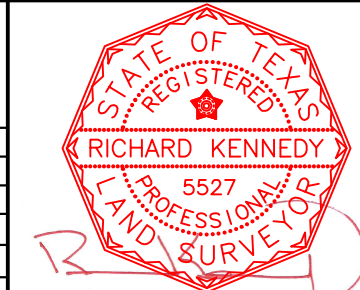
1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
2. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202, ALL DISTANCES AND AREAS SHOWN ARE SURFACE.



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. 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)		
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'

Lot Report

Tue Jul 15 13:25:08 2025

Lot File: \\gaines04\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.



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")

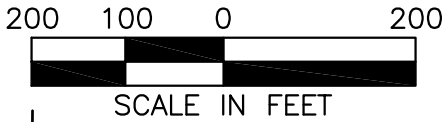
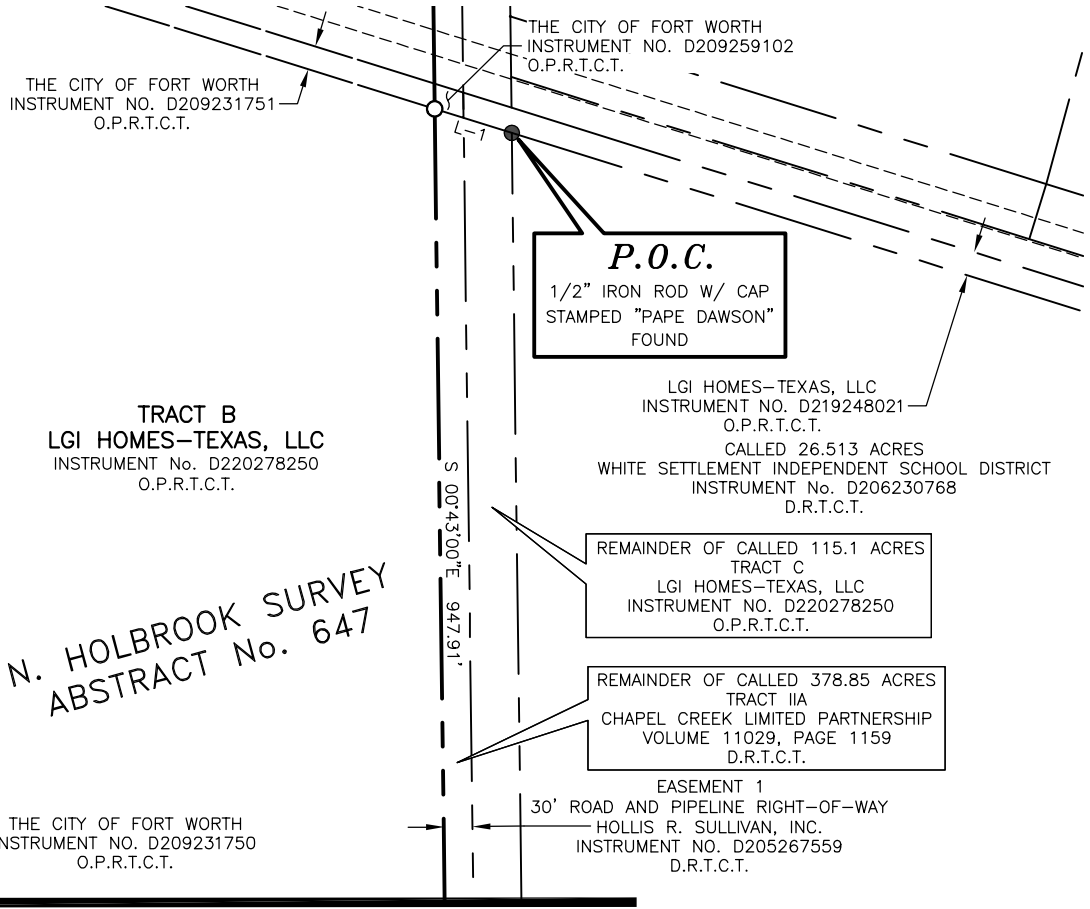


EXHIBIT "A"
PARCEL No. 4B



MATCHLINE 1



Tarrant Regional Water District

800 E. NORTHSIDE DRIVE • FORT WORTH, TEXAS 76102

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

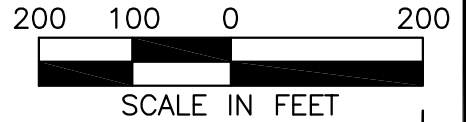
PARCEL NO. 4B		
OWNER: LGI HOMES-TEXAS, LLC		
SURVEY: N. HOLBROOK SURVEY ABSTRACT NO. 647		
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS		
ACQUISITION AREA: 132,436 SQUARE FEET OR 3.040 ACRES		
WHOLE PROPERTY ACREAGE: 38.97 ACRES (BY DEED)		

G&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'

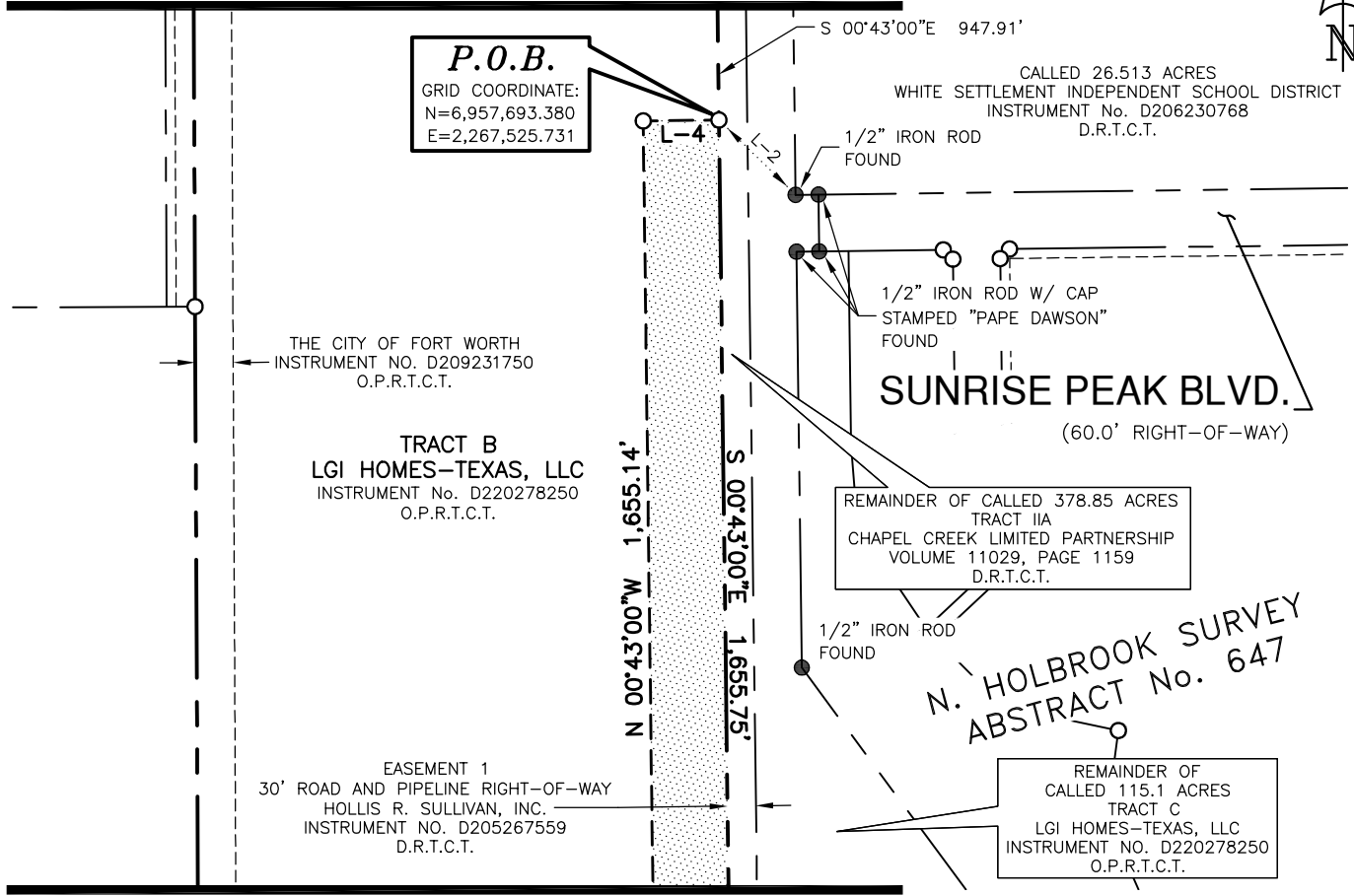


RICHARD KENNEDY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5527 TEXAS FIRM No. 10106903

EXHIBIT "A"
PARCEL No. 4B



MATCHLINE 1



MATCHLINE 2

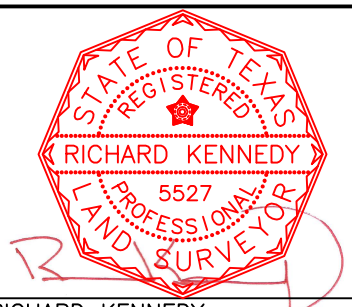


Tarrant Regional Water District

800 E. NORTHSIDE DRIVE • FORT WORTH, TEXAS 76102

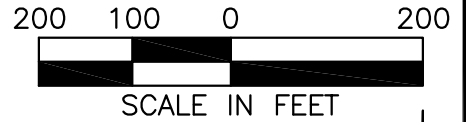
**MARY'S CREEK INDIRECT
 WATER RE-USE PIPELINE**

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'

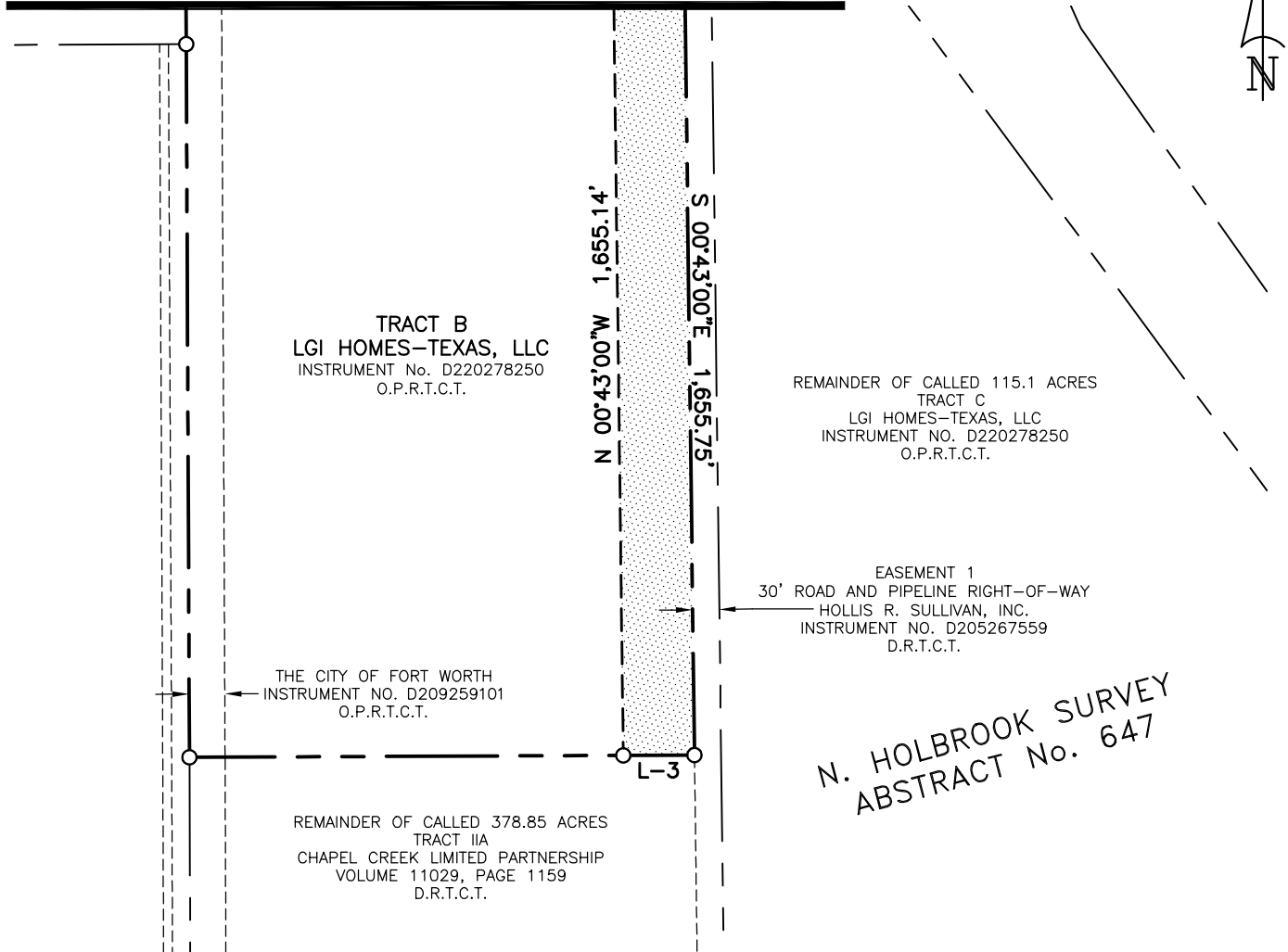


RICHARD KENNEDY
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 5527 TEXAS FIRM No. 10106903

EXHIBIT "A"
PARCEL No. 4B



MATCHLINE 2



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: \\gaines04\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")

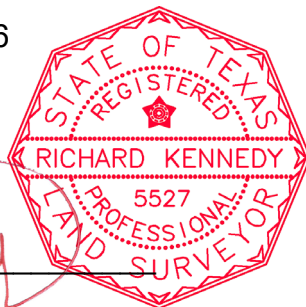
Notes:

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

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.

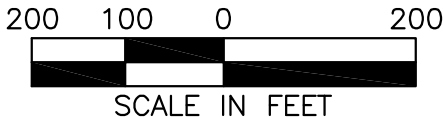
REMAINDER OF CALLED 378.85 ACRES
TRACT IIA
CHAPEL CREEK LIMITED PARTNERSHIP
VOLUME 11029, PAGE 1159
D.R.T.C.T.

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

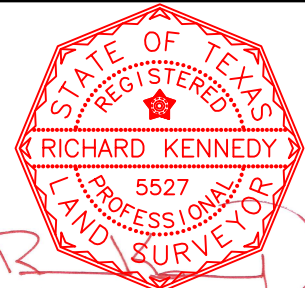


Tarrant Regional Water District

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&AI 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

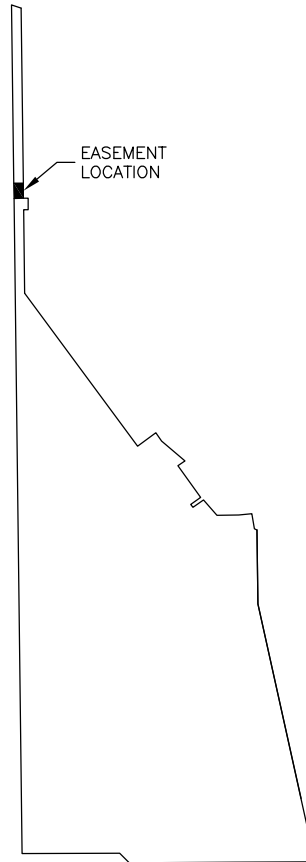
EXHIBIT "A"

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

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&AI 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

Lot Report

Thu Jul 17 14:26:20 2025

Lot File: \\gaines04\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.


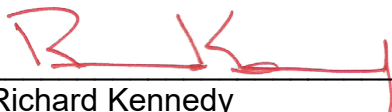
Notes:

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.

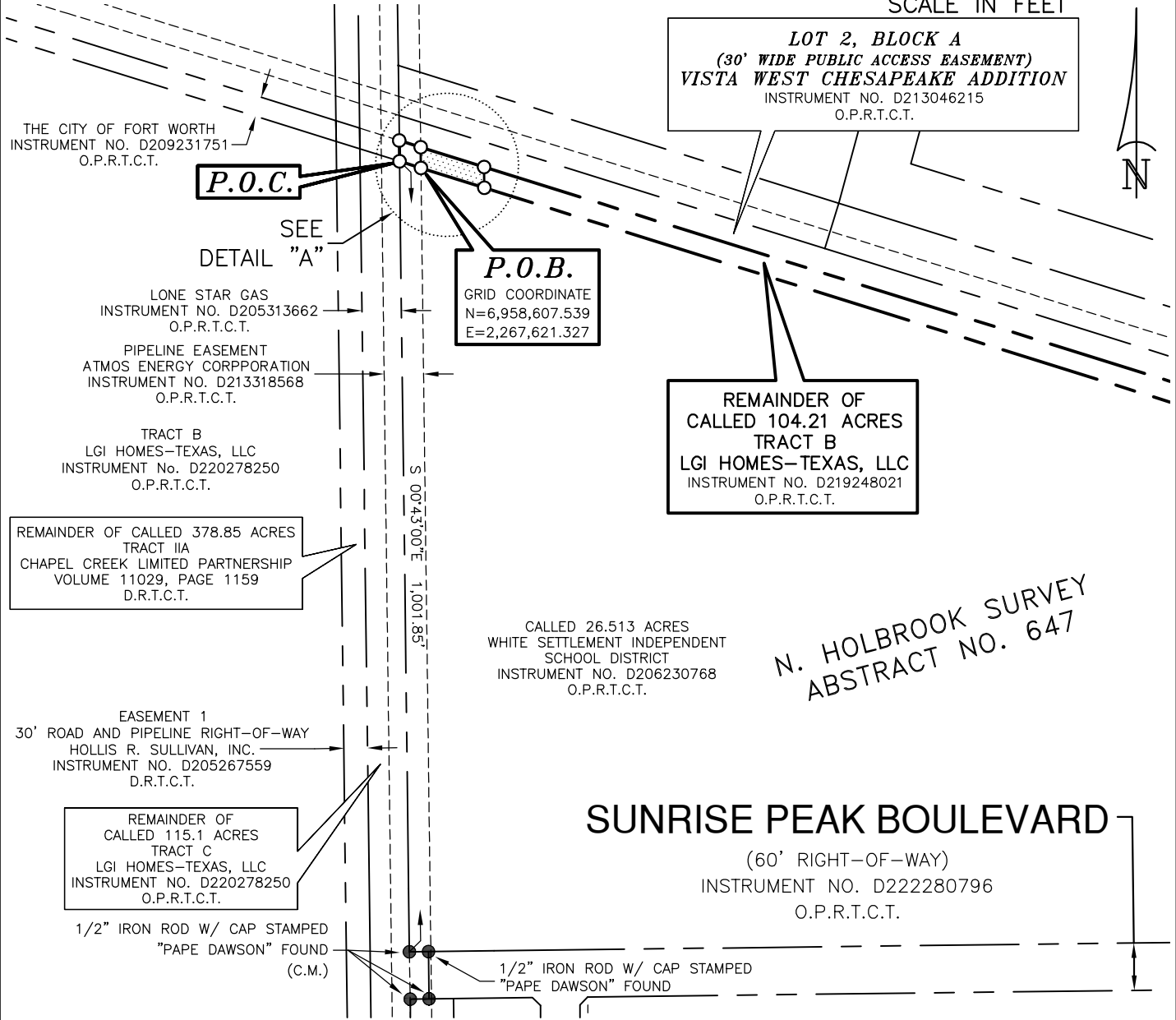
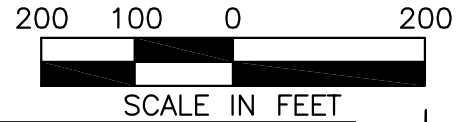
Date: October 30, 2025



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.

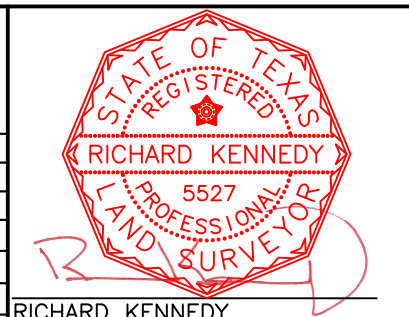


Tarrant Regional Water District

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)		



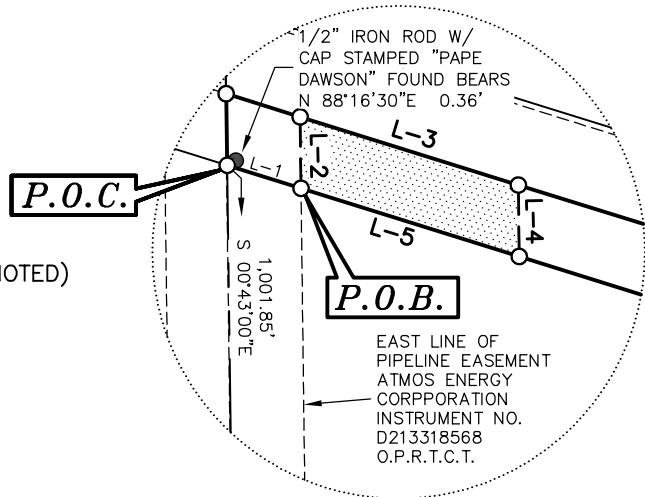
G&A JOB NO. FNI_2403.00	DRAWN BY: NTK	CAD FILE: 4D PE.DWG
DATE: OCTOBER 30, 2025	EXHIBIT A	SCALE: 1" = 200'

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

EXHIBIT "A"

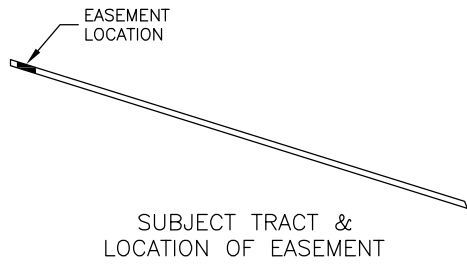
PARCEL No. 4D

- 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)		



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

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

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 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 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

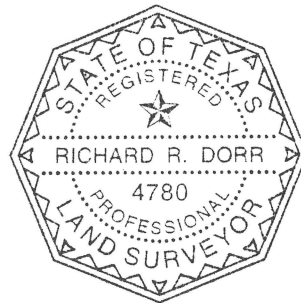
I do certify on this 19 day of March, 2026 to Fidelity National Title Insurance Company, Fidelity National Title Agency, Inc, and Tarrant Regional Water District, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the 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

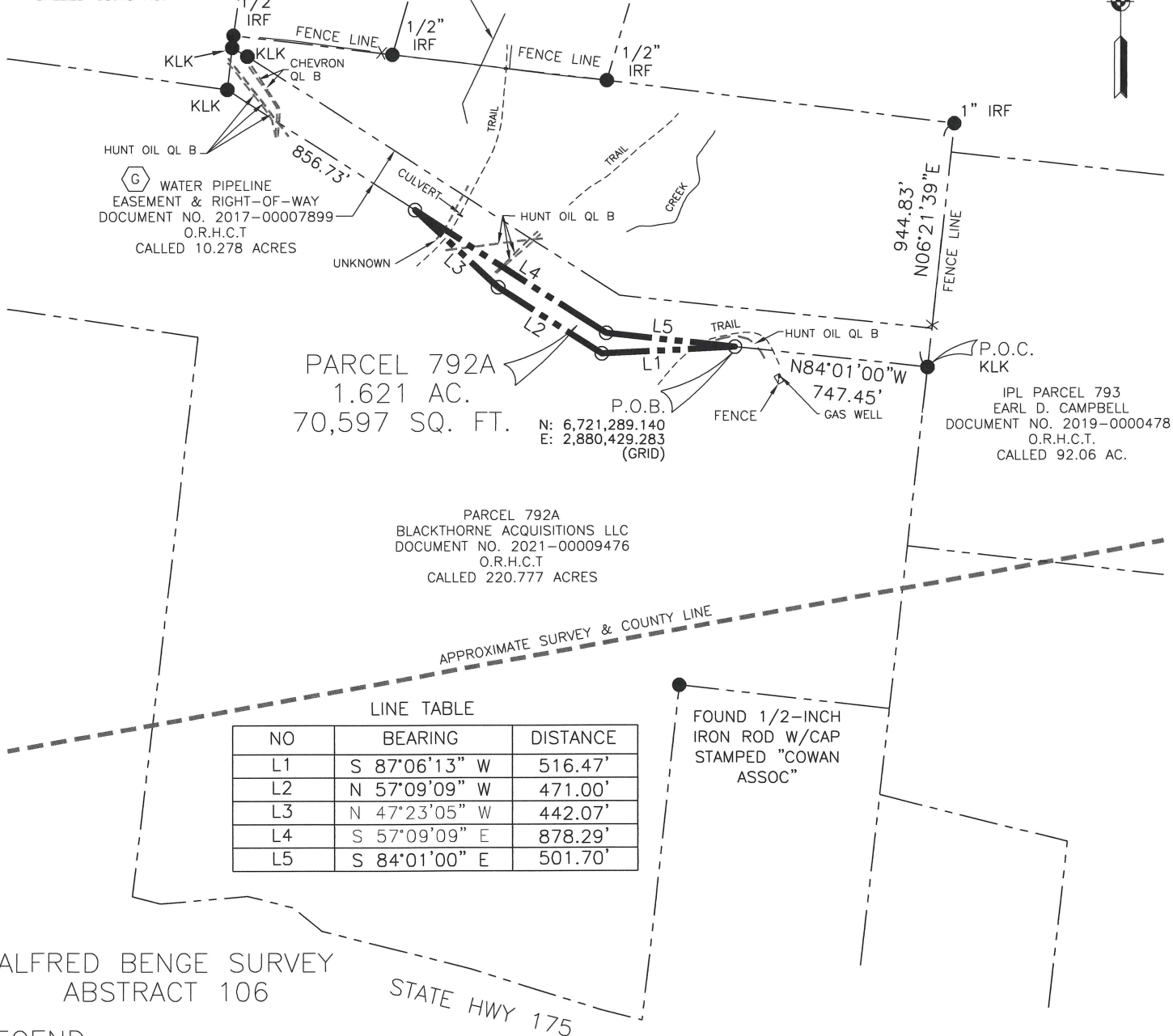


Dated: 03/19/2026

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.

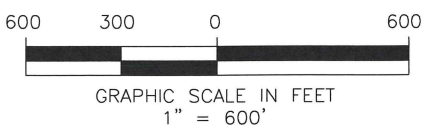
ALFRED BENGE SURVEY
 ABSTRACT 57



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

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

PRINTED ON:
 03/19/2026

03/19/2026

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.

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.

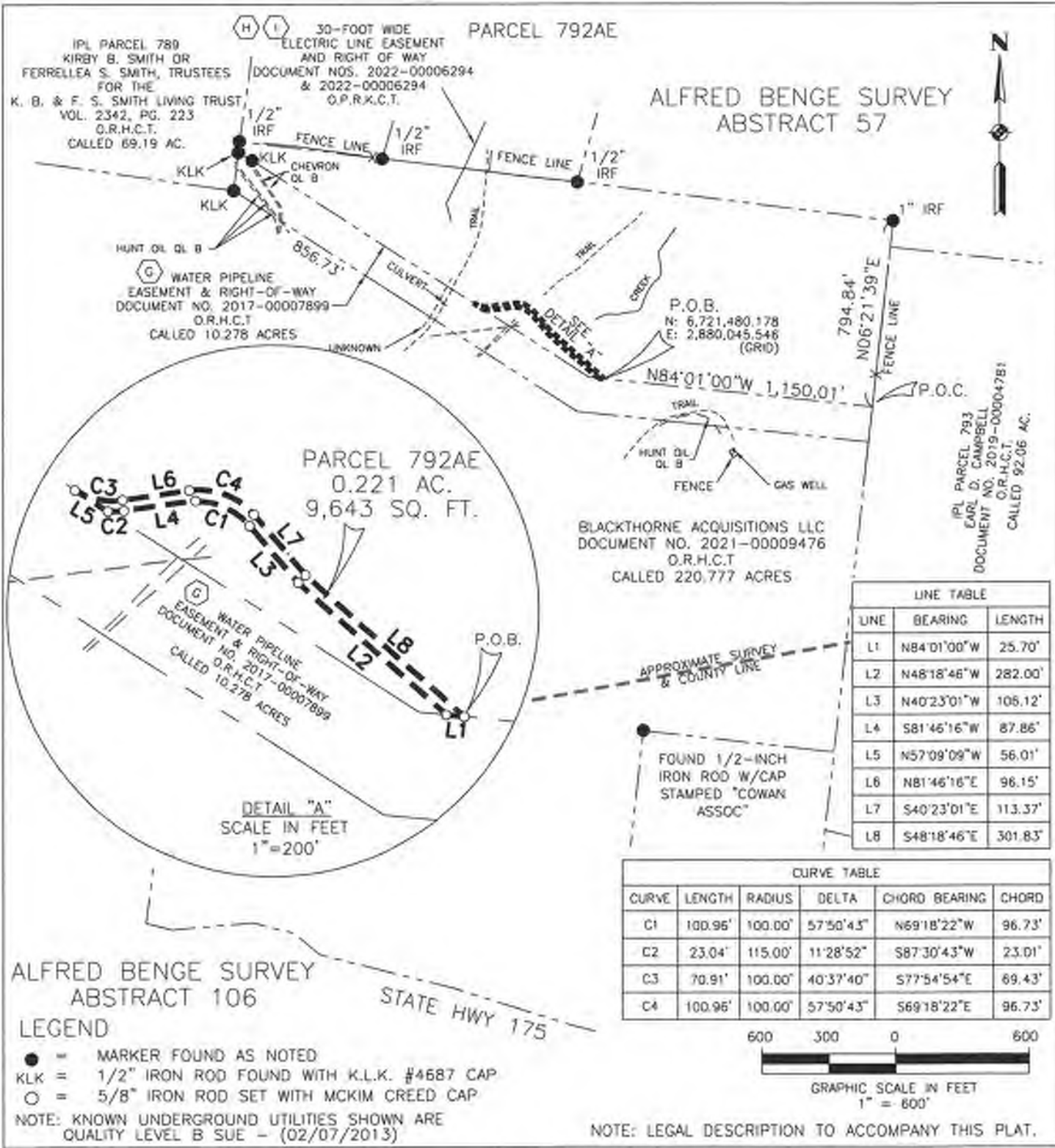
This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition 3 Survey.



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



Dated: 03/19/2026

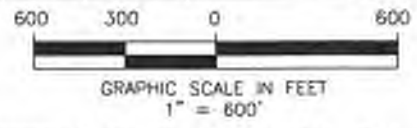


LINE TABLE

LINE	BEARING	LENGTH
L1	N84°01'00"W	25.70'
L2	N48°18'46"W	282.00'
L3	N40°23'01"W	105.12'
L4	S81°46'16"W	87.86'
L5	N57°09'09"W	56.01'
L6	N81°46'16"E	96.15'
L7	S40°23'01"E	113.37'
L8	S48°18'46"E	301.83'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	100.96'	100.00'	57°50'43"	N69°18'22"W	96.73'
C2	23.04'	115.00'	11°28'52"	S87°30'43"W	23.01'
C3	70.91'	100.00'	40°37'40"	S77°54'54"E	69.43'
C4	100.96'	100.00'	57°50'43"	S69°18'22"E	96.73'



ALFRED BENGE SURVEY
ABSTRACT 106
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

PROJECT NO:	060220009
SCALE:	1" = 600'
DATE:	03-02-2026
DRAWN BY:	AEP
CHECKED BY:	RDJ
REVISED DATE:	

PRINTED ON:
03/19/2026

03/19/2026

SHEET TITLE
SEGMENT 19-1, PARCEL 792AE
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.

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)

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

TARRANT REGIONAL WATER DISTRICT

AGENDA ITEM 4

DATE: May 19, 2026

SUBJECT: Consider Approval of Consent Agenda

RECOMMENDATION:

Management recommends approval of the Consent Agenda.

Item: Consider Approval of Change in Calculation of Retainage to BAR Constructors, Inc. for Lake Palestine Pump Station Intake and Wetwell Construction Package 1

Vendor: BAR Constructors, Inc.

Amount: \$1,172,408.86, equal to two times the amount of remaining work in the contract
Bond Fund

Reviewed by: Construction and Operations Committee

Management recommends a change in the calculation of retainage being held for BAR Constructors, Inc. to the amount of \$1,172,408.86, equal to two times the amount of remaining work in the contract for achieving Substantial Completion of the Lake Palestine Pump Station Intake and Wetwell Package 1 Project. All remaining contract payments are to be made in full. However, any additional changes to the contract price by change order or alternate base bid work for the project will require adjustment to the retainage schedule and final contract amount.

BAR Constructors, Inc (BAR) completed construction of the wetwell structure and dredging of the intake channel reaching Substantial Completion on April 7, 2026. The required remaining work or Final Completion consists of completing pier drilling activities, bulkhead removal and haul off of extra onsite materials. The remaining contract work is \$586,204.43. BAR has provided proof that all subcontractors have been paid to date.

The total current contract price is \$ 54,114,883.34 with total retainage in the amount of \$2,705,744.17. BAR's project performance is very satisfactory to date and working toward final completion in June 2026.

Integrated Pipeline Project Staff is requesting permission to hold retainage equal to two times the amount of the remaining contract work in the amount of \$1,172,408.86. As a result of this proposed reduction in retainage, \$1,533,335.31 will be released to BAR at this time. BAR has provided written consent of its Surety to the reduction in retainage.

The Recommendation by Staff to change the calculation of the retainage being held, Consent of Surety to Reduction in Retainage and Certificate of Substantial Completion are attached.

Management additionally requests the Board of Directors grant authority to the General Manager or his designee to execute all documents associated with the contract described herein.

Item: **Consider Approval of Contract with Deloitte for Audit Services**

Vendor: Deloitte

Amount: \$268,770 for the first year with (4) one-year renewal options through Fiscal Year 2031 with an annual rate increase of 5% over the five-year term
Proposed Budget Years 2027 - 2031

Reviewed by: Finance and Audit Committee

Management recommends approval of a contract in the amount of \$268,770 for the first year with (4) one-year renewal options through Fiscal Year 2031 with an annual rate increase of 5% over the five-year term for provision of audit services for fiscal years 2026 through 2030.

TRWD must conduct an annual financial audit. The audit firm must be a certified public accountant or public accountant holding a permit from the Texas State Board of Public Accountancy. The audit must be completed within 120 days after close of the fiscal year.

Request for Statement of Qualifications was solicited per statute (Texas Government Code Chapter 2254) and nine submittals were received. The evaluation team determined that the most qualified vendor to complete the project is Deloitte. The fee schedule and list of submitters is attached.

Memo



TO: Ed Weaver

FROM: Shelbi Johnson

COPY: Coy Veach, Shelly Hattan

DATE: April 28th, 2026

SUBJECT: Consider Approval of a Substantial Completion Change in Calculation of Retainage to BAR Constructors, Inc. for Lake Palestine Pump Station Intake and Wetwell PK 1 (LP1IN).

BAR Constructors, Inc achieved the Substantial Completion milestone for the referenced project on the 7th April 2026. In accordance with the terms of the Agreement, the District can, under these circumstances, change the calculation of the retainage being held hold retainage to the amount representing two times the amount of the remaining work in the contract if they determine that the amount retained is adequate for the protection of the District.

BAR Constructors (BAR) performance has been satisfactory to date and BAR has provided written consent of its Surety to the reduction in retainage.

The current Contract Price and amount subject to retainage is \$54,114,883.34. The District currently holds a total of \$2,705,744.17. The cost of the remaining work in the contract is \$586,204.43. It is recommended that District hold retainage in the amount representing two times the cost of the remaining work in the contract, a total of \$1,172,408.86, until the Project is complete and make adjustments to this amount if any changes are made to the Contract Price by Change Order or alternate base bid work for the Project.

The Consent of Surety to Reduction in Retainage is attached.

Consent of Surety to Reduction in Retainage

Project:	IPL Lake Palestine Pump Station Intake and Wetwell PK 1 (LP1IN)	Project Number:	
Owner:	Tarrant Regional Water District		5525
Contractor:	BAR Constructors, Inc.		301
Engineer:	Jacobs Engineering		D3586700

The Surety Company, on bond of the Contractor listed above for the referenced Project, in accordance with the Contract Documents, hereby approves a reduction of or partial release of retainage to the Contractor in the amount shown below and agrees that payment of this amount to the Contractor shall not relieve the Surety Company of any of its obligations to the Owner under the terms of the Contract, and as set forth in said Surety Company's bond.

Surety Company agrees to the reduction in retainage to \$ \$1,082,297.67

Date: 04/27/26

Name of Surety Company: Hartford Fire Insurance Company

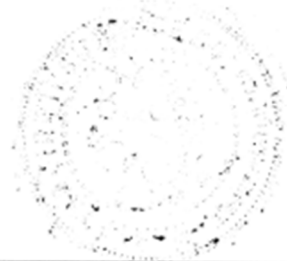
Signature: 
Authorized Representative

Title: Dawn Davis, Attorney-in-Fact

Address: 3000 Internet Drive, #600
Frisco, TX 75034

Email: dawn.davis@marshmma.com

(Attach Power of Attorney and place surety seal below)



POWER OF ATTORNEY

Direct Inquiries, Bond Authenticity
and Claims to:
THE HARTFORD
BOND, T-14
One Hartford Plaza
Hartford, Connecticut 06155
Bond.Claims@thehartford.com
call: 888-266-3488 or fax: 860-757-5835

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Name: MARSH & MCLENNAN AGENCY LLC
Agency Code: 46-461496

- Hartford Fire Insurance Company**, a corporation duly organized under the laws of the State of Connecticut
- Hartford Casualty Insurance Company**, a corporation duly organized under the laws of the State of Indiana
- Hartford Accident and Indemnity Company**, a corporation duly organized under the laws of the State of Connecticut
- Hartford Insurance Company of the Midwest**, a corporation duly organized under the laws of the State of Indiana

having their home office in Hartford, Connecticut, (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, **up to the amount of** Unlimited :
Brett Lomax of Houston TX, Jessica Almaguer, Mistie Beck, Edward R. Bowles, Dawn Davis, Walter J. DeLaRosa, Donnie Doan, Ashlie Dooley, Christen Tyner of DALLAS, Texas

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by , and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on May 23, 2016 the Companies have caused these presents to be signed by its Assistant Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.



Phyllis A. Clark

Phyllis A. Clark, Assistant Secretary

Joelle L. LaPierre

Joelle L. LaPierre, Assistant Vice President

STATE OF FLORIDA

COUNTY OF SEMINOLE

ss. Lake Mary

On this 1st day of March, 2024, before me personally came Joelle L. LaPierre, to me known, who being by me duly sworn, did depose and say: that (s)he resides in Seminole County, State of Florida; that (s)he is the Assistant Vice President of the Companies, the corporations described in and which executed the above instrument; that (s)he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that (s)he signed his/her name thereto by like authority.



M. Arce

M. Arce
My Commission HH 287363
Expires July 13, 2026

I, the undersigned, Assistant Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of April 27, 2026

Signed and sealed in Lake Mary, Florida.



Keith D. Dozols

Keith D. Dozols, Assistant Vice President

Certificate of Substantial Completion

Project:	<u>IPL Lake Palestine Pump Station Intake and Wetwell PK 1 (LP11N)</u>	Project Number:	<u>5525</u>
Owner:	<u>Tarrant Regional Water District</u>		
Contractor:	<u>BAR Constructors, Inc.</u>		<u>301</u>
Engineer:	<u>Jacobs Engineering</u>		<u>D3586700</u>

The Work performed under this Contract has been inspected by authorized representatives of the Owner's Project Team and Contractor and the Project (or part of as described below) is deemed to be substantially complete in accordance with the Contract Documents on the date indicated below. A tentative list of items to be corrected is appended to this certificate as Attachment "A". The failure to include an item on the list does not alter the responsibility of the Contractor to complete the Work in accordance with the Contract Documents.

The following Work is considered to be substantially complete as of this date: 4/7/2026
 All Work Portions of Work as specified below

The following portions of the Project were offered for use under the Partial Utilization provisions of the Contract:

The Owner's and Contractor's responsibilities, if not otherwise stated in the Contract Documents are as follows:

<u>Item</u>	<u>Owner</u>	<u>Contractor</u>
Security	X	
Maintenance	X	
Utilities	X	
Insurance	X	

<p>Recommended by: PCM</p> <p> Name _____ Date <u>4/30/2026</u></p> <p>Accepted by: Contractor</p> <p> Name _____ Date <u>04/29/26</u></p>	<p>Recommended by: PgCM</p> <p> Name _____ Date <u>5/4/2026</u></p> <p>Approved by: Owner</p> <p> Name _____ Date <u>05/04/2026</u></p>
--	---



List of Submitting Firms

RFSOQ 26-049 ANNUAL FINANCIAL AUDIT SERVICES

Due Date and Time:	February 27, 2026 at 2:00 PM CT
---------------------------	---------------------------------

Name of Firm
Baker Tilly Advisory Group, LP
Crowe LLP
Deloitte
Forvis Mazars LLP
Macias Gini & O'Connell
Mauldin & Jenkins
Pattillo, Brown & Hill LLP
Weaver and Tidwell LLP
Whitley Penn LLP

Cost breakdown

Indicate the estimated average hourly rate for the following levels

	2026	2027	2028	2029	2030
Partner/Managing Director	\$348	\$365	\$383	\$402	\$422
Senior Manager/Manager	\$266	\$279	\$293	\$308	\$323
Senior	\$222	\$233	\$245	\$257	\$270
Junior/Experienced staff	\$175	\$184	\$193	\$203	\$213
Accountants/Staff	\$159	\$167	\$175	\$184	\$193

Indicate the total cost of the audit on a per year basis for TRWD:

Fiscal year 2026 financial records	\$268,770
Fiscal year 2027 financial records	\$282,209
Fiscal year 2028 financial records	\$296,319
Fiscal year 2029 financial records	\$311,135
Fiscal year 2030 financial records	\$326,692

** Fees are based on the number of major funds per the FY25 ACFR. Additional major funds may result in additional billings.*

**Estimated additional billings for the individual year activity for 2026 based on the implementation of Governmental Accounting Standards Board Statement No. 103 Financial Reporting Model Improvements will be \$3,024.*

**Fees do not include audit procedures related to any single audit program/testing. We are happy to discuss additional fees with management and the Finance and Audit Committee if a single audit is required. Depending on the type of program, this could range from \$15,000 to \$25,000 per major program.*

TARRANT REGIONAL WATER DISTRICT

AGENDA ITEM 5

DATE: May 19, 2026

SUBJECT: Consider Approval of Contract Amendment with E TTL Engineers & Consultants, Inc. for Construction Materials Inspection and Testing Services for Section 19-1 Part D of the Integrated Pipeline Project

FUNDING: Dallas Bond Fund

RECOMMENDATION:

Management recommends approval of a contract amendment **in an amount not-to-exceed \$785,000** with E TTL Engineers & Consultants, Inc. (E TTL) for Construction Materials Inspection and Testing (CMIT) Services for Section 19-1 Part D (PL191D) of the Integrated Pipeline Project. The current contract amount is \$1,602,757.75 and the revised not-to-exceed contract amount, including this amendment, will be \$2,387,757.75.

DISCUSSION:

On March 22, 2022, the District executed a not-to-exceed contract with E TTL in the amount of \$800,000 to provide CMIT Services for the Section 19 Long Tunnel Crossings (PL19TUN) of the Integrated Pipeline Project. This contract was amended in August 2025 to provide additional CMIT services in a not-to-exceed amount of \$802,757.75 for Section 19-1 Part A (PL191A) of the IPL.

This second proposed amendment in the amount of \$785,000 is for Section 19-1 Part D (PL191D) project. These CMIT services include soil, aggregate and concrete strength testing. The revised total contract value, including this proposed amendment, will be \$2,387,757.75 as follows:

IPL CMIT - Soil and Concrete

Date	Services	Amount
03/22/22	PL19TUN - CMIT	\$ 800,000.00
08/05/25	PL191A – CMIT	\$ 802,757.75
05/19/26	PL191D - CMIT	\$ 785,000.00
Total		\$ 2,387,757.75

Management additionally requests the Board of Directors grant authority to the General Manager or his designee to execute all documents associated with the contract described herein.

The Recommendation by Staff and Fee Summary are attached.

This item was reviewed by the Construction and Operations Committee on May 13, 2026.

Submitted By:

Ed Weaver
IPL Program Manager



Memo

TO: Ed Weaver

FROM: Matt Gaughan

COPY: Shelly Hattan, Coy Veach

DATE: May 4, 2026

SUBJECT: Recommendation for Approval of a Contract Amendment with E TTL Engineers & Consultants, Inc. for Construction Materials Inspection and Testing Services for Section 19-1 Part D (PL191D) of the Integrated Pipeline Project

On March 22, 2022, the District executed a not-to-exceed contract with E TTL in the amount of \$800,000.00 to provide CMIT Services for the Section 19 Long Tunnel Crossings (PL19TUN) of the Integrated Pipeline Project. This contract was amended in August 2025 to provide additional CMIT services in a not-to-exceed amount of \$802,757.75 for Section 19-1 Part A (PL191A) of the IPL.

This second proposed amendment in the amount of \$785,000.00 is for Section 19-1 Part D (PL191D) project. These CMIT services include soil, aggregate and concrete strength testing. The revised total contract value, including this proposed amendment, will be \$2,387,757.75

Fee Summary**ETTL Engineers & Consultants, Inc.****Construction Materials Inspection and Testing (CMIT) Services for Section 19-1 Part D (PL191D) of the Integrated Pipeline Project**

Task No.	Description	Estimated Fee
Basic Services		
1.00	Section 19-1 Part D (PL191D) – Soil and Concrete CMIT – Project Management	\$ 7,672.74
2.00	Section 19-1 Part D (PL191D) – Soil and Concrete CMIT – Earthwork Field and Lab Testing	\$ 493,363.30
1.00	Section 19-1 Part D (PL191D) – Soil and Concrete CMIT – Concrete Field and Lab Testing	\$ 229,821.87
Total Basic Services		\$ 730,857.91
Special Services		
9.99	Section 19-1 Part D (PL191D) – Soil and Concrete CMIT – Special Services	\$54,142.09
Total Special Services		\$ 54,142.09
Total This Amendment		\$ 785,000.00

TARRANT REGIONAL WATER DISTRICT

AGENDA ITEM 6

DATE: May 19, 2026

SUBJECT: Consider Approval of Change Order with McKee Utility Contractors Inc. for Cedar Creek Section 2 Pipeline Replacement Phase 1B

FUNDING: Bond Fund

RECOMMENDATION:

Management recommends approval of a change order **in the amount of \$624,031.60** from McKee Utility Contractors Inc. for the Cedar Creek Section 2 Pipeline Replacement Phase 1B project for fabrication and installation of two additional 90-inch monolithic isolation joints. The current contract price is \$132,135,740 and the revised contract price, including this change order, will be \$132,759,771.60.

DISCUSSION:

The Cedar Creek Section 2 Pipeline Replacement Phase 1B construction includes the removal and replacement of approximately 55,000 linear feet of existing 72-inch Cedar Creek pipeline with new 90-inch and 102-inch spiral welded steel pipe. Construction also includes adding an isolation butterfly valve and monolithic isolation joint on the discharge header of the Richland-Chambers Booster Pump Station in Ennis.

A key element to prevent corrosion of the District's pipelines is cathodic protection coupled with strategically placed isolation. Without isolation, cathodic protection is depressed and depleted on the main pipeline, making it less effective. Over the past year, TRWD staff have developed a system-wide pump station isolation plan to enhance long-term protection of TRWD's raw water transmission system. As a result, this change order advances the isolation implementation plan with the purchase and installation of two (2) additional monolithic isolation joints to isolate the suction side of the Richland-Chambers Booster Pump Station in Ennis. The isolation joints prevent stray electrical current from the pump station traveling onto the pre-stressed concrete cylinder pipeline, leading to deterioration of the pipe due to hydrogen embrittlement of the prestressing wires. The total additional cost for this modification to completely isolate the pump station from the transmission pipelines is \$624,031.60.

Management also requests the Board of Directors grant authority to the General Manager or his designee to execute all documents associated with the contract described herein.

This item was reviewed by the Construction and Operations Committee on May 13, 2026.

Submitted By:

Jason Gehrig, P.E.
Infrastructure Engineering Director



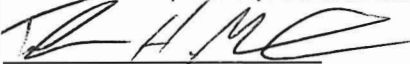
Memo

TO: Donna Stephens
FROM: Mark Lyon
COPY: Robert Allen
DATE: May 1, 2026
SUBJECT: Consider Approval of a Change Order with McKee Utility Contractors Inc. for the PL02PH1B Cedar Creek Replacement Section 2 Phase 1B Project.

The purpose of this Memo is to document the items proposed in Change Order 0002.

Addition of MIJ's at Ennis Pump Station	\$624,031.60
---	--------------

The original contract value was \$132,500,000.00. Approved change orders to date totaling \$(364,260.00) put the current contract value at \$132,135,740.00. The total amount of this change order of \$624,031.60 increases the total contract value to \$132,759,771.60.

Project	Cedar Creek Pipeline Replacement - Phase 1B		Project Number	PLO2PH1B
Owner	Tarrant Regional Water District			
Contractor	McKee Utility Contractors, LLC			2501
Engineer	Black & Veatch			403740
<hr/>				
Change Proposal No.	CP 006	Date	4/23/2026	
<hr/>				
Cost Summary				
Payroll Cost			\$	60,686.33
Payroll markup at payroll multiplier of	15%		\$	9,102.95
Payroll cost with markup			\$	69,789.27
Materials and Equipment (M&E)			\$	415,462.61
M&E markup at M&E multiplier of	15%		\$	62,319.39
Materials cost with markup			\$	477,782.00
Subcontractor Cost			\$	15,005.08
Subcontractor markup at subcontractor multiplier of	5%		\$	750.25
Subcontractor cost with markup			\$	15,755.33
Construction Equipment Cost			\$	60,705.00
Construction equipment markup at equipment multiplier of	0%		\$	-
Construction Equipment cost with markup			\$	60,705.00
Supplemental Cost other than Construction Equipment			\$	-
Supplemental Cost markup at equipment multiplier of	0%		\$	-
Supplemental Cost with markup			\$	-
Bonds and Insurance				
Total Change Proposal Cost			\$	624,031.60
<hr/>				
Contract Time Summary				
Date of Notice to Proceed				
Original days to Substantial Completion	<u>11/5/2027</u>	Original days to Final Completion	<u>1/6/2028</u>	
Original Substantial Completion date	<u>11/5/2027</u>	Original Final Completion date	<u>1/6/2028</u>	
Change in Substantial Completion Contract Days to Date	<u>0</u>	Change in Final Completion Contract Days to Date	<u>0</u>	
Current days to Substantial Completion	<u>11/5/2027</u>	Current days to Final Completion	<u>1/6/2028</u>	
Requested change in Substantial Completion Contract Days	<u>25</u>	Requested change in Final Completion Contract Days	<u>25</u>	
Proposed Change in Substantial Completion Contract Date	<u>11/30/2027</u>	Proposed Change in Final Completion Contract Date	<u>1/31/2028</u>	
<hr/>				
<p><i>The undersigned certifies for Contractor that the compensation requested for this Change Proposal is the full, complete, and final compensation for all costs Contractor may incur because of or relating to this change whether said costs are known, unknown, foreseen, or unforeseen at this time, including without limitation, any cost for delay, extended overhead, ripple or impact cost, or any other effect on changed or unchanged Work because of this Change Proposal. Requested changes in Contract Times are the complete and final adjustments for impacts to the ability of Contractor to complete the Work within the Contract Times and are the only adjustments to which Contractor is entitled. All terms and provisions of the Contract Documents remain in effect except as specifically modified by this Change Proposal.</i></p>				
 Signature		04/30/2026 Date		

TARRANT REGIONAL WATER DISTRICT

AGENDA ITEM 7

DATE: May 19, 2026

SUBJECT: Consider Approval of Purchase from Freeit of Replacement SCADA Servers

FUNDING: Fiscal Year 2026 Revenue Fund Budget

RECOMMENDATION:

Management recommends approval of a purchase in an **amount not-to-exceed \$261,692.20** from Freeit Data Solutions for 35 SCADA Data Acquisition and Control Equipment Servers. This server-class hardware is identified in the SCADA Master Plan and will support pipeline monitoring, data acquisition, and control across 17 District pipeline facilities.

DISCUSSION:

The District's SCADA (Supervisory Control and Data Acquisition) system provides continuous monitoring, data acquisition, and supervisory control for pipeline operations. The SCADA Master Plan, completed in October 2025, recommends modernizing this infrastructure by separating operator computer workstations from the dedicated control and data acquisition components that support control operations. This approach reduces risk to critical operations and aligns with the master plan's direction to strengthen security and system resilience.

This purchase will provide two units at each of the District's 17 pipeline facilities for redundant operation, plus one additional unit retained as a spare. The new configuration will place the control and data acquisition components on dedicated redundant server-class hardware in secure rack-mounted locations, while allowing operator workstations to remain focused on operator access and control room use.

The purchase will be made through Texas Department of Information Resources Contract DIR-CPO-5792, which satisfies statutory bidding requirements under the State's cooperative purchasing program.

This item was reviewed by the Construction and Operations Committee on May 13, 2026.

Submitted By:

Jason Gehrig, P.E.
Infrastructure Engineering Director

TARRANT REGIONAL WATER DISTRICT

AGENDA ITEM 8

DATE: May 19, 2026

SUBJECT: Consider Approval of Agreement with Republic for Production Services for the Regional Water Conservation Public Awareness Campaign

FUNDING: Fiscal Year 2026 Revenue Fund Budget

RECOMMENDATION:

Management recommends approval of an agreement **in the amount of \$155,407** with Republic to manage and create comprehensive media production services for the regional water conservation public awareness campaign, "Water Is Awesome." In accordance with the Memorandum of Understanding with the City of Dallas and North Texas Municipal Water District (NTMWD), Dallas and NTMWD will provide \$103,604.66 of the regional production services expenses.

DISCUSSION:

The District, City of Dallas and North Texas Municipal Water District have worked together on the regional water conservation public awareness campaign since 2019. The goal of the campaign is to increase the adoption of water saving behaviors as a long-term water supply strategy. Working together provides the opportunity to split campaign costs while working in the same media market.

Republic is a highly qualified production, editorial, and design agency specializing in advertising, commercial content, and visual storytelling. They have demonstrated competence based on interviews, portfolio of previous work, and reputation. This contract goes through the rest of Fiscal Year 2026 at a fair and reasonable price.

Working with our campaign team, Republic will be responsible for delivering final video products that will air on broadcast, cable, and digital television. They will also produce radio commercials with all media having English and Spanish versions.

This item was reviewed by the Construction and Operations Committee on May 13, 2026.

Submitted By:

Jennifer Owens
Director of Environmental Services

EXHIBIT A

SCOPE OF WORK

PROJECT OVERVIEW

Republic will provide production and post-production for the Water Is Awesome campaign, including editorial, finishing, audio, and delivery across broadcast, digital, social, and radio.

DELIVERABLES

Video (74), Radio (3)

Batch 1:

- 2x :30 and 2x :15 campaign spots (English/Spanish)
- 6 x :06 bumpers (English/Spanish)
- 2x English radio
- 1x Spanish radio

Batch 2:

- :10-:20 Short-form content (English/Spanish, captioned variations)

SCOPE OF WORK

- 1 day shoot on location in Dallas, TX
- All crew, gear, talent
- Offline editorial
- 2D graphics / animation (supers & art cards)
- Color correction & online finishing
- Voiceover casting, recording, and talent payment (English/Spanish)
- Sound design & final mix
- Royalty-free music licensing
- Files for captioning
- Final mastering & multi-platform delivery

PRODUCTION BUDGET SUMMARY

Shoot, talent, production fees, insurance, post-production editing, delivery

Total: 155,407

TARRANT REGIONAL WATER DISTRICT

AGENDA ITEM 9

DATE: May 19, 2026

SUBJECT: Consider Approval of Agreement with RO Two Media, LLC for Media Purchase Services for the Regional Water Conservation Public Awareness Campaign

FUNDING: Fiscal Year 2026 Revenue Fund Budget

RECOMMENDATION:

Management recommends approval of an agreement **in the amount of \$1,520,000** with RO Two Media, LLC to develop and manage a comprehensive and effective media buy for the regional water conservation public awareness campaign, "Water Is Awesome." In accordance with the Memorandum of Understanding with the City of Dallas and North Texas Municipal Water District (NTMWD), Dallas and NTMWD will provide \$880,000 of the regional media purchase expenses.

DISCUSSION:

The District, City of Dallas, and North Texas Municipal Water District have worked together on the regional water conservation public awareness campaign since 2019. The goal of the campaign is to increase the adoption of water saving behaviors as a long-term water supply strategy. Working together provides the opportunity to split regional advertising costs. The District's commitment for the media campaign is up to \$640,000 and includes budget for local service area promotions.

RO Two Media is a highly qualified marketing agency. They have demonstrated competence based on previous work, reaching over 3.8 million people in 2025, and this contract goes through the rest of Fiscal Year 2026 at a fair and reasonable price.

This item was reviewed by the Construction and Operations Committee on May 13, 2026.

Submitted By:

Jennifer Owens
Director of Environmental Services

EXHIBIT A

SCOPE OF WORK

RO Two Media will develop and execute a comprehensive and effective media campaign for *Tarrant Regional Water District (TRWD), City of Dallas, and North Texas Municipal Water District* in the *DFW* market.

The media campaign will include a “Summer Campaign” to run from June 2026 through September 2026. Up to \$1,320,000 will be dedicated to regional media purchases and up to \$200,000 will be dedicated to TRWD local media purchases. The total gross media budget for campaign regional purchases and TRWD local purchases is up to \$1,520,000.

Ro Two Media will develop a media strategy that will:

- Promote Client campaign, via selected and effective broadcast, radio, digital, print, outdoor, etc. media outlets
- Maximize the reach of our targets
- Develop a cohesive Broadcast, Over-the-Top and Connected TV plan
- Align the digital objectives with the campaign communication objectives
- Engage water users with our content
- Generate monthly paid media content calendar
- Continually monitor digital campaign performance
- Continually optimize digital placement
- Provide monthly performance reports to client

Overall Account Media Management

Perform routine communications including:

- Media performance reports
- Conference reports for all calls including multi-agency calls
- Estimates, invoices, and budget reports

TARRANT REGIONAL WATER DISTRICT

AGENDA ITEM 10

DATE: May 19, 2026

SUBJECT: Consider Approval of Contract with Solid Bridge Construction for Riverside Drive Slope Protection

FUNDING: Fiscal Year 2026 General Fund Budget - \$715,000

RECOMMENDATION:

Management recommends approval of a contract **in an amount not-to-exceed \$694,810** with Solid Bridge Construction for riverbank slope protection under Riverside Drive.

DISCUSSION:

In March 2024, the District awarded Freese and Nichols, Inc. (FNI) a contract to develop construction plans and specifications for the Riverside Drive Slope Protection Project. The primary purpose of the project is to stabilize approximately 130 linear feet of eroding riverbank adjacent to an existing pedestrian trail beneath the Riverside Drive bridge along the West Fork Trinity River, thereby reducing ongoing erosion and protecting adjacent public infrastructure.

The construction project, designed by FNI, comprises concrete slope protection with key walls installed around the perimeter and rock rip rap toe protection at the base of the bank. Additionally, vegetated rip rap is utilized for bank protection both upstream and downstream of the concrete slope protection. The project also includes the installation of a handrail foundation along the bank's crest and the widening of the existing trail beneath the bridge.

Competitive Sealed Proposals were solicited per Texas Government Code Chapter 2269 and three proposals were received. The evaluation team determined Solid Bridge Construction submitted the proposal providing the best value to the District.

This item was reviewed by the Construction and Operations Committee on May 13, 2026.

Submitted By:

Darrell Beason
Chief Operations Officer



Final Scoring Sheet

26-095 Riverside Drive Slope Protection

Technical Quality Criteria	Total Points Available	Knight Erosion Control, Inc	Rebcon, LLC	Solid Bridge Construction
Proposed Contract Price and Contract Times	40.00	40.00	14.62	31.56
		\$548,121.21	\$1,499,395.00	\$694,810.00
Contractor's Project Approach	20.00	14.50	10.50	19.25
	Days for Final Completion	60	130	110
Experience and Past Performance of Offeror	20.00	13.50	13.25	19.50
Experience and Qualifications of Personnel	20.00	12.75	12.75	18.50
Total	100.00	80.75	51.12	88.81

TARRANT REGIONAL WATER DISTRICT

AGENDA ITEM 11

DATE: May 19, 2026

SUBJECT: Consider Approval of Authorizing the District to Submit an Application to the Texas Division of Emergency Management to Obtain Funding for KBR Third Cell Construction and to Enter into an Agreement with the Federal Emergency Management Agency

FUNDING: N/A

RECOMMENDATION:

Management recommends approval of submitting an application to the Federal Emergency Management Agency (FEMA) Building Resilient Infrastructure and Communities (BRIC) Grant Program for the KBR third cell construction and entering into an agreement to receive the grant as well as authorizing the General Manager or Chief Financial Officer (each, an "Authorized Officer") to execute the agreement for and on behalf of the District.

DISCUSSION:

The FEMA Building Resilient Infrastructure and Communities (BRIC) grant program makes federal funds available to states, U.S. territories, federally recognized tribal governments, and local governments for hazard mitigation activities. BRIC aims to shift the focus of federal investments away from reactive post-disaster spending towards proactive infrastructure-focused hazard mitigation. The program prioritizes investment in infrastructure and construction projects that deliver immediate, measurable risk reduction to communities vulnerable to natural hazards.

Funding Opportunity DHS-25-MT-047-00-98 allocated an additional \$1 billion in available funding for the BRIC 2024/25 Program. This opportunity is a 75% federal/25% local split and has a project cap of \$20 million. The District is planning to submit an application to TDEM for the KBR third cell construction. TDEM will prioritize the applications to be submitted to FEMA. The applications are due to TDEM on June 1st and the Federal Program applications are due July 23rd. TDEM typically notifies applicants late-June to mid-July of their application status (if it is being advanced to FEMA or if it will not be submitted this cycle). FEMA historically has announced funding awards November – January.

This item was reviewed by the Finance and Audit Committee on May 11, 2026.

Submitted By:

Sandy Newby
Chief Financial Officer

TARRANT REGIONAL WATER DISTRICT

AGENDA ITEM 12

DATE: May 19, 2026

SUBJECT: Consider Approval of Texas Water Development Board Financial Assistance Application for Water Supply and Infrastructure Grant for the Construction of Phase 4 of the Cedar Creek Pipeline Replacement Project

FUNDING: N/A

RECOMMENDATION:

Management recommends approval to request financial assistance from the Texas Water Development Board (TWDB) as part of the State House Bill 500 Implementation Plan – Water Supply and Infrastructure Grants for the construction of the fourth phase of the Cedar Creek Pipeline Replacement Project.

DISCUSSION:

House Bill (HB) 500 from the 89th Texas Legislative Session appropriated \$1.038 billion to the TWDB for one-time water supply and infrastructure grants. These grants are intended to address the State's water infrastructure challenges occurring due to the rapid population growth and aging infrastructure. Management is requesting approval to apply for this grant for the construction of the fourth phase of the Cedar Creek Pipeline Replacement Project.

The District is applying for a \$55 million grant, which is the project cap for an entity with a service area population size greater than one million.

This item was reviewed by the Finance Committee on May 11th, 2026.

Submitted By:

Sandy Newby
Chief Finance Officer

Application Affidavit

THE STATE OF TEXAS §

COUNTY OF _____ §

APPLICANT _____ §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____ as the Authorized Representative of the _____, who being by me duly sworn, upon oath says that:

1. The decision by the _____ (authority, city, county, corporation, district) to request financial assistance from the Texas Water Development Board ("TWDB") was made in a public meeting held in accordance with the Open Meetings Act (Government Code, §551.001, et seq.) and after providing such notice as required by such Act as is applicable to the _____ (authority, city, county, corporation, district).

2. The information submitted in the application is true and correct according to my best knowledge and belief.

3. The _____ (authority, city, county, corporation, district) has no litigation or other proceedings pending or threatened against it that would materially adversely affect its financial condition or ability to issue debt.

4. The _____ (authority, city, county, corporation, district) has no pending, threatened, or outstanding judgments, orders, fines, penalties, taxes, assessment or other enforcement or compliance issue of any kind or nature by the Environmental Protection Agency, Texas Commission on Environmental Quality, Texas Comptroller, Texas Secretary of State, or any other federal, state or local government, except for the following (if no such outstanding compliance issues, write in "none"):

_____.

5. The _____ (authority, city, county, corporation, district) warrants compliance with the representations made in the application in the event that the TWDB provides the financial assistance.

6. The _____ (authority, city, county, corporation, district) is or will become in compliance with all of its material contracts.

7. The _____ (authority, city, county, corporation, district) will comply with all applicable federal laws, rules, and regulations as well as the laws of this state and the rules and regulations of the TWDB.

Official Representative

Title: President

SWORN TO AND SUBSCRIBED BEFORE ME, by _____,
on this _____ day of _____, 20 ____.

(NOTARY'S SEAL)

Notary Public, State of Texas

Application Filing and Authorized Representative Resolution

A RESOLUTION by the _____ of the _____ requesting financial assistance from the Texas Water Development Board; authorizing the filing of an application for assistance; and making certain findings in connection therewith.

BE IT RESOLVED BY THE _____ OF THE _____:

SECTION 1: That an application is hereby approved and authorized to be filed with the Texas Water Development Board seeking financial assistance in an amount not to exceed \$ _____ to provide for the costs of _____.

SECTION 2: That _____ be and is hereby designated the authorized representative of the _____ for purposes of furnishing such information and executing such documents as may be required in connection with the preparation and filing of such application for financial assistance and the rules of the Texas Water Development Board.

SECTION 3: That the following firms and individuals are hereby authorized and directed to aid and assist in the preparation and submission of such application and appear on behalf of and represent the _____ before any hearing held by the Texas Water Development Board on such application, to wit:

Financial Advisor: _____

Engineer: _____

Bond Counsel: _____

PASSED AND APPROVED, this the 19th day of May, 2026.

ATTEST: _____

By: _____

(Seal)

TARRANT REGIONAL WATER DISTRICT

AGENDA ITEM 14

DATE: May 19, 2026

SUBJECT: Executive Session

FUNDING: N/A

RECOMMENDATION:

Section 551.071 of the Texas Government Code, for Private Consultation with its Attorney about Pending or Contemplated Litigation or on a Matter in which the Duty of the Attorney to the Governmental Body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas Clearly Conflicts with this Chapter; and

Section 551.072 of the Texas Government Code, to Deliberate the Purchase, Exchange, Lease or Value of Real Property Associated with the Cedar Creek Pipeline Rehab Project and Panther Island

DISCUSSION:

- Pending litigation
- Real property issues

Submitted By:

Stephen Tatum
General Counsel

TARRANT REGIONAL WATER DISTRICT

AGENDA ITEM 15

DATE: May 19, 2026

SUBJECT: Consider Approval of Authorization to Acquire Real Property Interests by Purchase for the Cedar Creek Pipeline Rehab Project

DISCUSSION:

This agenda item is pending negotiations and is subject to review and approval by the TRWD Board of Directors.

TARRANT REGIONAL WATER DISTRICT

AGENDA ITEM 16

DATE: May 19, 2026

SUBJECT: Consider Approval of Settlement of Claims in the Panther Island Canals Project - Miller International, Inc. Lawsuit

DISCUSSION:

This agenda item is pending negotiations and is subject to review and approval by the TRWD Board of Directors.

Next Scheduled Board Meeting

June 16, 2026 at 9:00 AM