

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 21<sup>st</sup> Day of July 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>.**

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**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 June 16, 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 with Lambda Construction, Ltd. for the Lake Palestine High Voltage Project of the Integrated Pipeline Project**

- **Consider Approval of Change in Calculation of Retainage with BAR Constructors, Inc. for Dallas Phase 3 Opencut Pipeline Section 19-1 Part A of the Integrated Pipeline Project**
  - **Consider Approval of Reconciliation Change Order with BAR Constructors, Inc. for IPL Lake Palestine Pump Station Intake and Wetwell Package 1**
5. **Consider Approval of Change Order with BAR Constructors, Inc. for IPL Lake Palestine Pump Station Package 2 Credit for Allowing an Alternate ASME RTP-1 Storage Tank - Ed Weaver, IPL Program Manager**
  6. **Consider Approval of Release of Retainage, Final Payment and Project Closeout to BAR Constructors, Inc. for IPL Lake Palestine Pump Station Intake and Wetwell Package 1 - Ed Weaver, IPL Program Manager**
  7. **Consider Approval of Contract with NatureLinks, LLC for Residential Conservation Landscape Evaluation Services - Jennifer Owens, Director of Environmental Services**
  8. **Consider Approval of Capital Fleet Expenditures - Darrell Beason, Chief Operations Officer**
  9. **Consider Approval of Contract with Storm Water Systems, Inc. for a Bandalong Litter Trap - Darrell Beason, Chief Operations Officer**
  10. **Consider Appointment of Directors to the Board of Directors of the Trinity River Vision Authority - Stephen Tatum, General Counsel**
  11. **Presentations**
    - **Water Resources - Rachel Ickert, Chief Engineering Officer**
    - **2026 Water is Awesome Campaign - Jennifer Owens, Environmental Services Director**
    - **Cedar Creek June 23<sup>rd</sup> Open House - Natasha Hill, Communications and Outreach Director, and Zachary Huff, Water Resources Engineering Director**
  12. **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 Conflicts with Chapter 551; and**

**Section 551.072 of the Texas Government Code, to Deliberate the Purchase, Exchange, Lease or Value of Real Property Related to the Cedar Creek Pipeline Rehab Project**

- 13. Consider Approval of Authorization to Acquire Real Property Interests by Purchase for the Cedar Creek Pipeline Rehab Project - Steve Christian, Real Property Director**
  - **Parcel 1**  
**(Sands Ranch, LLC)**  
**Leasehold interest across an approximately 1.8682-acre tract of land situated in the H. Jeffries Survey, Abstract No. 393, and the W. Jowers Survey, Abstract No. 409, Henderson County, Texas**
  - **Parcel 47**  
**(FEMCA Properties Inc.)**  
**Temporary easement interest across an approximately 0.1071-acre tract of land located in the J. McDonald Survey, Abstract No. 997, Tarrant County, Texas**
  - **Parcels 48 and 49**  
**(Haros)**  
**Temporary easement interests across an approximately 0.1264-acre tract of land and a 0.1298-acre tract of land, such tracts being located in the J. McDonald Survey, Abstract No. 997, Tarrant County, Texas**
- 14. Future Agenda Items**
- 15. Schedule Next Board Meeting**
- 16. Adjourn**

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF  
TARRANT REGIONAL WATER DISTRICT  
HELD ON THE 16<sup>th</sup> DAY OF JUNE 2026 AT 9:00 A.M.

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

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

Also present were Dan Buhman, Chris Akers, Susan Alanis, Darrell Beason, Kate Beck, Rick Carroll, Steve Christian, John Farris, Ellie Garcia, Jason Gehrig, Zachary Huff, Rachel Ickert, Donald Mayes, Jennifer Mitchell, Sandy Newby, Stephen Tatum, Kirk Thomas of the Tarrant Regional Water District (District or TRWD).

1.

All present were given the opportunity to join in reciting the Pledges of Allegiance to the U.S. and Texas flags.

2.

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

3.

Director Team moved to approve the minutes from the meeting held on May 19, 2026. Director O'Neal seconded the motion, and the votes were 5 in favor, 0 against. It was accordingly ordered that these minutes be placed in the permanent files of the District.



4.

With the recommendation of management, Director Motheral moved to approve the consent agenda:

- 1) change in the calculation of the retainage being held for Gadberry Construction to the amount of \$415,259.96, equivalent to 5% of the contract price, for electrical room cooling improvements for Richland-Chambers High-Capacity Pump Station at Waxahachie. All remaining contract payments are to be made in full. However, any changes to the contract price by change order or alternate base bid work for the project will require adjustment to the retainage schedule. Funding for this item is included in the Bond Fund.
- 2) change in the calculation of the retainage being held for BAR Constructors, Inc. to the amount of \$203,920.85, equivalent to 5% of the contract price, for the ASR Well Demonstration Study - Surface Facilities Project. All remaining contract payments will be made in full. However, any changes to the contract price by change order or alternate base bid work for the project will require adjustment to the retainage schedule. Funding for this item is included in the Bond Fund.
- 3) insurance renewal for a one-year period in an amount not-to-exceed \$1,986,000 for Property Lines of Coverage, Casualty Lines of Coverage, and Workers Compensation Coverage with Sedgwick as the selected vendor of the Texas Water Association Risk Management Fund. The cost of Workers Compensation coverage will be based on actual salaries times job classification rates and the TRWD experience modifier. The insurance coverage period for Property, Casualty, and

Workers Compensation Coverage is 7/1/2026 – 6/30/2027. Funding for this item is included in the Fiscal Year 2026 and proposed Fiscal Year 2027 budgets.

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

5.

With the recommendation of management, Director Killebrew moved to approve a contract in an amount not-to-exceed \$759,957 with Ross Valve Manufacturing Company for a 36” multi orifice valve and actuator at the Arlington Outlet and a 42” multi orifice valve and actuator at the Section 5x15 Interconnect facilities. Funding for this item is included in the Fiscal Year 2026 Revenue Fund Budget and Proposed Fiscal Year 2027 Revenue Fund Budget. Director Team seconded the motion, and the votes were 5 in favor, 0 against.

6.

With the recommendation of management, Director Killebrew moved to approve the Fourth Amendment to the 2015 Additional Party Raw Water Supply Contract-Municipal with Rockett Special Utility District to increase the annual not-to-exceed volume by 0.72 MGD (from 12.296 MGD to 13.016 MGD) and the minimum amount by 0.21 MGD (from 3.69 MGD to 3.9 MGD). Director Team seconded the motion, and the votes were 5 in favor, 0 against.

7.

With the recommendation of management, Director Motheral moved to ratify an Interlocal Agreement with Tarrant County to approve ongoing in-kind services for the construction of the Panther Island Canal Project. Director O’Neal seconded the motion, and the votes were 5 in favor, 0 against.

8.

With the recommendation of management, Director O'Neal moved to approve a contract in an amount not-to-exceed \$100,000 with Ashlar Projects for communication and marketing services for Panther Island land development, Public Improvement District operations, and activation for an initial term through September 30, 2027, with two (2) one-year options to renew for up to \$75,000 annually. Funding for this item is included in the Fiscal Years 2026 and 2027 Public Improvement District Reimbursements and Proposed Fiscal Year 2027 Governmental Contingency Fund and Special Projects. Director Team seconded the motion, and the votes were 5 in favor, 0 against.

9.

#### Presentations

- Water Resources presented by Rachel Ickert, Chief Engineering Officer
- Fort Worth's Fourth presented by Darrell Beason, Chief Operations Officer
- Recognize 50 Years of Service for Donald Mayes presented by Darrell Beason, Chief Operations Officer

The Board of Directors recessed for a break from 9:35 a.m. to 9:40 a.m.

10.

The Board next held an Executive Session commencing at 9:40 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 Conflicts with Chapter 551, Texas Government Code; Specifically Related to Legal Issues Associated with Future Water Supply Projects; and Section 551.072 of the Texas

Government Code to Deliberate the Purchase, Exchange, Lease or Value of Real Property Related to the Cedar Creek Pipeline Rehab Project and Panther Island.

Upon completion of the executive session at 10:34 a.m., the President reopened the meeting.

11.

With the recommendation of management, Director Motheral moved to approve authorization to acquire, by purchase, interests in the following described tracts, which are necessary for the public use and purpose of construction and operation of the Cedar Creek Pipeline Rehab Project.

**Temporary easement interest across an approximately 0.2545-acre tract of land situated in the J. Baker Survey, Abstract No. 214, Tarrant County, Texas, being a portion of that certain 3.91-acre tract conveyed to Charles R. Daugherty by deed filed for record in Tarrant County Clerk's Instrument No. D203314450, Official Public Records, Tarrant County, Texas, for the negotiated purchase price of \$9,000.00.**

**Exhibit "A"**

**TARRANT REGIONAL WATER DISTRICT  
CEDAR CREEK SECTION II PIPELINE REPLACEMENT & IMPROVEMENTS**

**PARCEL NO. 20  
J. BAKER SURVEY, ABSTRACT NO. 214  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS**

**BEING** a 0.2545 acre tract of land located in the J. Baker Survey, Abstract No. 214, City of Mansfield, Tarrant County, Texas, said 0.2545 acre tract of land being a portion of a called 3.91 acre tract of land conveyed to **CHARLES R. DAUGHERTY**, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D203314450, Official Public Records, Tarrant County, Texas, said 0.2545 acre tract of land being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2 inch iron rod found (Controlling Monument) on the north property line of the said 3.91 acre tract, same being the south property line of a called 0.709 acre tract of land conveyed to Kenneth Daugherty, by deed thereof filed for record in Volume 5185, Page 508, Deed Records, Tarrant County, Texas (D.R.T.C.T.), and being the northwest property corner of a called 0.33 acre tract of land conveyed to Kenneth W. Daugherty, by deed thereof filed for record in Volume 8015, Page 1331, D.R.T.C.T., from which a 1/2 inch iron rod found (Controlling Monument) at the most easterly northeast property corner of the said 3.91 acre tract bears North 89°06'33" East, a distance of 225.45 feet;

**THENCE** South 89°06'33" West, along the said north property line and along the said south property line, a distance of 10.00 feet to the southwest property corner of the said 0.709 acre tract, same being the southeast property corner of a called 1.05 acre tract of land conveyed to Charles R. Daugherty, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D203314450, O.P.R.T.C.T.;

**THENCE** South 89°19'53" West, continuing along the said north property line of the 3.91 acre tract and along the south property line of the said 1.05 acre tract, a distance of 175.06 feet to the most westerly northwest property corner of the said 3.91 acre tract, same being the southwest property corner of the said 1.05 acre tract, and being on an east property line of a called 3.75 acre tract of land conveyed to Joshua C. Escobar and Juan-Carlos Escobar, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D216207868, O.P.R.T.C.T.;

**THENCE** South 14°56'21" East, along the most westerly property line of the said 3.91 acre tract and along the said east property line of the 3.75 acre tract, a distance of 258.25 feet to the **POINT OF BEGINNING** of the herein described tract of land, said beginning point having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 6,907,634.98 and E: 2,372,395.49;

**THENCE** South 52°20'12" East, departing the said property lines, over and across the said 3.91 acre tract, a distance of 274.27 feet to a south property line of the said 3.91 acre tract, same being a northwest property line of a called 8.383 acre tract of land conveyed to Donald R. Daugherty, by deed thereof filed for record in Volume 8015, Page 1327, D.R.T.C.T.;

**THENCE** South 76°06'52" West, along the said property lines, a distance of 63.84 feet to the intersection of the said property lines with the northeast line of an existing 130 feet wide Pipeline Right-of-Way Easement described as "Parcel 34", conveyed to Tarrant County Water Control and Improvement District No. 1, by deed thereof filed for record in Volume 4674, Page 961, D.R.T.C.T.;

**THENCE** North 52°20'12" West, departing the said property lines, over and across the said 3.91 acre tract, in part along the said existing easement line and in part along the northeast line of an existing 130 feet wide Pipeline Right-of-Way Easement described as "Parcel 33", conveyed to Tarrant County Water Control and Improvement District No. 1, by deed thereof filed for record in Volume 3717, Page 310, D.R.T.C.T., a distance of 169.18 feet to the aforesaid west property line of the 3.91 acre tract, same being the aforementioned east property line of the 3.75 acre tract;

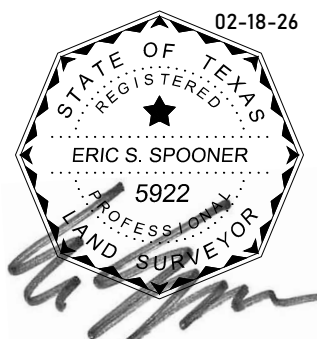
**THENCE** North 14°56'21" West, along the said property lines, a distance of 82.32 feet to the **POINT OF BEGINNING**.

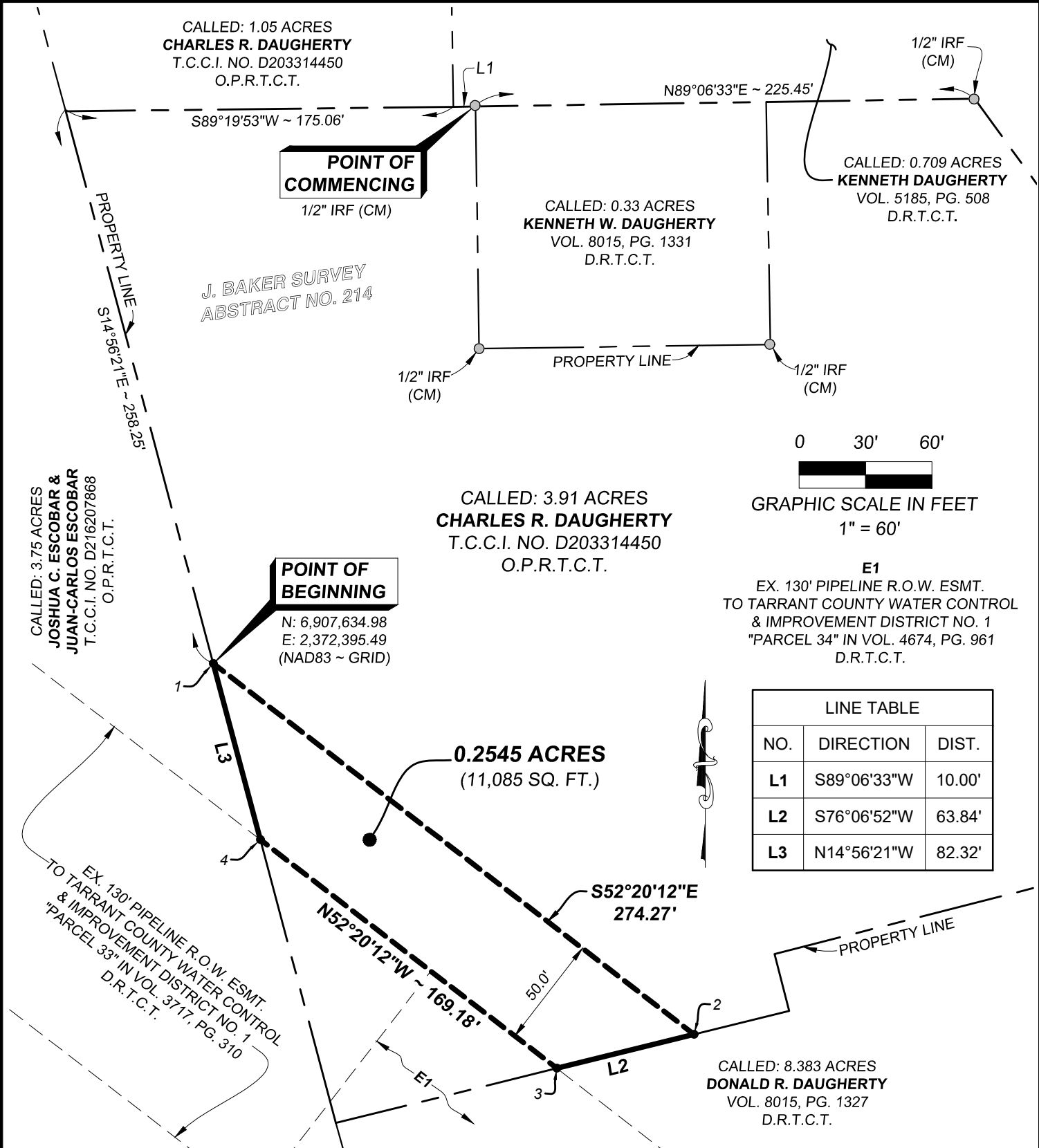
The hereinabove described tract of land contains a computed area of **0.2545 acres (11,085 square feet)** of land, more or less.

The bearings recited hereinabove are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, NAD83, 2011 Adjustment.

I Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the foregoing description accurately sets out the metes and bounds description of the easement tract described herein.

Eric S. Spooner, RPLS  
Spooner & Associates, Inc.  
Texas Registration No. 5922  
TBPLS Firm No. 10054900





TARRANT REGIONAL WATER DISTRICT  
 CEDAR CREEK SECTION II PIPELINE  
 REPLACEMENT & IMPROVEMENTS  
 CITY OF MANSFIELD, TARRANT COUNTY, TEXAS  
 THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS  
 COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4202,  
 NAD83, 2011 ADJUSTMENT.

PROPERTY: CHARLES R. DAUGHERTY, T.C.C.I. NO. D203314450  
 WHOLE PROPERTY ACREAGE: CALLED 3.91 ACRES (DEED)  
 24104 P20 DAUGHERTY TCE.dwg

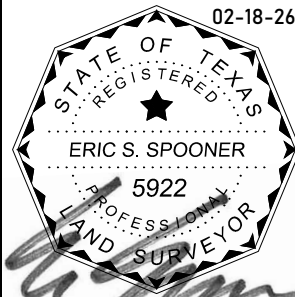
S&A JOB NO.: 24104  
 DATE: 02/18/2026

DRAWN BY: C. REEDER  
 CHECKED BY: E. SPOONER



**SPOONER & ASSOCIATES**  
 REGISTERED PROFESSIONAL LAND SURVEYORS  
**OVER 30 YEARS OF SERVICE**

309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039  
 (817) 685-8448 WWW.SPOONERSURVEYORS.COM  
 TBPLS FIRM NO. 10054900



| POINT TABLE |              |              |              |              |
|-------------|--------------|--------------|--------------|--------------|
| POINT       | PROJECT N    | PROJECT E    | GRID N       | GRID E       |
| 1           | 6,908,463.90 | 2,372,680.17 | 6,907,634.98 | 2,372,395.49 |
| 2           | 6,908,296.31 | 2,372,897.29 | 6,907,467.41 | 2,372,612.58 |
| 3           | 6,908,280.99 | 2,372,835.32 | 6,907,452.09 | 2,372,550.61 |
| 4           | 6,908,384.36 | 2,372,701.40 | 6,907,555.45 | 2,372,416.70 |

COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. PROJECT COORDINATES ARE SCALED AT 0,0 USING A COMBINED SCALE FACTOR OF 1.000120000.

TARRANT REGIONAL WATER DISTRICT  
CEDAR CREEK SECTION II PIPELINE  
REPLACEMENT & IMPROVEMENTS

CITY OF MANSFIELD, TARRANT COUNTY, TEXAS  
THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS  
COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4202,  
NAD83, 2011 ADJUSTMENT.

PROPERTY: CHARLES R. DAUGHERTY, T.C.C.I. NO. D203314450  
WHOLE PROPERTY ACREAGE: CALLED 3.91 ACRES (DEED)  
24104 P20 DAUGHERTY TCE.dwg

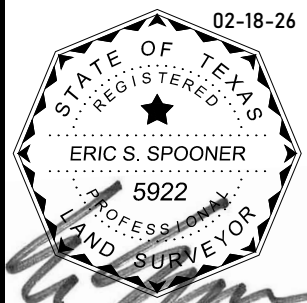
S&A JOB NO.: 24104  
DATE: 02/18/2026

DRAWN BY: C. REEDER  
CHECKED BY: E. SPOONER



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TBPLS FIRM NO. 10054900



**Temporary easement interest across an approximately 0.1257-acre tract of land situated in the M.E.P. & P.R.R. Co. Survey, Abstract No. 1828, being a portion of that certain 1.219-acre tract conveyed to William Preusser by deed filed for record in Tarrant County Clerk's Instrument No. D203416820, Official Public Records, Tarrant County, Texas, for the negotiated purchase price of \$5,144.63.**



**Exhibit "A"**

**TARRANT REGIONAL WATER DISTRICT  
CEDAR CREEK SECTION II PIPELINE REPLACEMENT & IMPROVEMENTS**

**PARCEL NO. 26  
M.E.P. & P.R.R. CO. SURVEY, ABSTRACT NO. 1828  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS**

**BEING** a 0.1257 acre tract of land located in the M.E.P. & P.R.R. CO. Survey, Abstract No. 1828, City of Mansfield, Tarrant County, Texas, said 0.1257 acre tract of land being a portion of the remainder of a called 1.219 acre tract of land conveyed to **WILLIAM PREUSSER**, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D203416820, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said 0.1257 acre tract of land being more particularly described by metes and bounds as follows:

**BEGINNING** at a point on the most southerly property line of the said 1.219 acre tract, same being a northwest property line of a called 5.1535 acre tract of land conveyed to Connect Church, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D223087725, O.P.R.T.C.T., said beginning point being at the intersection of the said property lines with the northeast line of an existing 130 feet wide Pipeline Right-of-Way Easement described as "Parcel 38", conveyed to Tarrant County Water Control and Improvement District No. 1, by deed thereof filed for record in Volume 3707, Page 506, Deed Records, Tarrant County, Texas (D.R.T.C.T.), said beginning point also having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 6,906,440.32 and E: 2,373,861.57, said beginning point also being North 59°47'59" East, a distance of 189.00 feet from a 3/8 inch iron rod found (Controlling Monument) at the most westerly property corner of the said 5.1535 acre tract;

**THENCE** North 52°20'12" West, departing the said property lines, over and across the said 1.219 acre tract, in part long the said existing easement line, and in part along the northeast line of an existing 130 feet wide Pipeline Right-of-Way Easement described as "Parcel 37", conveyed to Tarrant County Water Control and Improvement District No. 1, by deed thereof filed for record in Volume 3725, Page 227, D.R.T.C.T., a distance of 83.68 feet to the intersection of the said existing easement line with the west property line of the said 1.219 acre tract, same being the east property line of that certain tract of land conveyed to Mary Jennifer Spivey and B.B. Spivey, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D208269266, O.P.R.T.C.T.;

**THENCE** North 05°33'02" East, along the said property lines, a distance of 59.03 feet;

**THENCE** South 52°20'12" East, departing the said property lines, over and across the said 1.219 acre tract, and along a line 50 feet northeast of and parallel with the said existing easement lines, a distance of 135.40 feet to a point for corner on the aforesaid southerly property line of the 1.219 acre tract, same being the said northwest property line of the 5.1535 acre tract, from which the southeast property corner of the said 1.219 acre tract, same being the most southerly property corner of a called 0.9913 acre tract of land conveyed to Connect Church, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D223197634, O.P.R.T.C.T. bears North 59°47'59" East, a distance of 17.59 feet;

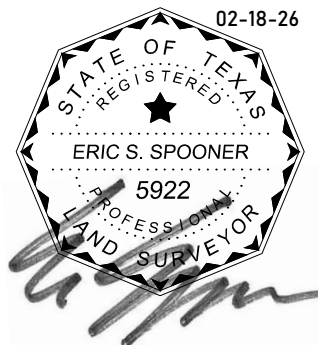
**THENCE** South 59°47'59" West, along the said property lines, a distance of 53.98 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **0.1257 acres (5,477 square feet)** of land, more or less.

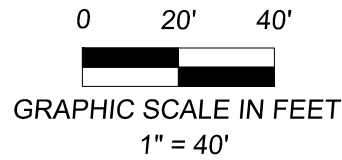
The bearings recited hereinabove are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, NAD83, 2011 Adjustment.

I Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the foregoing description accurately sets out the metes and bounds description of the easement tract described herein.

Eric S. Spooner, RPLS  
Spooner & Associates, Inc.  
Texas Registration No. 5922  
TBPLS Firm No. 10054900



| LINE TABLE |             |         |
|------------|-------------|---------|
| NO.        | DIRECTION   | DIST.   |
| L1         | N52°20'12"W | 83.68'  |
| L2         | N05°33'02"E | 59.03'  |
| L3         | S52°20'12"E | 135.40' |
| L4         | S59°47'59"W | 53.98'  |
| L5         | N59°47'59"E | 17.59'  |



CALLED: 0.1262 ACRES  
**WILLIAM PREUSSER**  
T.C.C.I. NO. D222260527  
O.P.R.T.C.T.

CALLED: 0.9913 ACRES  
**CONNECT CHURCH**  
T.C.C.I. NO. D223197634  
O.P.R.T.C.T.

REMAINDER OF  
CALLED: 1.219 ACRES  
**WILLIAM PREUSSER**  
T.C.C.I. NO. D203416820  
O.P.R.T.C.T.

OWNER  
**MARY JENNIFER SPIVEY  
& B.B. SPIVEY**  
T.C.C.I. NO. D208269266  
O.P.R.T.C.T.

EX. 130' PIPELINE R.O.W. ESMT. TO  
TARRANT COUNTY WATER CONTROL  
& IMPROVEMENT DISTRICT NO. 1  
"PARCEL 37" IN VOL. 3725, PG. 227,  
D.R.T.C.T.

**0.1257 ACRES**  
(5,477 SQ. FT.)

M.E.P. & P.R.R. CO. SURVEY  
ABSTRACT NO. 1828

**POINT OF  
BEGINNING**

N: 6,906,440.32  
E: 2,373,861.57  
(NAD83 ~ GRID)

CALLED: 5.1535 ACRES  
**CONNECT CHURCH**  
T.C.C.I. NO. D223087725  
O.P.R.T.C.T.

TARRANT REGIONAL WATER DISTRICT  
CEDAR CREEK SECTION II PIPELINE  
REPLACEMENT & IMPROVEMENTS

CITY OF MANSFIELD, TARRANT COUNTY, TEXAS  
THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS  
COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4202,  
NAD83, 2011 ADJUSTMENT.

PROPERTY: WILLIAM PREUSSER, T.C.C.I. NO. D203146820, O.P.R.T.C.T.  
WHOLE PROPERTY ACREAGE: REM. OF CALLED 1.219 ACRES (DEED)  
24104 P26 PREUSSER TCE.dwg

S&A JOB NO.: 24104  
DATE: 02/18/2026

DRAWN BY: C. REEDER  
CHECKED BY: E. SPOONER



**SPOONER &  
ASSOCIATES**  
REGISTERED PROFESSIONAL LAND SURVEYORS  
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TBPLS FIRM NO. 10054900

PARCEL 26 ~ PREUSSER ~ PAGE 2 OF 3



| POINT TABLE |              |              |              |              |
|-------------|--------------|--------------|--------------|--------------|
| POINT       | PROJECT N    | PROJECT E    | GRID N       | GRID E       |
| 1           | 6,907,269.09 | 2,374,146.44 | 6,906,440.31 | 2,373,861.57 |
| 2           | 6,907,320.22 | 2,374,080.19 | 6,906,491.44 | 2,373,795.34 |
| 3           | 6,907,378.97 | 2,374,085.90 | 6,906,550.18 | 2,373,801.04 |
| 4           | 6,907,296.24 | 2,374,193.09 | 6,906,467.46 | 2,373,908.22 |

COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. PROJECT COORDINATES ARE SCALED AT 0,0 USING A COMBINED SCALE FACTOR OF 1.000120000.

TARRANT REGIONAL WATER DISTRICT  
CEDAR CREEK SECTION II PIPELINE  
REPLACEMENT & IMPROVEMENTS

CITY OF MANSFIELD, TARRANT COUNTY, TEXAS  
THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS  
COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4202,  
NAD83, 2011 ADJUSTMENT.

PROPERTY: WILLIAM PREUSSER, T.C.C.I. NO. D203146820, O.P.R.T.C.T.  
WHOLE PROPERTY ACREAGE: REM. OF CALLED 1.219 ACRES (DEED)  
24104 P26 PREUSSER TCE.dwg

S&A JOB NO.: 24104  
DATE: 02/18/2026

DRAWN BY: C. REEDER  
CHECKED BY: E. SPOONER



**SPOONER & ASSOCIATES**  
REGISTERED PROFESSIONAL LAND SURVEYORS  
**OVER 30 YEARS OF SERVICE**

309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039  
(817) 685-8448 WWW.SPOONERSURVEYORS.COM  
TBPLS FIRM NO. 10054900



**Temporary easement interest across an approximately 0.3161-acre tract of land situated in the M.E.P. & P.R.R. Co. Survey, Abstract No. 1828, Tarrant County, Texas, being a portion of that certain 5.1535-acre tract conveyed to Connect Church by deed filed for record in Tarrant County Clerk's Instrument No. D223087725, Official Public Records of Tarrant County, Texas, for the negotiated purchase price of \$15,000.00.**

**Exhibit "A"**

**TARRANT REGIONAL WATER DISTRICT  
CEDAR CREEK SECTION II PIPELINE REPLACEMENT & IMPROVEMENTS**

**PARCEL NO. 27  
M.E.P. & P.R.R. CO. SURVEY, ABSTRACT NO. 1828  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS**

**BEING** a 0.3161 acre tract of land located in the M.E.P. & P.R.R. CO. Survey, Abstract No. 1828, City of Mansfield, Tarrant County, Texas, said 0.3161 acre tract of land being a portion of a called 5.1535 acre tract of land conveyed to **CONNECT CHURCH**, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D223087725, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said 0.3161 acre tract of land being more particularly described by metes and bounds as follows:

**BEGINNING** at a point on the southeast property line of the said 5.1535 acre tract, same being the northwest lot line of Tract 2, Marba Acres Addition, being an Addition to the said City and State, according to the plat thereof filed for record in Volume 388-82, Page 48, Plat Records, Tarrant County, Texas (P.R.T.C.T.), said beginning point being at the intersection of the said property line and the said lot line with the northeast line of an existing 130 feet wide Pipeline Right-of-Way Easement described as "Parcel 38", conveyed to Tarrant County Water Control and Improvement District No. 1, by deed thereof filed for record in Volume 3707, Page 506, Deed Records, Tarrant County, Texas, said beginning point having a NAD83 Texas North Central Zone (4202) Grid Coordinate of N: 6,906,269.37 and E: 2,374,083.04, said beginning point also being North 50°39'23" East, a distance of 18.18 feet from the most westerly lot corner of said Tract 2;

**THENCE** North 52°20'12" West, departing the said property line and the said lot line, over and across the said 5.1535 acre tract and along the said existing easement line, a distance of 279.80 feet to the intersection of the said existing easement line with the northwest property line of the said 5.1535 acre tract, same being the south property line of the remainder of a called 1.219 acre tract of land conveyed to William Preusser, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D203146820, O.P.R.T.C.T., from which a 3/8 inch iron rod found (Controlling Monument) at the most westerly northwest property corner of the said 5.1535 acre tract bears South 59°47'59" West, a distance of 188.90 feet;

**THENCE** North 59°47'59" East, along the said property lines, a distance of 53.98 feet;

**THENCE** South 52°20'12" East, departing the said property lines, over and across the said 5.1535 acre tract, and along a line 50 feet northeast of and parallel with the said existing easement line, a distance of 270.99 feet to the aforementioned southeast property line of the 5.1535 acre tract, same being the said northwest lot line of Tract 2;

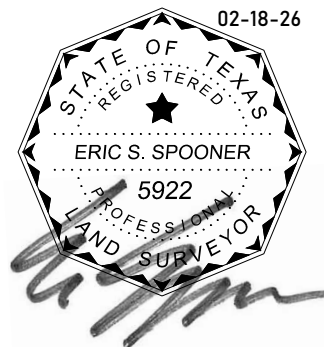
**THENCE** South 50°39'23" West, along the said property line and the said lot line, a distance of 51.31 feet to the **POINT OF BEGINNING**.

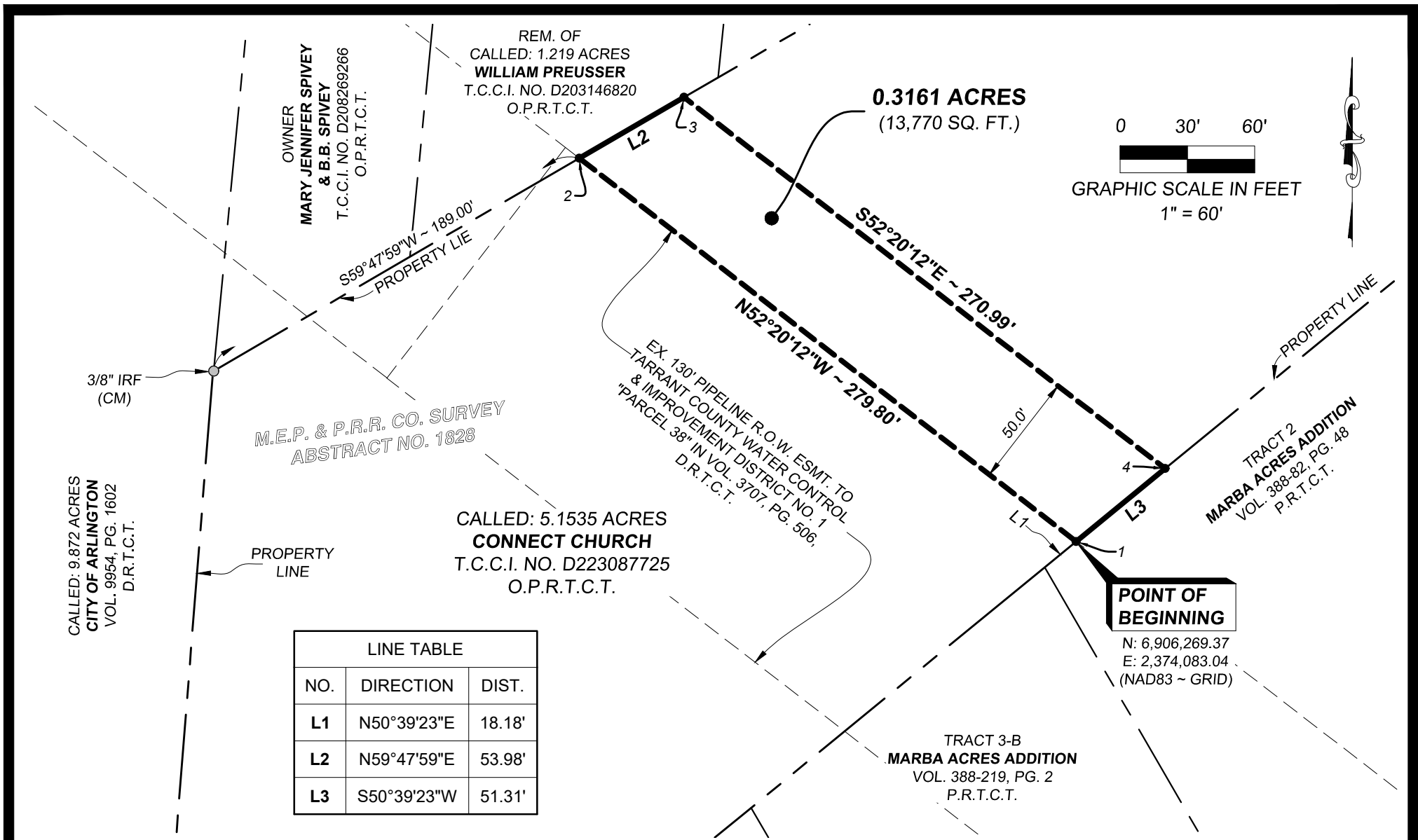
The hereinabove described tract of land contains a computed area of **0.3161 (13,770 square feet)** of land, more or less.

The bearings recited hereinabove are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, NAD83, 2011 Adjustment.

I Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the foregoing description accurately sets out the metes and bounds description of the easement tract described herein.

Eric S. Spooner, RPLS  
Spooner & Associates, Inc.  
Texas Registration No. 5922  
TBPLS Firm No. 10054900





**TARRANT REGIONAL WATER DISTRICT  
CEDAR CREEK SECTION II PIPELINE  
REPLACEMENT & IMPROVMENTS  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS**

THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE  
SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4202, NAD83, 2011 ADJUSTMENT.

PROPERTY: CONNECT CHURCH, T.C.C.I. NO. D223087725 O.P.R.T.C.T. | PROPERTY ACREAGE: CALLED 5.1535 ACRES (DEED)

24104 P27 CONNECT CHURCH TCE.dwg

DRAWN BY: C. REEDER | CHECKED BY: E. SPOONER



**SPOONER & ASSOCIATES**  
REGISTERED PROFESSIONAL LAND SURVEYORS  
**OVER 30 YEARS OF SERVICE**

309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039  
(817) 685-8448 WWW.SPOONERSURVEYORS.COM  
TBPLS FIRM NO. 10054900

PAR. 27 ~ CONNECT CHURCH ~ PG. 2 OF 3



| POINT TABLE |              |              |              |              |
|-------------|--------------|--------------|--------------|--------------|
| POINT       | PROJECT N    | PROJECT E    | GRID N       | GRID E       |
| 1           | 6,907,098.13 | 2,374,367.93 | 6,906,269.37 | 2,374,083.04 |
| 2           | 6,907,269.09 | 2,374,146.44 | 6,906,440.31 | 2,373,861.57 |
| 3           | 6,907,296.24 | 2,374,193.09 | 6,906,467.46 | 2,373,908.22 |
| 4           | 6,907,130.66 | 2,374,407.61 | 6,906,301.90 | 2,374,122.72 |

COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. PROJECT COORDINATES ARE SCALED AT 0,0 USING A COMBINED SCALE FACTOR OF 1.000120000.

**TARRANT REGIONAL WATER DISTRICT  
CEDAR CREEK SECTION II PIPELINE  
REPLACEMENT & IMPROVMENTS  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS**

THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4202, NAD83, 2011 ADJUSTMENT.

PROPERTY: CONNECT CHURCH, T.C.C.I. NO. D223087725 O.P.R.T.C.T. | PROPERTY ACREAGE: CALLED 5.1535 ACRES (DEED)

24104 P27 CONNECT CHURCH TCE.dwg

DRAWN BY: C. REEDER | CHECKED BY: E. SPOONER



**SPOONER & ASSOCIATES**  
REGISTERED PROFESSIONAL LAND SURVEYORS  
**OVER 30 YEARS OF SERVICE**

309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039  
(817) 685-8448 WWW.SPOONERSURVEYORS.COM  
TBPLS FIRM NO. 10054900

PAR. 27 ~ CONNECT CHURCH ~ PG. 3 OF 3



02-18-26

**Temporary easement interest across an approximately 0.1106-acre tract of land situated in the J. McDonald Survey, Abstract No. 997, Tarrant County, Texas, being a portion of the remainder of that certain 41.57-acre tract conveyed to James Christopher Knapp by deed filed for record in Tarrant County Clerk's Instrument No. D206329589, Official Public Records of Tarrant County, Texas, for the negotiated purchase price of \$6,000.00.**



**Exhibit "A"**

**TARRANT REGIONAL WATER DISTRICT  
CEDAR CREEK SECTION II PIPELINE REPLACEMENT & IMPROVEMENTS**

**PARCEL NO. 36  
J. McDONALD SURVEY, ABSTRACT NO. 997  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS**

**BEING** a 0.1106 acre tract of land located in the J. McDonald Survey, Abstract No. 997, City of Mansfield, Tarrant County, Texas, said 0.1106 acre tract of land being a portion of the remainder of a called 41.57 acre tract of land conveyed to **JAMES CHRISTOPHER KNAPP**, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D206329589, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said 41.57 acre tract being described as "Tract 3" in the deed thereof filed for record in Volume 2987, Page 202, Deed Records, Tarrant County, Texas (D.R.T.C.T.), said 0.1106 acre tract of land being more particularly described by metes and bounds as follows:

**BEGINNING** at a point at the intersection of the northeast right-of-way line of Gertie Barrett Road (being a variable width public right-of-way) with the north line of an existing 130 feet wide Pipeline Right-of-Way Easement described as "Parcel 39", conveyed to Tarrant County Water Control and Improvement District No. 1, by deed thereof filed for record in Volume 5602, Page 87, D.R.T.C.T., said beginning point having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 6,905,330.90 and E: 2,375,730.83;

**THENCE** North 30°31'07" West, along the said right-of-way line, a distance of 22.97 feet to a point or corner being South 30°31'07" East, a distance of 20.39 feet from the south property corner of a called 0.779 acre tract of land conveyed to the City of Mansfield, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D219126827, O.P.R.T.C.T.;

**THENCE** North 88°57'14" East, departing the said right-of-way line, over and across the said remainder of 41.57 acre tract, and along a line 20 feet north of and parallel with the said existing easement line, a distance of 237.71 feet to a point for corner on the west right-of-way line of North Main Street (being a variable width public right-of-way), said being point South 42°36'21" East, a distance of 142.22 feet from the east property corner of the said 0.779 acre tract;

**THENCE** South 42°36'21" East, along the said right-of-way line, a distance of 26.73 feet to the intersection of the said west right-of-way line of North Main Street with the north line of the said existing easement;

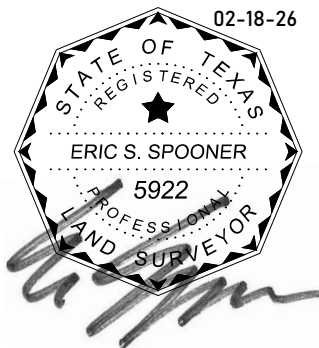
**THENCE** South 88°57'14" West, departing the said right-of-way line, over and across the said remainder of 41.57 acre tract, and along the said existing easement line, a distance of 244.14 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **0.1106 acres (4,819 square feet)** of land, more or less.

The bearings recited hereinabove are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, NAD83, 2011 Adjustment.

I Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the foregoing description accurately sets out the metes and bounds description of the easement tract described herein.

Eric S. Spooner, RPLS  
Spooner & Associates, Inc.  
Texas Registration No. 5922  
TBPLS Firm No. 10054900



E1

EX. 130' PIPELINE R.O.W. ESMT. TO  
TARRANT COUNTY WATER CONTROL  
& IMPROVEMENT DISTRICT NO. 1  
"PARCEL 39" IN VOL. 5602, PG. 87  
D.R.T.C.T.

CALLED: 0.779 ACRES  
**CITY OF MANSFIELD**  
T.C.C.I. NO. D219126827  
O.P.R.T.C.T.

CALLED: 0.393 ACRES  
**ALLR INVESTMENTS, LLC**  
T.C.C.I. NO. D224202600  
O.P.R.T.C.T.

LOT 1  
**AMLOTTE ADDITION**  
T.C.C.I. NO. D202127647  
O.P.R.T.C.T.

**SIMPSON LANE**  
(VARIABLE WIDTH PUBLIC R.O.W.)

**NORTH MAIN STREET**  
(VARIABLE WIDTH PUBLIC R.O.W.)

**0.1106 ACRES**  
(4,819 SQ. FT.)

1/2" CIRF  
"COOMBS"  
(CM)

1/2" CIRF  
"COOMBS"  
(CM)

LOT 1X, BLOCK 2  
**TRIPLE DIAMOND  
RANCH, PHASE 1**  
T.C.C.I. NO. D219251796  
O.P.R.T.C.T.

**POINT OF  
BEGINNING**

N: 6,905,330.90  
E: 2,375,730.83  
(NAD83 ~ GRID)

J. McDONALD SURVEY  
ABSTRACT NO. 997

**GERTIE BARRETT ROAD**  
(VARIABLE WIDTH PUBLIC R.O.W.)

REMAINDER OF  
CALLED: 41.57 ACRES  
**JAMES CHRISTOPHER KNAPP**  
T.C.C.I. NO. D206329589  
DESCRIBED AS "TRACT 3"  
IN VOL. 2987, PG. 202  
D.R.T.C.T.

| LINE TABLE |             |         |
|------------|-------------|---------|
| NO.        | DIRECTION   | DIST.   |
| L1         | N30°31'07"W | 22.97'  |
| L2         | S30°31'07"E | 20.39'  |
| L3         | N88°57'14"E | 237.71' |
| L4         | S42°36'21"E | 26.73'  |
| L5         | S88°57'14"W | 244.14' |

0 30' 60'  
GRAPHIC SCALE IN FEET  
1" = 60'

# TARRANT REGIONAL WATER DISTRICT CEDAR CREEK SECTION II PIPELINE REPLACEMENT & IMPROVMENTS CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE  
SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4202, NAD83, 2011 ADJUSTMENT.

PROPERTY: JAMES CHRISTOPHER KNAPP

PROPERTY ACREAGE: REMAINDER OF A CALLED 41.57 ACS. (DEED)

24104 P36 KNAPP TCE.dwg

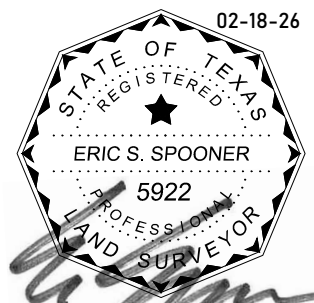
DRAWN BY: C. REEDER CHECKED BY: E. SPOONER



**SPOONER &  
ASSOCIATES**  
REGISTERED PROFESSIONAL LAND SURVEYORS  
**OVER 30 YEARS OF SERVICE**

309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039  
(817) 685-8448 WWW.SPOONERSURVEYORS.COM  
TBPLS FIRM NO. 10054900

PARCEL 36 ~ KNAPP ~ PG. 2 OF 3



| POINT TABLE |              |              |              |              |
|-------------|--------------|--------------|--------------|--------------|
| POINT       | PROJECT N    | PROJECT E    | GRID N       | GRID E       |
| 1           | 6,906,159.54 | 2,376,015.92 | 6,905,330.90 | 2,375,730.83 |
| 2           | 6,906,179.33 | 2,376,004.25 | 6,905,350.69 | 2,375,719.17 |
| 3           | 6,906,183.67 | 2,376,241.93 | 6,905,355.03 | 2,375,956.81 |
| 4           | 6,906,164.00 | 2,376,260.02 | 6,905,335.36 | 2,375,974.90 |

COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. PROJECT COORDINATES ARE SCALED AT 0,0 USING A COMBINED SCALE FACTOR OF 1.000120000.

**TARRANT REGIONAL WATER DISTRICT  
CEDAR CREEK SECTION II PIPELINE  
REPLACEMENT & IMPROVMENTS  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS**

THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4202, NAD83, 2011 ADJUSTMENT.

PROPERTY: JAMES CHRISTOPHER KNAPP

PROPERTY ACREAGE: REMAINDER OF A CALLED 41.57 ACS. (DEED)

24104 P36 KNAPP TCE.dwg

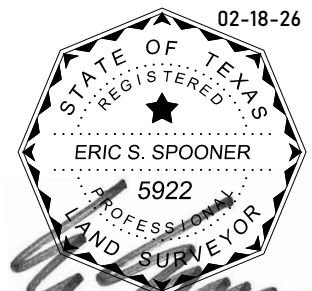
DRAWN BY: C. REEDER CHECKED BY: E. SPOONER



**SPOONER & ASSOCIATES**  
REGISTERED PROFESSIONAL LAND SURVEYORS  
**OVER 30 YEARS OF SERVICE**

309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039  
(817) 685-8448 WWW.SPOONERSURVEYORS.COM  
TBPLS FIRM NO. 10054900

PARCEL 36 ~ KNAPP ~ PG. 3 OF 3



02-18-26

Temporary easement interests across (i) an approximately 0.1320-acre tract of land, and (ii) an approximately 0.1307-acre tract of land, each situated in the J. McDonald Survey, Abstract No. 997, Tarrant County, Texas, and being portions of those certain tracts conveyed to Oakdale Baptist Church by deed filed for record in Tarrant County Clerk's Instrument No. D206150685, Official Public Records of Tarrant County, Texas, and (iii) an approximately 0.1421-acre tract of land situated in said J. McDonald Survey, being a portion of that certain tract conveyed to Oakdale Baptist Church by deed filed for record in Tarrant County Clerk's Instrument No. D206222830, Official Public Records of Tarrant County, Texas, for the negotiated purchase price of \$16,575.96.

**Exhibit "A-1"**

**TARRANT REGIONAL WATER DISTRICT  
CEDAR CREEK SECTION II PIPELINE REPLACEMENT & IMPROVEMENTS**

**PARCEL NO. 38  
J. McDONALD SURVEY, ABSTRACT NO. 997  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS**

**BEING** a 0.1320 acre tract of land located in the J. McDonald Survey, Abstract No. 997, City of Mansfield, Tarrant County, Texas, said 0.1320 acre tract of land being a portion of that certain tract of land described as Tract I, conveyed to **OAKDALE BAPTIST CHURCH**, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D206150685, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said 0.1320 acre tract of land being more particularly described by metes and bounds as follows:

**BEGINNING** at a point for corner on the northwest property line of said Tract I, same being a southeast property line of that certain tract of land conveyed to Phillips Equity Capital, LLC, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D222219140, O.P.R.T.C.T., said beginning point being at the intersection of the said property lines with the north line of an existing 130 feet wide Pipeline Right-of-Way Easement described as "Parcel 34", conveyed to Tarrant County Water Control and Improvement District No. 1, by deed thereof filed for record in Volume 3707, Page 508, Deed Records, Tarrant County, Texas, said beginning point also having a NAD83 Texas North Central Zone 4202 grid coordinate of N: 6,905,403.66 and E: 2,376,508.25, from which a 3 inch aluminum monument stamped "TCWC & ID NO. 1" found (Controlling Monument) at the most westerly property corner of said Tract I, same being a south property corner of the said Phillips Equity tract bears South 58°46'40" West, a distance of 345.46 feet;

**THENCE** North 58°46'40" East, along the said property lines, a distance of 58.00 feet to a point for corner from which the most northerly property corner of said Tract I bears North 58°46'40" East, a distance of 1,804.54 feet;

**THENCE** South 61°39'53" East, departing the said property lines, over and across said Tract I, and along a line 50 feet northeast of and parallel with the said existing easement line, a distance of 114.99 feet to the southeast property line of said Tract I, same being the northwest property line of that certain tract of land described as "Tract II", conveyed to the said Oakdale Baptist Church by the deed filed for record in Tarrant County Clerk's Instrument No. D206150685, O.P.R.T.C.T.;

**THENCE** South 58°46'40" West, along the common property line of said Tracts I and II, a distance of 58.00 feet to the intersection of the said property lines with the aforesaid existing easement line;

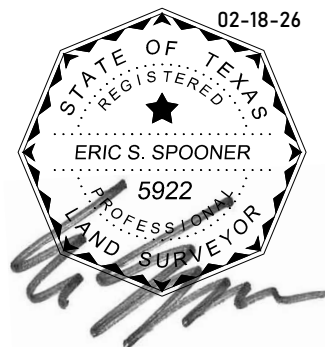
**THENCE** North 61°39'53" West, departing the said property lines, over and across said Tract I, and along the said existing easement line, a distance of 114.99 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **0.1320 acres (5,749 square feet)** of land, more or less.

The bearings recited hereinabove are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, NAD83, 2011 Adjustment.

I Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the foregoing description accurately sets out the metes and bounds description of the easement tract described herein.

Eric S. Spooner, RPLS  
Spooner & Associates, Inc.  
Texas Registration No. 5922  
TBPLS Firm No. 10054900



(R1)

3" ALUM. MON. FND. "TCWC  
& ID NO. 1" (CM) BEARS  
S58°46'40"W ~ 345.46'

(R2)

N. PROPERTY CORNER  
OF TRACT 1 BEARS  
N58°46'40"E ~ 1,804.54'



0 20' 40'



GRAPHIC SCALE IN FEET  
1" = 40'

| LINE TABLE |             |         |
|------------|-------------|---------|
| NO.        | DIRECTION   | DIST.   |
| L1         | N58°46'40"E | 58.00'  |
| L2         | S61°39'53"E | 114.99' |
| L3         | S58°46'40"W | 58.00'  |
| L4         | N61°39'53"W | 114.99' |

OWNER  
**PHILLIPS EQUITY CAPITAL, LLC**  
T.C.C.I. NO. D222219140  
O.P.R.T.C.T.

OWNER  
**OAKDALE BAPTIST CHURCH**  
"TRACT I" IN  
T.C.C.I. NO. D206150685  
O.P.R.T.C.T.

OWNER  
**OAKDALE BAPTIST CHURCH**  
"TRACT II" IN  
T.C.C.I. NO. D206150685  
O.P.R.T.C.T.

**POINT OF  
BEGINNING**

N: 6,905,403.66  
E: 2,376,508.25  
(NAD83 ~ GRID)

**0.1320 ACRES**  
(5,749 SQ. FT.)

EX. 130' PIPELINE R.O.W. ESMT. TO  
TARRANT COUNTY WATER CONTROL  
& IMPROVEMENT DISTRICT NO. 1  
"PARCEL 41" IN VOL. 3707, PG. 508  
D.R.T.C.T.

J. McDONALD SURVEY  
ABSTRACT NO. 997

**TARRANT REGIONAL WATER DISTRICT  
CEDAR CREEK SECTION II PIPELINE  
REPLACEMENT & IMPROVMENTS  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS**

THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE  
SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4202, NAD83, 2011 ADJUSTMENT.

PROPERTY: OAKDALE BAPTIST CHURCH

PROPERTY ACREAGE: 4.952 ACRES (CALC - DEED)

24104 P38 OAKDALE BAPTIST.dwg

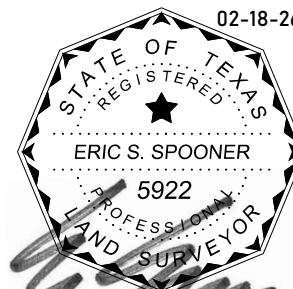
DRAWN BY: C. REEDER CHECKED BY: E. SPOONER



**SPOONER &  
ASSOCIATES**  
REGISTERED PROFESSIONAL LAND SURVEYORS  
**OVER 30 YEARS OF SERVICE**

309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039  
(817) 685-8448 WWW.SPOONERSURVEYORS.COM  
TBPLS FIRM NO. 10054900

PAR. 38 ~ OAKDALE BAPTIST ~ PG. 2 OF 3



| POINT TABLE |              |              |              |              |
|-------------|--------------|--------------|--------------|--------------|
| POINT       | PROJECT N    | PROJECT E    | GRID N       | GRID E       |
| 1           | 6,906,232.31 | 2,376,793.43 | 6,905,403.66 | 2,376,508.25 |
| 2           | 6,906,262.37 | 2,376,843.03 | 6,905,433.72 | 2,376,557.84 |
| 3           | 6,906,207.80 | 2,376,944.24 | 6,905,379.15 | 2,376,659.04 |
| 4           | 6,906,177.73 | 2,376,894.64 | 6,905,349.09 | 2,376,609.45 |

COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. PROJECT COORDINATES ARE SCALED AT 0,0 USING A COMBINED SCALE FACTOR OF 1.000120000.

**TARRANT REGIONAL WATER DISTRICT  
CEDAR CREEK SECTION II PIPELINE  
REPLACEMENT & IMPROVMENTS  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS**

THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4202, NAD83, 2011 ADJUSTMENT.

PROPERTY: OAKDALE BAPTIST CHURCH

PROPERTY ACREAGE: 4.952 ACRES (CALC - DEED)

24104 P38 OAKDALE BAPTIST.dwg

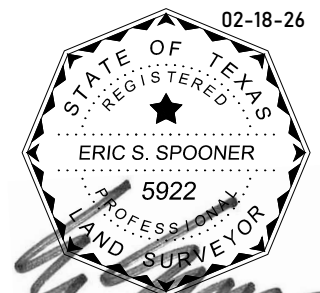
DRAWN BY: C. REEDER CHECKED BY: E. SPOONER



**SPOONER & ASSOCIATES**  
REGISTERED PROFESSIONAL LAND SURVEYORS  
**OVER 30 YEARS OF SERVICE**

309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039  
(817) 685-8448 WWW.SPOONERSURVEYORS.COM  
TBPLS FIRM NO. 10054900

PAR. 38 ~ OAKDALE BAPTIST ~ PG. 3 OF 3



02-18-26

## Exhibit "A-2"

### TARRANT REGIONAL WATER DISTRICT CEDAR CREEK SECTION II PIPELINE REPLACEMENT & IMPROVEMENTS

#### PARCEL NO. 39 J. McDONALD SURVEY, ABSTRACT NO. 997 CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

**BEING** a 0.1307 acre tract of land located in the J. McDonald Survey, Abstract No. 997, City of Mansfield, Tarrant County, Texas, said 0.1307 acre tract of land being a portion of that certain tract of land described as "Tract II", conveyed to **OAKDALE BAPTIST CHURCH**, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D206150685, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said 0.1307 acre tract of land being more particularly described by metes and bounds as follows:

**BEGINNING** at a point on the the northwest property line of said Tract II, same being a southeast property line of that certain tract of land described as "Tract I" conveyed to said Oakdale Baptist Church, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D206150685, O.P.R.T.C.T., said point being at the intersection of the said property lines with the north line of an existing 130 feet wide Pipeline Right-of-Way Easement described as "Parcel 41", conveyed to Tarrant County Water Control and Improvement District No. 1, by deed thereof filed for record in Volume 3707, Page 508, Deed Records, Tarrant County, Texas (D.R.T.C.T.), said beginning point also having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 6,905,349.09 and E: 2,376,609.45, from said beginning point a 3 inch aluminum monument stamped "TCWC & ID No. 1" found (Controlling Monument) at the most westerly property corner of said Tract I bears South 58°46'40" West, a distance of 382.89 feet and North 43°05'20" West, a distance of 101.30 feet;

**THENCE** North 58°46'40" East, along the said property lines, a distance of 58.00 feet to a point for corner from which the north property corner of said Tract II bears North 58°46'40" East, a distance of 1,787.61 feet;

**THENCE** South 61°39'53" East, departing the said property lines, over and across said Tract II and along a line 50 feet northeast of and parallel with the said existing easement line, a distance of 113.85 feet to the southeast property line of said Tract II, same being a northwest property line of that certain tract of land conveyed to Oakdale Baptist Church, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D206222830, O.P.R.T.C.T.;

**THENCE** South 58°46'40" West, along the said property lines, a distance of 58.00 feet to the intersection of the said property lines with the north line of an existing 130 feet wide Pipeline Right-of-Way Easement described as "Parcel 43", conveyed to Tarrant County Water Control and Improvement District No. 1, by deed thereof filed for record in Volume 3703, Page 476, D.R.T.C.T.;

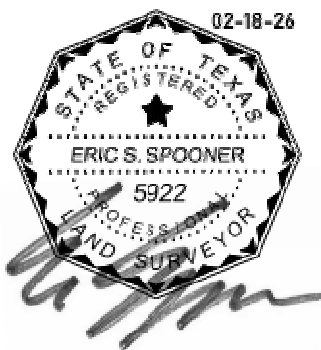
**THENCE** North 61°39'53" West, departing the said property lines, over and across said Tract II, in part along the existing north easement line of said Parcel 43 and in part along the existing easement line of the aforesaid Parcel 41, a distance of 113.85 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **0.1307 acres (5,693 square feet)** of land, more or less.

The bearings recited hereinabove are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, NAD83, 2011 Adjustment.

I Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the foregoing description accurately sets out the metes and bounds description of the easement tract described herein.

Eric S. Spooner, RPLS  
Spooner & Associates, Inc.  
Texas Registration No. 5922  
TBPLS Firm No. 10054900





(R1)

3" ALUM. MON. FND. "TCWC  
& ID NO. 1" (CM) BEARS  
S58°46'40"W ~ 382.89' &  
N43°05'20"W ~ 101.30'

(R2)

N. PROPERTY CORNER  
OF TRACT II BEARS  
N58°46'40"E ~ 1,787.61'

E1

EX. 130' PIPELINE R.O.W. ESMT. TO  
TARRANT COUNTY WATER CONTROL  
& IMPROVEMENT DISTRICT NO. 1  
"PARCEL 43" IN VOL. 3703, PG. 476  
D.R.T.C.T.

OWNER  
OAKDALE BAPTIST CHURCH  
"TRACT I" IN  
T.C.C.I. NO. D206150685  
O.P.R.T.C.T.

OWNER  
OAKDALE BAPTIST CHURCH  
"TRACT II" IN  
T.C.C.I. NO. D206150685  
O.P.R.T.C.T.

OWNER  
OAKDALE BAPTIST CHURCH  
T.C.C.I. NO. D206222830  
O.P.R.T.C.T.

**POINT OF  
BEGINNING**

N: 6,905,349.09  
E: 2,376,609.45  
(NAD83 ~ GRID)

EX. 130' PIPELINE R.O.W. ESMT. TO  
TARRANT COUNTY WATER CONTROL  
& IMPROVEMENT DISTRICT NO. 1  
"PARCEL 41" IN VOL. 3707, PG. 508  
D.R.T.C.T.

**0.1307 ACRES**  
(5,693 SQ. FT.)

LINE TABLE

| NO. | DIRECTION   | DIST.   |
|-----|-------------|---------|
| L1  | N58°46'40"E | 58.00'  |
| L2  | S61°39'53"E | 113.85' |
| L3  | S58°46'40"W | 58.00'  |
| L4  | N61°39'53"W | 113.85' |

0 20' 40'  
GRAPHIC SCALE IN FEET  
1" = 40'

TARRANT REGIONAL WATER DISTRICT  
CEDAR CREEK SECTION II PIPELINE  
REPLACEMENT & IMPROVMENTS  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE  
SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4202, NAD83, 2011 ADJUSTMENT.

PROPERTY: OAKDALE BAPTIST ~ TRACT II

PROPERTY ACREAGE: 4.99 ACRES (CALC - DEED)

24104 P39 OAKDALE BAPTIST TCE.dwg

DRAWN BY: C. REEDER CHECKED BY: E. SPOONER



**SPOONER &  
ASSOCIATES**  
REGISTERED PROFESSIONAL LAND SURVEYORS  
OVER 30 YEARS OF SERVICE

309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039  
(817) 685-8448 WWW.SPOONERSURVEYORS.COM  
TBPLS FIRM NO. 10054900

PARCEL 39 ~ OAKDALE BAPTIST~ PG. 2 OF 3



| POINT TABLE |              |              |              |              |
|-------------|--------------|--------------|--------------|--------------|
| POINT       | PROJECT N    | PROJECT E    | GRID N       | GRID E       |
| 1           | 6,906,177.73 | 2,376,894.64 | 6,905,349.09 | 2,376,609.45 |
| 2           | 6,906,207.80 | 2,376,944.24 | 6,905,379.15 | 2,376,659.04 |
| 3           | 6,906,153.76 | 2,377,044.45 | 6,905,325.12 | 2,376,759.24 |
| 4           | 6,906,123.70 | 2,376,994.85 | 6,905,295.06 | 2,376,709.65 |

COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. PROJECT COORDINATES ARE SCALED AT 0,0 USING A COMBINED SCALE FACTOR OF 1.000120000.

**TARRANT REGIONAL WATER DISTRICT  
CEDAR CREEK SECTION II PIPELINE  
REPLACEMENT & IMPROVMENTS  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS**

THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4202, NAD83, 2011 ADJUSTMENT.

PROPERTY: OAKDALE BAPTIST ~ TRACT II

PROPERTY ACREAGE: 4.99 ACRES (CALC - DEED)

24104 P39 OAKDALE BAPTIST TCE.dwg

DRAWN BY: C. REEDER CHECKED BY: E. SPOONER



**SPOONER & ASSOCIATES**  
REGISTERED PROFESSIONAL LAND SURVEYORS  
**OVER 30 YEARS OF SERVICE**

309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039  
(817) 685-8448 WWW.SPOONERSURVEYORS.COM  
TBPLS FIRM NO. 10054900

PARCEL 39 ~ OAKDALE BAPTIST~ PG. 3 OF 3



## Exhibit "A-3"

### TARRANT REGIONAL WATER DISTRICT CEDAR CREEK SECTION II PIPELINE REPLACEMENT & IMPROVEMENTS

#### PARCEL NO. 40 J. McDONALD SURVEY, ABSTRACT NO. 997 CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

**BEING** a 0.1421 acre tract of land located in the J. McDonald Survey, Abstract No. 997, City of Mansfield, Tarrant County, Texas, said 0.1421 acre tract of land being a portion of that certain tract of land conveyed to **OAKDALE BAPTIST CHURCH**, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D206222830, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said 0.1421 acre tract of land being more particularly described by metes and bounds as follows:

**BEGINNING** at a point on the northwest property line of the said Oakdale Baptist Church tract, same being the southeast property line of that certain tract of land described as "Tract II" conveyed to Oakdale Baptist Church, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D206150685, O.P.R.T.C.T., said beginning point being at the intersection of the said property lines with the north line of an existing 130 feet wide Pipeline Right-of-Way Easement described as "Parcel 43", conveyed to Tarrant County Water Control and Improvement District No. 1, by deed thereof filed for record in Volume 3703, Page 476, Deed Records, Tarrant County, Texas, said beginning point also having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 6,905,295.06 and E: 2,376,709.65, from said beginning point a 3 inch aluminum monument stamped "TCWC & ID No. 1" found (Controlling Monument) at the most westerly property corner of a that certain tract of land described as "Tract I", conveyed to Oakdale Baptist Church by deed thereof filed for record in Tarrant County Clerk's Instrument No. D206150685, O.P.R.T.C.T. bears South 58°46'40" West, a distance of 419.96 feet and North 43°05'20" West, a distance of 201.60 feet;

**THENCE** North 58°46'40" East, along the said property lines, a distance of 58.00 feet to a point for corner from which the north property corner of the said Oakdale Baptist Church tract bears North 58°46'40" East, a distance of 366.91 feet;

**THENCE** South 61°39'53" East, departing the said property lines, over and across the said Oakdale Baptist Church tract, and along a line 50 feet northeast of and parallel with the said existing easement, a distance of 123.84 feet to the southeast property line of the said Oakdale Baptist Church tract, same being the northwest property line of a called 4.971 acre tract of land described as "Tract 2", conveyed to Akram Chowdhury and Nasima Akther Chowdhury, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D219246352, O.P.R.T.C.T.;

**THENCE** South 58°53'11" West, along the said property lines, a distance of 58.06 feet to the intersection of the said property lines with the said existing easement;

**THENCE** North 61°39'53" West, departing the said property lines, over and across the said Oakdale Baptist Church tract, and along the said existing easement line, a distance of 123.71 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **0.1421 acres (6,189 square feet)** of land, more or less.

The bearings recited hereinabove are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, NAD83, 2011 Adjustment.

I Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the foregoing description accurately sets out the metes and bounds description of the easement tract described herein.

Eric S. Spooner, RPLS  
Spooner & Associates, Inc.  
Texas Registration No. 5922  
TBPLS Firm No. 10054900



(R1)

3" ALUM. MON. FND. "TCWC  
& ID NO. 1" (CM) BEARS  
S58°46'40"W ~ 419.96' &  
N43°05'20"W ~ 201.60'

(R2)

N. PROPERTY CORNER OF OAKDALE  
BAPTIST CHURCH TRACT BEARS  
N58°46'40"E ~ 366.91'

OWNER  
**OAKDALE BAPTIST CHURCH**  
"TRACT II" IN  
T.C.C.I. NO. D206150685  
O.P.R.T.C.T.

J. McDONALD SURVEY  
ABSTRACT NO. 997

OWNER  
**OAKDALE BAPTIST CHURCH**  
T.C.C.I. NO. D206222830  
O.P.R.T.C.T.

**POINT OF  
BEGINNING**

N: 6,905,295.06  
E: 2,376,709.65  
(NAD83 ~ GRID)

**0.1421 ACRES**  
(6,189 SQ. FT.)

EX. 130' PIPELINE R.O.W. ESMT. TO  
TARRANT COUNTY WATER CONTROL  
& IMPROVEMENT DISTRICT NO. 1  
"PARCEL 41" IN VOL. 3707, PG. 508  
D.R.T.C.T.

EX. 130' PIPELINE R.O.W. ESMT. TO  
TARRANT COUNTY WATER CONTROL  
& IMPROVEMENT DISTRICT NO. 1  
"PARCEL 43" IN VOL. 3703, PG. 476  
D.R.T.C.T.

50.0'

CALLLED: 4.971 ACRES  
**AKRAM CHOWDHURY &  
NASIMA AKTHER CHOWDHURY**  
"TRACT 2" IN  
T.C.C.I. NO. D219246352  
O.P.R.T.C.T.

LINE TABLE

| NO. | DIRECTION   | DIST.   |
|-----|-------------|---------|
| L1  | N58°46'40"E | 58.00'  |
| L2  | S61°39'53"E | 123.84' |
| L3  | S58°53'11"W | 58.06'  |
| L4  | N61°39'53"W | 123.71' |

0 20' 40'



GRAPHIC SCALE IN FEET

1" = 40'

**TARRANT REGIONAL WATER DISTRICT  
CEDAR CREEK SECTION II PIPELINE  
REPLACEMENT & IMPROVMENTS  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS**

THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE  
SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4202, NAD83, 2011 ADJUSTMENT.

PROPERTY: OAKDALE BAPTIST CHURCH

PROPERTY ACREAGE: 2.04 ACRES (CALC - DEED)

24104 P40 OAKDALE BAPTIST TCE.dwg

DRAWN BY: C. REEDER CHECKED BY: E. SPOONER



**SPOONER &  
ASSOCIATES**  
REGISTERED PROFESSIONAL LAND SURVEYORS  
**OVER 30 YEARS OF SERVICE**

309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039  
(817) 685-8448 WWW.SPOONERSURVEYORS.COM  
TBPLS FIRM NO. 10054900

PAR. 40 ~ OAKDALE BAPTIST ~ PG. 2 OF 3



02-18-26

| POINT TABLE |              |              |              |              |
|-------------|--------------|--------------|--------------|--------------|
| POINT       | PROJECT N    | PROJECT E    | GRID N       | GRID E       |
| 1           | 6,906,123.70 | 2,376,994.85 | 6,905,295.06 | 2,376,709.65 |
| 2           | 6,906,153.76 | 2,377,044.45 | 6,905,325.12 | 2,376,759.24 |
| 3           | 6,906,094.98 | 2,377,153.45 | 6,905,266.35 | 2,376,868.22 |
| 4           | 6,906,064.98 | 2,377,103.74 | 6,905,236.35 | 2,376,818.52 |

COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. PROJECT COORDINATES ARE SCALED AT 0,0 USING A COMBINED SCALE FACTOR OF 1.000120000.

**TARRANT REGIONAL WATER DISTRICT  
CEDAR CREEK SECTION II PIPELINE  
REPLACEMENT & IMPROVMENTS  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS**

THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4202, NAD83, 2011 ADJUSTMENT.

PROPERTY: OAKDALE BAPTIST CHURCH

PROPERTY ACREAGE: 2.04 ACRES (CALC - DEED)

24104 P40 OAKDALE BAPTIST TCE.dwg

DRAWN BY: C. REEDER CHECKED BY: E. SPOONER



**SPOONER & ASSOCIATES**  
REGISTERED PROFESSIONAL LAND SURVEYORS  
**OVER 30 YEARS OF SERVICE**

309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039  
(817) 685-8448 WWW.SPOONERSURVEYORS.COM  
TBPLS FIRM NO. 10054900

PAR. 40 ~ OAKDALE BAPTIST ~ PG. 3 OF 3



02-18-26

**Temporary easement interest across an approximately 0.1799-acre tract of land situated in the J. McDonald Survey, Abstract No. 997, Tarrant County, Texas, being a portion of that certain 5.01-acre tract conveyed to Bradley L. Hartfield and Anne A. Hartfield by deed filed for record in Tarrant County Clerk's Instrument No. D217072889, Official Public Records of Tarrant County, Texas, for the negotiated purchase price of \$10,000.00.**

**Exhibit "A"**

**TARRANT REGIONAL WATER DISTRICT  
CEDAR CREEK SECTION II PIPELINE REPLACEMENT & IMPROVEMENTS**

**PARCEL NO. 44  
J. McDONALD SURVEY, ABSTRACT NO. 997  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS**

**BEING** a 0.1799 acre tract of land located in the J. McDonald Survey, Abstract No. 997, City of Mansfield, Tarrant County, Texas, said 0.1799 acre tract of land being a portion of a called 5.01 acre tract of land conveyed to **BRADLEY L. HARTFIELD and ANNE A. HARTFIELD**, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D217072889, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said 0.1799 acre tract of land being more particularly described by metes and bounds as follows:

**BEGINNING** at a point on the southeast property line of the said 5.01 acre tract, same being a northwest lot line of Lot 1, Block 1, Juan Carlos Estates, being an Addition to the said City and State, according to the plat thereof filed for record in Tarrant County Clerk's Instrument No. D224088322, O.P.R.T.C.T., said beginning point being at the intersection of the said property line and the said lot line with the northeast line of an existing 130 feet wide Pipeline Right-of-Way Easement described as "Parcel 47", conveyed to Tarrant County Water Control and Improvement District No. 1, by deed thereof filed for record in Volume 3709, Page 492, Deed Records, Tarrant County, Texas (D.R.T.C.T.), said beginning having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 6,905,037.08 and E: 2,377,188.06, said beginning point also being North 58°51'28" East, a distance of 130.65 feet from the south property corner of the said 5.01 acre tract;

**THENCE** North 61°39'53" West, departing the said property line and the said lot line, over and across the said 5.01 acre tract, in part along the said northeast line of Parcel 47 and in part along the northeast line of an existing 130 feet wide Pipeline Right-of-Way Easement described as "Parcel 45", conveyed to Tarrant County Water Control and Improvement District No. 1, by deed thereof filed for record in Volume 3702, Page 106, D.R.T.C.T., a distance of 156.71 feet to a point for corner at the intersection of the said existing easement line with the northwest property line of the said 5.01 acre tract, same being a southeast property line of a called 2.947 acre tract of land described as "Tract 1", conveyed to Akram Chowdhury and Nasim Akther Chowdhury, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D219246352, O.P.R.T.C.T., said point being North 58°52'12" East, a distance of 50.55 feet from the most westerly property corner of the said 5.01 acre tract;

**THENCE** North 58°52'12" East, along the said property lines, a distance of 58.05 feet;

**THENCE** South 61°39'53" East, departing the said property lines, over and across the said 5.01 acre tract and along a line 50 feet northeast of and parallel with the said existing easement line, a distance of 156.70 feet to the aforesaid southeast property line of the said 5.01 acre tract, same being the aforementioned northwest lot line of said Lot 1;

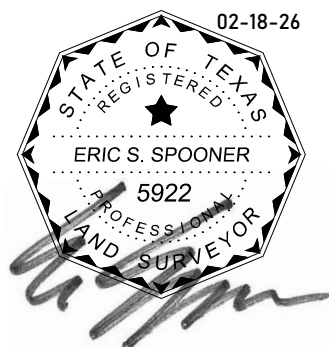
**THENCE** South 58°51'28" West, along the said property line and the said lot line, a distance of 58.04 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **0.1799 acres (7,835 square feet)** of land, more or less.

The bearings recited hereinabove are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, NAD83, 2011 Adjustment.

I Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the foregoing description accurately sets out the metes and bounds description of the easement tract described herein.

Eric S. Spooner, RPLS  
Spooner & Associates, Inc.  
Texas Registration No. 5922  
TBPLS Firm No. 10054900



CALLLED: 2.947 ACRES  
**AKRAM CHOWDHURY &  
NASIMA AKTHER CHOWDHURY**  
"TRACT 1" IN  
T.C.C.I. NO. D219246352  
O.P.R.T.C.T.

**E1**  
EX. 130' PIPELINE R.O.W. ESMT. TO  
TARRANT COUNTY WATER CONTROL  
& IMPROVEMENT DISTRICT NO. 1  
"PARCEL 47" IN VOL. 3709, PG. 492  
D.R.T.C.T.

J. McDONALD SURVEY  
ABSTRACT NO. 997

CALLLED: 5.01 ACRES  
**BRADLEY L. HARTFIELD  
& ANNE A. HARTFIELD**  
T.C.C.I. NO. D217072889,  
O.P.R.T.C.T.

N58°52'12"E  
58.05'

**0.1799 ACRES**  
(7,835 SQ. FT.)

S61°39'53"E ~ 156.70'

N61°39'53"W ~ 156.71'

50.55'  
N58°52'12"E

EX. 130' PIPELINE R.O.W. ESMT. TO  
TARRANT COUNTY WATER CONTROL  
& IMPROVEMENT DISTRICT NO. 1  
"PARCEL 45" IN VOL. 3702, PG. 106  
D.R.T.C.T.

S58°51'28"W  
58.04'

**POINT OF  
BEGINNING**

N: 6,905,037.08  
E: 2,377,188.06  
(NAD83 ~ GRID)

LOT 1, BLOCK 1  
**JUAN CARLOS ESTATES**  
T.C.C.I. NO. D224088322,  
O.P.R.T.C.T.

0 20' 40'



GRAPHIC SCALE IN FEET  
1" = 40'

**TARRANT REGIONAL WATER DISTRICT  
CEDAR CREEK SECTION II PIPELINE  
REPLACEMENT & IMPROVMENTS  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS**

THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE  
SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4202, NAD83, 2011 ADJUSTMENT.

PROPERTY: BRADLEY & ANNE HARTFIELD

PROPERTY ACREAGE: CALLED 5.01 ACRES (DEED)

24104 P44 HARTFIELD TCE.dwg

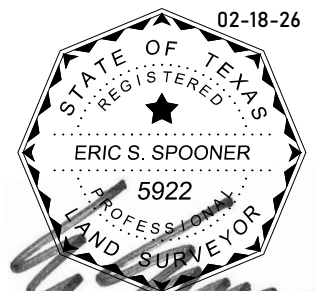
DRAWN BY: C. REEDER CHECKED BY: E. SPOONER



**SPOONER &  
ASSOCIATES**  
REGISTERED PROFESSIONAL LAND SURVEYORS  
**OVER 30 YEARS OF SERVICE**

309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039  
(817) 685-8448 WWW.SPOONERSURVEYORS.COM  
TBPLS FIRM NO. 10054900

PARCEL 44 ~ HARTFIELD ~ PG. 2 OF 3





| POINT TABLE |              |              |              |              |
|-------------|--------------|--------------|--------------|--------------|
| POINT       | PROJECT N    | PROJECT E    | GRID N       | GRID E       |
| 1           | 6,905,865.69 | 2,377,473.32 | 6,905,037.08 | 2,377,188.06 |
| 2           | 6,905,940.07 | 2,377,335.39 | 6,905,111.45 | 2,377,050.14 |
| 3           | 6,905,970.08 | 2,377,385.08 | 6,905,141.46 | 2,377,099.83 |
| 4           | 6,905,895.71 | 2,377,523.00 | 6,905,067.10 | 2,377,237.73 |

COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. PROJECT COORDINATES ARE SCALED AT 0,0 USING A COMBINED SCALE FACTOR OF 1.000120000.

**TARRANT REGIONAL WATER DISTRICT  
CEDAR CREEK SECTION II PIPELINE  
REPLACEMENT & IMPROVMENTS  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS**

THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4202, NAD83, 2011 ADJUSTMENT.

PROPERTY: BRADLEY & ANNE HARTFIELD

PROPERTY ACREAGE: CALLED 5.01 ACRES (DEED)

24104 P44 HARTFIELD TCE.dwg

DRAWN BY: C. REEDER CHECKED BY: E. SPOONER



**SPOONER & ASSOCIATES**  
REGISTERED PROFESSIONAL LAND SURVEYORS  
**OVER 30 YEARS OF SERVICE**

309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039  
(817) 685-8448 WWW.SPOONERSURVEYORS.COM  
TBPLS FIRM NO. 10054900

PARCEL 44 ~ HARTFIELD ~ PG. 3 OF 3



02-18-26

**Temporary easement interest across an approximately 0.2991-acre tract of land situated in the J. McDonald Survey, Abstract No. 997, Tarrant County, Texas, being a portion of Lot 1, Block 1, Juan Carlos Estates, an addition to Tarrant County, Texas, according to the plat filed for record in Tarrant County Clerk's Instrument No. D224088322, Official Public Records, Tarrant County, Texas, and also being a portion of that certain tract conveyed to Juan Carlos Avila Aguilar and Anabel Gonzalez by deed filed for record in Tarrant County Clerk's Instrument No. D219105000, Official Public Records, Tarrant County, Texas, for the negotiated purchase price of \$12,283.92.**

**Exhibit "A"**

**TARRANT REGIONAL WATER DISTRICT  
CEDAR CREEK SECTION II PIPELINE REPLACEMENT & IMPROVEMENTS**

**PARCEL NO. 45  
LOT 1, BLOCK 1, JUAN CARLOS ESTATES  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS**

**BEING** a 0.2991 acre tract of land located in the J. McDonald Survey, Abstract No. 997, City of Mansfield, Tarrant County, Texas, said 0.2991 acre tract of land being a portion of **LOT 1, BLOCK 1, JUAN CARLOS ESTATES**, being an addition to the said City and State, Texas, according to the plat thereof filed for record in Tarrant County Clerk's Instrument No. D224088322, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said 0.2991 acre tract also being a portion of that certain tract of land conveyed to **JUAN CARLOS AVILA AGUILAR and ANABEL GONZALEZ**, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D219105000, O.P.R.T.C.T., said 0.2991 acre tract of land being more particularly described by metes and bounds as follows:

**BEGINNING** at a point on the northwest lot line of said Lot 1, same being the southeast property line of a called 5.01 acre tract of land conveyed to Bradley L. Hartfield and Anne A. Hartfield, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D217072889, O.P.R.T.C.T., said beginning point being at the intersection of the said lot line and the said property line with the northeast easement line of an existing 130 feet wide Pipeline Right-of-Way Easement described as "Parcel 47", conveyed to Tarrant County Water Control and Improvements District No. 1, by deed thereof filed for record in Volume 3709, Page 492, Deed Records, Tarrant County, Texas; from said beginning point, the west lot corner of said Lot 1 bears South 58°51'28" West, 602.75 feet, said beginning point also having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 6,905,037.08 and E: 2,377,188.06;

**THENCE** North 58°51'28" East, along the said lot line and the said property line, a distance of 58.04 feet to a point for corner from which the north lot corner of said Lot 1, same being the east property corner of the said 5.01 acre tract, bears North 58°51'28" East, 1,432.88 feet;

**THENCE** South 61°39'53" East, departing the said lot line and the said property line, over and across said Lot 1, and along a line 50 feet northeast of and parallel with the said existing easement line, a distance of 260.94 feet;

**THENCE** South 59°25'20" West, continuing over and across said Lot 1, a distance of 58.39 feet to the said existing easement line;

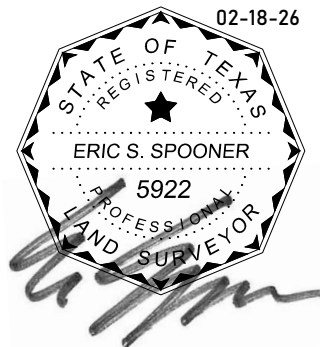
**THENCE** North 61°39'53" West, along the said existing easement line, a distance of 260.27 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **0.2991 acres (13,030 square feet)** of land, more or less.

The bearings recited hereinabove are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, NAD83, 2011 Adjustment.

I Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the foregoing description accurately sets out the metes and bounds description of the easement tract described herein.

Eric S. Spooner, RPLS  
Spooner & Associates, Inc.  
Texas Registration No. 5922  
TBPLS Firm No. 10054900



CALLED: 5.01 ACRES  
**BRADLEY L. HARTFIELD**  
**ANNE A. HARTFIELD**  
 T.C.C.I. NO. D217072889,  
 O.P.R.T.C.T.

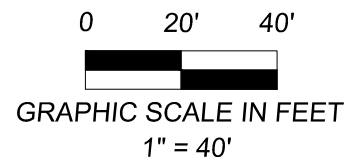
**R1**  
 MOST WESTERLY  
 LOT CORNER OF LOT 1  
 BEARS S58°51'28"W ~ 602.75'

**R2**  
 NORTH LOT CORNER  
 OF LOT 1 BEARS  
 N58°51'28"E ~ 1,432.88'

| LINE TABLE |             |        |
|------------|-------------|--------|
| NO.        | DIRECTION   | DIST.  |
| L1         | N58°51'28"E | 58.04' |
| L2         | S59°25'20"W | 58.39' |

LOT 1, BLOCK 1  
**JUAN CARLOS ESTATES**  
 T.C.C.I. NO. D224088322,  
 O.P.R.T.C.T.

OWNER  
**JUAN CARLOS AVILA AGUILAR**  
**& ANABEL GONZALEZ**  
 T.C.C.I. NO. D219105000,  
 O.P.R.T.C.T.



**E1**  
 EX. 15' UTILITY ESMT.  
 T.C.C.I. NO. D224088322  
 O.P.R.T.C.T.

**POINT OF BEGINNING**

N:6,905,037.08  
 E:2,377,188.06  
 GRID ~ NAD83

EX. 130' PIPELINE R.O.W. ESMT. TO  
 TARRANT COUNTY WATER CONTROL  
 & IMPROVEMENT DISTRICT NO. 1  
 "PARCEL 47" IN VOL. 3709, PG. 492,  
 D.R.T.C.T.

J. McDONALD SURVEY  
 ABSTRACT NO. 997

CALLED: 2.828 ACRES  
**VALVERDE-JAME TRUST**  
 T.C.C.I. NO. D224079686,  
 O.P.R.T.C.T.

CALLED: 3.1 ACRES  
**FEMCA PROPERTIES INC.**  
 T.C.C.I. NO. D222213330,  
 O.P.R.T.C.T.

# TARRANT REGIONAL WATER DISTRICT CEDAR CREEK SECTION II PIPELINE REPLACEMENT & IMPROVMENTS CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE  
 SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4202, NAD83, 2011 ADJUSTMENT.

PROPERTY: LOT 1, BLOCK 1, JUAN CARLOS ESTATES, T.C.C.I. NO. D224088322 | PROPERTY ACREAGE: 6.1918 ACRES (CALC)

24104 P45 AGUILAR TCE.dwg

DRAWN BY: B. SMITH

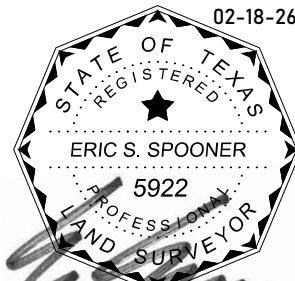
CHECKED BY: E. SPOONER



**SPOONER & ASSOCIATES**  
 REGISTERED PROFESSIONAL LAND SURVEYORS  
**OVER 30 YEARS OF SERVICE**

309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039  
 (817) 685-8448 WWW.SPOONERSURVEYORS.COM  
 TBPLS FIRM NO. 10054900

PAR. 45 ~ AGUILAR ~ EXH "A" ~ PG. 2 OF 3



02-18-26

| POINT TABLE |              |              |              |              |
|-------------|--------------|--------------|--------------|--------------|
| POINT       | PROJECT N    | PROJECT E    | GRID N       | GRID E       |
| 1           | 6,905,865.69 | 2,377,473.32 | 6,905,037.08 | 2,377,188.06 |
| 2           | 6,905,895.71 | 2,377,523.00 | 6,905,067.10 | 2,377,237.73 |
| 3           | 6,905,771.86 | 2,377,752.67 | 6,904,943.26 | 2,377,467.38 |
| 4           | 6,905,742.16 | 2,377,702.41 | 6,904,913.56 | 2,377,417.12 |

COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. PROJECT COORDINATES ARE SCALED AT 0,0 USING A COMBINED SCALE FACTOR OF 1.000120000.

**TARRANT REGIONAL WATER DISTRICT  
CEDAR CREEK SECTION II PIPELINE  
REPLACEMENT & IMPROVMENTS  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS**

THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4202, NAD83, 2011 ADJUSTMENT.

PROPERTY: LOT 1, BLOCK 1, JUAN CARLOS ESTATES, T.C.C.I. NO. D224088322 | PROPERTY ACREAGE: 6.1918 ACRES (CALC)

24104 P45 AGUILAR TCE.dwg

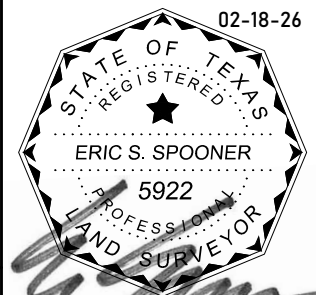
DRAWN BY: B. SMITH | CHECKED BY: E. SPOONER



**SPOONER & ASSOCIATES**  
REGISTERED PROFESSIONAL LAND SURVEYORS  
**OVER 30 YEARS OF SERVICE**

309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039  
(817) 685-8448 WWW.SPOONERSURVEYORS.COM  
TBPLS FIRM NO. 10054900

PAR. 45 ~ AGUILAR ~ EXH "A" ~ PG. 3 OF 3



**Temporary easement interest across an approximately 0.3554-acre tract of land situated in the J. McDonald Survey, Abstract No. 997, Tarrant County, Texas, being a portion of that certain 3.32-acre tract conveyed to Bruce N. Putney and Karyn R. Putney by deed filed for record in Tarrant County Clerk's Instrument No. D213202004, Official Public Records, Tarrant County, Texas, for the negotiated purchase price of \$14,542.73.**

**Exhibit "A"**

**TARRANT REGIONAL WATER DISTRICT  
CEDAR CREEK SECTION II PIPELINE REPLACEMENT & IMPROVEMENTS**

**PARCEL NO. 52  
J. McDONALD SURVEY, ABSTRACT NO. 997  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS**

**BEING** a 0.3554 acre tract of land located in the J. McDonald Survey, Abstract No. 997, City of Mansfield, Tarrant County, Texas, said 0.3554 acre tract of land being a portion of a called 3.32 acre tract of land conveyed to **BRUCE N. PUTNEY and KARYN R. PUTNEY**, by deed thereof filed for in Tarrant County Clerk's Instrument No. D213202004, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said 0.3554 acre tract of land being more particularly described by metes and bounds as follows:

**BEGINNING** at the west property corner of the said 3.32 acre tract, same being the north property corner of a called 0.33 acre tract conveyed to Bruce Putney and Karyn Putney by deed thereof filed for record in Tarrant County Clerk's Instrument No. D223078047, O.P.R.T.C.T., said beginning point also being on the southeast property line of a called 3.119 acre tract of land conveyed to Gerardo Haros and Rafael E. Haros, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D222137976, O.P.R.T.C.T., said beginning point also having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 6,904,745.68 and E: 2,377,763.88;

**THENCE** North 59°28'13" East, along the northwest property line of the said 3.32 acre tract and along the said southeast property line of the 3.119 acre tract, a distance of 38.76 feet;

**THENCE** South 61°39'53" East, departing the said property lines, over and across the said 3.32 acre tract, a distance of 316.13 feet to the a southeast property line of the said 3.32 acre tract, same being the northwest right-of-way line of Nelson Wyatt Road (being a variable width public right-of-way);

**THENCE** South 59°50'35" West, along the said property line and the said right-of-way line, a distance of 58.65 feet to a point for corner at the intersection of the said property line and the said right-of-way line with the northeast line of an existing 130 feet wide Pipeline Right-of-Way Easement described as "Parcel 48-B", conveyed to Tarrant County Water Control and Improvements District No. 1, by deed thereof filed for record in Volume 3698, Page 480, Deed Records, Tarrant County, Texas, from which the south property corner of the said 3.32 acre tract, same being the east property corner of the aforesaid 0.33 acre tract, bears South 59°50'35" West, a distance of 145.92 feet;

**THENCE** North 61°39'53" West, departing the said property line and the said right-of-way line, over and across the said 3.32 acre tract, and along the said existing easement line, a distance of 278.22 feet to the southwest property line of the said 3.32 acre tract, same being the northeast property line of the said 0.33 acre tract;

**THENCE** North 30°01'55" West, along the said property lines, a distance of 32.07 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **0.3554 acres (15,481 square feet)** of land, more or less.

The bearings recited hereinabove are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, NAD83, 2011 Adjustment.

I Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the foregoing description accurately sets out the metes and bounds description of the easement tract described herein.

Eric S. Spooner, RPLS  
Spooner & Associates, Inc.  
Texas Registration No. 5922  
TBPLS Firm No. 10054900



**POINT OF BEGINNING**

N:6,904,745.68  
E:2,377,763.88  
GRID ~ NAD83

CALLED: 3.32 ACRES  
**BRUCE N. PUTNEY  
& KARYN R. PUTNEY**  
T.C.C.I. NO. D213202004  
O.P.R.T.C.T.

| LINE TABLE |             |        |
|------------|-------------|--------|
| NO.        | DIRECTION   | DIST.  |
| L1         | N59°28'13"E | 38.76' |
| L2         | S59°50'35"W | 58.65' |
| L3         | N30°01'55"W | 32.07' |

0 25' 50'



GRAPHIC SCALE IN FEET  
1" = 50'

CALLLED: 3.119 ACRES  
**GERARDO HAROS  
& RAFAEL E. HAROS**  
T.C.C.I. NO. D222137976  
O.P.R.T.C.T.

CALLLED: 0.33 ACRES  
**BRUCE PUTNEY  
& KARYN PUTNEY**  
T.C.C.I. NO. D23078047  
O.P.R.T.C.T.

CALLLED: 1.005 ACRES  
**JUAN CARLOS AVILA-AGUILAR**  
T.C.C.I. NO. D223054164  
O.P.R.T.C.T.

J. McDONALD SURVEY  
ABSTRACT NO. 997

EX. 130' PIPELINE R.O.W. ESMT. TO  
TARRANT COUNTY WATER CONTROL  
& IMPROVEMENTS DISTRICT NO. 1  
"PARCEL 48-B" IN VOL. 3698, PG. 480.  
D.R.T.C.T.

**NELSON WYATT RD.**  
(VARIABLE WIDTH PUBLIC R.O.W.)

**TARRANT REGIONAL WATER DISTRICT  
CEDAR CREEK SECTION II PIPELINE  
REPLACEMENT & IMPROVMENTS  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS**

THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE  
SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4202, NAD83, 2011 ADJUSTMENT.

PROPERTY: BRUCE N. PUTNEY, ET UX, INS. NO. D213202004, O.P.R.T.C.T. PROPERTY ACREAGE: CALLED 3.32 ACRES (DEED)

24104 P52 PUTNEY TCE.dwg

DRAWN BY: B. SMITH CHECKED BY: E. SPOONER



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REGISTERED PROFESSIONAL LAND SURVEYORS  
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(817) 685-8448 WWW.SPOONERSURVEYORS.COM  
TBPLS FIRM NO. 10054900

PAR. 52 ~ PUTNEY ~ EXH "A" ~ PG. 2 OF 3





| POINT TABLE |              |              |              |              |
|-------------|--------------|--------------|--------------|--------------|
| POINT       | PROJECT N    | PROJECT E    | GRID N       | GRID E       |
| 1           | 6,905,574.25 | 2,378,049.22 | 6,904,745.68 | 2,377,763.88 |
| 2           | 6,905,593.95 | 2,378,082.61 | 6,904,765.37 | 2,377,797.27 |
| 3           | 6,905,443.90 | 2,378,360.86 | 6,904,615.34 | 2,378,075.49 |
| 4           | 6,905,414.44 | 2,378,310.15 | 6,904,585.88 | 2,378,024.79 |
| 5           | 6,905,546.49 | 2,378,065.27 | 6,904,717.92 | 2,377,779.93 |

COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. PROJECT COORDINATES ARE SCALED AT 0,0 USING A COMBINED SCALE FACTOR OF 1.000120000.

**TARRANT REGIONAL WATER DISTRICT  
CEDAR CREEK SECTION II PIPELINE  
REPLACEMENT & IMPROVMENTS  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS**

THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4202, NAD83, 2011 ADJUSTMENT.

PROPERTY: BRUCE N. PUTNEY, ET UX, INS. NO. D213202004, O.P.R.T.C.T. PROPERTY ACREAGE: CALLED 3.32 ACRES (DEED)

24104 P52 PUTNEY TCE.dwg

DRAWN BY: B. SMITH CHECKED BY: E. SPOONER



309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039  
(817) 685-8448 WWW.SPOONERSURVEYORS.COM  
TBPLS FIRM NO. 10054900

PAR. 52 ~ PUTNEY ~ EXH "A" ~ PG. 3 OF 3



02-18-26

**Temporary easement interest across an approximately 0.3643-acre tract of land, situated in the E. Hendricks Survey, Abstract No. 659, Tarrant County, Texas, being a portion of that certain 12.002-acre tract conveyed to Mansfield Park Facilities Development Corporation by deed filed for record in Tarrant County Clerk's Instrument No. D213111004, Official Public Records, Tarrant County, Texas for the negotiated purchase price of \$14,924.35.**

**Exhibit "A"**

**TARRANT REGIONAL WATER DISTRICT  
CEDAR CREEK SECTION II PIPELINE REPLACEMENT & IMPROVEMENTS**

**PARCEL NO. 60  
E. HENDRICKS SURVEY, ABSTRACT NO. 659  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS**

**BEING** a 0.3643 acre tract of land located in the E. Hendricks Survey, Abstract No. 659, City of Mansfield, Tarrant County, Texas, said 0.3643 acre tract of land being a portion of a called 12.002 acre tract of land conveyed to **MANSFIELD PARK FACILITIES DEVELOPMENT CORPORATION**, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D213111004, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said 0.3643 acre tract of land being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod with a cap stamped "BEASLEY" found (Controlling Monument) at a northwest property corner of the said 12.002 acre tract, same being the south lot corner of Lot 46, Block 2, Woodland Estates, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet A, Slide 10939, Plat Records, Tarrant County, Texas, and being on the north line of an existing 130 feet wide Pipeline Right-of-Way Easement described as "Parcel 50", conveyed to Tarrant County Water Control and Improvement District No. 1, by deed thereof filed for record in Volume 3716, Page 456, Deed Records, Tarrant County, Texas, from which a 1/2 inch iron rod with a cap stamped "WEIR" found (Controlling Monument) at the most westerly northwest property corner of the said 12.002 acre tract bears North 61°45'35" West, a distance of 571.08 feet and North 61°42'29" West, a distance of 6.60 feet, said beginning point also having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 6,903,371.08 and E: 2,380,277.68;

**THENCE** North 28°17'31" East, along a northwest property line of the said 12.002 acre tract and along the southeast lot line of said Lot 46, a distance of 75.00 feet;

**THENCE** South 61°34'14" East, departing the said property line and the said lot line, over and across the said 12.002 acre tract, a distance of 211.56 feet to a southeast property line of the said 12.002 acre tract, same being the northwest lot line of Lot 1X, Block X, Dolce Vista, being an Addition to the said City and State, according to the plat thereof filed for record in Tarrant County Clerk's Instrument No. D225156458, O.P.R.T.C.T.;

**THENCE** South 28°17'32" West, along the said property line and the said lot line, a distance of 75.00 feet to a southeast property corner of the said 12.002 acre tract, same being the west lot corner of said Lot 1X, and being on the aforesaid north line of the existing 130 feet wide Pipeline and Right-of-Way Easement;

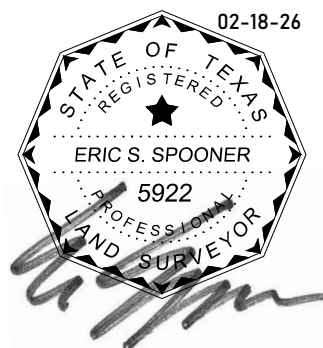
**THENCE** North 61°34'14" West, over and across the said 12.002 acre tract and along the said existing easement line, a distance of 211.56 feet to the **POINT OF BEGINNING**.

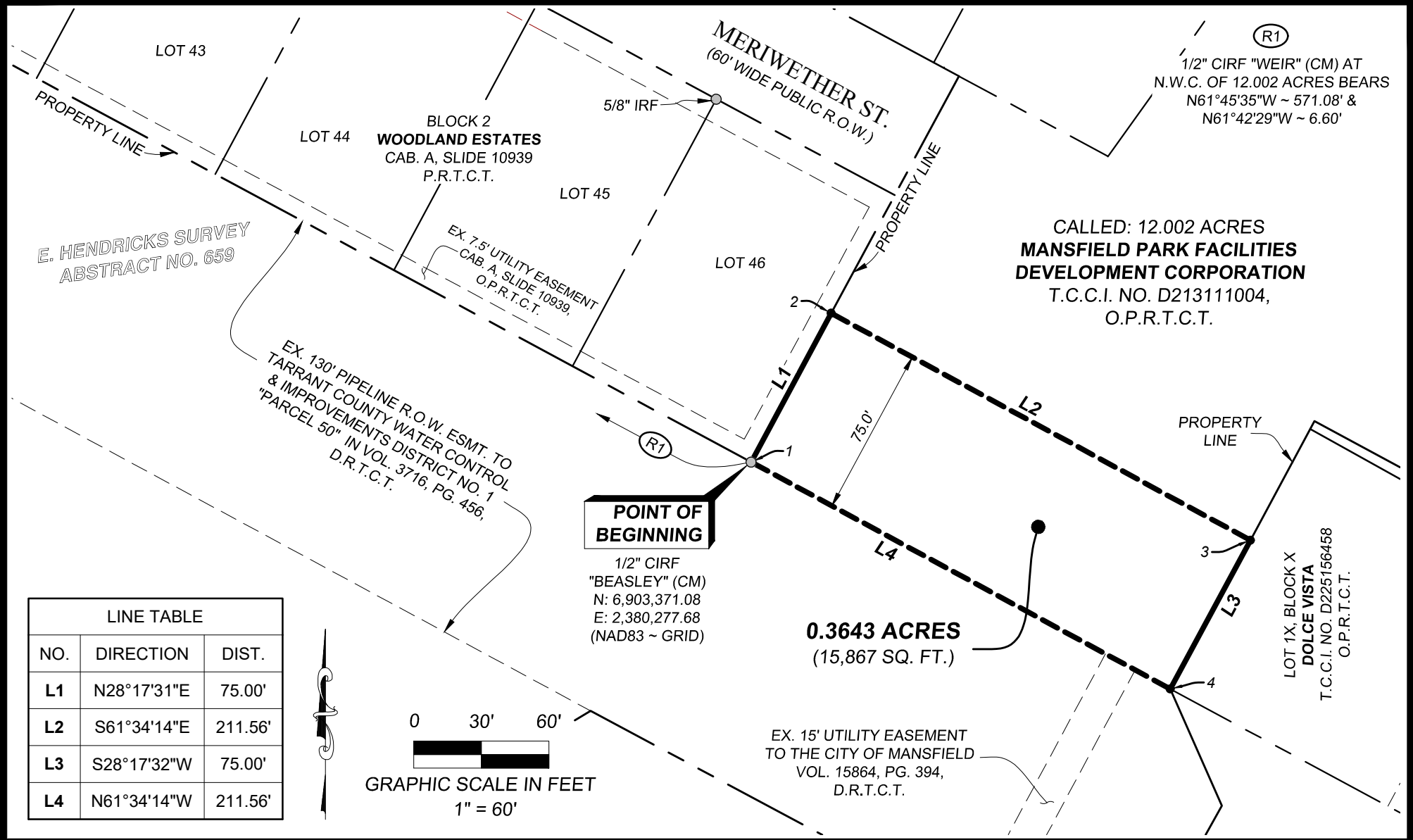
The hereinabove described tract of land contains a computed area of **0.3643 acres (15,867 square feet)** of land, more or less.

The bearings recited hereinabove are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, NAD83, 2011 Adjustment.

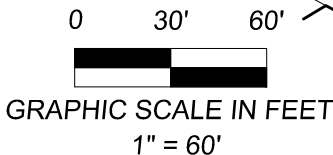
I Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the foregoing description accurately sets out the metes and bounds description of the easement tract described herein.

Eric S. Spooner, RPLS  
Spooner & Associates, Inc.  
Texas Registration No. 5922  
TBPLS Firm No. 10054900





| LINE TABLE |             |         |
|------------|-------------|---------|
| NO.        | DIRECTION   | DIST.   |
| L1         | N28°17'31"E | 75.00'  |
| L2         | S61°34'14"E | 211.56' |
| L3         | S28°17'32"W | 75.00'  |
| L4         | N61°34'14"W | 211.56' |



TARRANT REGIONAL WATER DISTRICT  
CEDAR CREEK SECTION II PIPELINE  
REPLACEMENT & IMPROVMENTS  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

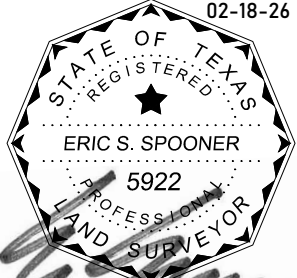
THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE  
SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4202, NAD83, 2011 ADJUSTMENT.

|                                                       |                                              |
|-------------------------------------------------------|----------------------------------------------|
| PROPERTY: MANSFIELD PARK FACILITIES DEVELOPMENT CORP. | PROPERTY ACREAGE: CALLED 12.002 ACRES (DEED) |
| 24104 P60 MANSFIELD PARK TCE.dwg                      | DRAWN BY: C. REEDER CHECKED BY: E. SPOONER   |



**SPOONER &  
ASSOCIATES**  
REGISTERED PROFESSIONAL LAND SURVEYORS  
**OVER 30 YEARS OF SERVICE**

309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039  
(817) 685-8448 WWW.SPOONERSURVEYORS.COM  
TBPLS FIRM NO. 10054900



02-18-26

| POINT TABLE |              |              |              |              |
|-------------|--------------|--------------|--------------|--------------|
| POINT       | PROJECT N    | PROJECT E    | GRID N       | GRID E       |
| 1           | 6,904,199.49 | 2,380,563.31 | 6,903,371.08 | 2,380,277.68 |
| 2           | 6,904,265.53 | 2,380,598.86 | 6,903,437.11 | 2,380,313.22 |
| 3           | 6,904,164.81 | 2,380,784.91 | 6,903,336.40 | 2,380,499.25 |
| 4           | 6,904,098.77 | 2,380,749.36 | 6,903,270.37 | 2,380,463.70 |

COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. PROJECT COORDINATES ARE SCALED AT 0,0 USING A COMBINED SCALE FACTOR OF 1.000120000.

**TARRANT REGIONAL WATER DISTRICT  
CEDAR CREEK SECTION II PIPELINE  
REPLACEMENT & IMPROVMENTS  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS**

THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4202, NAD83, 2011 ADJUSTMENT.

PROPERTY: MANSFIELD PARK FACILITIES DEVELOPMENT CORP.

PROPERTY ACREAGE: CALLED 12.002 ACRES (DEED)

24104 P60 MANSFIELD PARK TCE.dwg

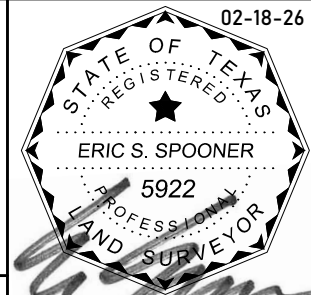
DRAWN BY: C. REEDER CHECKED BY: E. SPOONER



**SPOONER & ASSOCIATES**  
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02-18-26

In addition, the General Manager of TRWD or his designee is authorized to take all steps which may be reasonably necessary to complete the acquisition of the real property interests described above, including, but not limited to, the authority to pay all customary, reasonable and necessary closing and related costs. 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.

12.

There were no future agenda items approved.

13.

The next board meetings were scheduled for July 7, 2026 and July 21, 2026.

14.

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

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President

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Secretary

## TARRANT REGIONAL WATER DISTRICT

### AGENDA ITEM 4

**DATE:** July 21, 2026

**SUBJECT:** Consider Approval of Consent Agenda

**RECOMMENDATION:**

Management recommends approval of the Consent Agenda.

---

**Item:** Consider Approval of Change in Calculation of Retainage with Lambda Construction, Ltd. for the Lake Palestine High Voltage Project of the Integrated Pipeline Project

**Vendor:** Lamda Construction, Ltd.

**Amount:** \$622,894.55  
Dallas Bond Fund

**Reviewed by:** Construction and Operations Committee

Management recommends a change in the calculation of the retainage being held for Lambda Construction, Ltd. **to the amount of \$622,894.55**, five percent of the contract price. The total current contract price is \$12,457,891. With approval, all remaining contract payments will be made in full, the Board having found satisfactory progress is being made, and that the amount retained is in excess of the amount adequate for the protection of TRWD. Any changes to the contract price by change order or alternate base bid work for the project will require adjustment to the retainage schedule.

Lambda Construction, Ltd. has reached the 47 percent complete stage of the contract work and is on track to reach the 50 percent milestone in July, 2026. Lambdas' performance has been satisfactory to date and has provided written consent of its Surety to the reduction in retainage. Management requests permission to cease retainage on future payments and hold retainage equal to 5 percent of the Contract Price.

The Recommendation by Staff to change the calculation of the retainage being held and Consent of Surety to Reduction in Retainage 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 Change in Calculation of Retainage with BAR Constructors, Inc. for Dallas Phase 3 Opencut Pipeline Section 19-1 Part A of the Integrated Pipeline Project

**Vendor:** BAR Constructors, Inc.

**Amount:** \$3,479,095.67, equivalent to 5% of the contract price  
Dallas Bond Fund

**Reviewed by:** Construction and Operations Committee

Management recommends a change in the calculation of the retainage held for BAR Constructors, Inc. **to the amount of \$3,479,095.67**, equivalent to five percent of the contract price. The total current contract price is \$69,581,913.46. With approval, all remaining contract payments are to be made in full, the Board having found satisfactory progress is being made, and that the amount retained is in excess of the amount adequate for the protection of TRWD. Any changes to the contract price by change order or alternate base bid work for the project will require adjustment to the retainage schedule.

BAR Constructors is on track to reach the 50 percent project completion milestone in July 2026. BAR Constructors' performance is satisfactory to date and has provided written consent of its Surety to the reduction in retainage. Management requests permission to cease retainage on future payments and hold retainage equal to 5 percent of the Contract Price.

The Staff Recommendation to change the calculation of the retainage being held and Consent of Surety to Reduction in Retainage 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 Reconciliation Change Order with BAR Constructors, Inc. for IPL Lake Palestine Pump Station Intake and Wetwell Package 1

**Vendor:** BAR Constructors, Inc.

**Amount:** (\$691,100.23)  
Bond Fund

**Reviewed by:** Construction and Operations Committee

Management recommends approval of a credit change order with BAR Constructors Inc. **in the amount of (\$691,100.23)** for unused contract additional unit price bid items,



unused extra work items and allowance items remaining in the IPL Lake Palestine Pump Station Intake and Wetwell Package 1 (LP1IN). The current contract price is \$54,114,883.34 and the revised not-to-exceed contract amount, including this change order, will be \$53,423,783.11. Retainage for the revised contract price will remain \$1,172,408.86 and be released at final completion, plus current earnings of \$3,027.36. Final payment to BAR Constructors Inc. will be \$1,175,436.22.

The purpose of this change order is to reconcile unused work items, extra work items and allowances contained in the contract. These extra work items and allowances pertain to unexpected geotechnical conditions, county road repair, drilled piers/shafts, cement-treated earth-fill for unstable soils, additional excavation for the intake channel, and witness test travel, etc. The work items are summarized as follows --

|                                 |                       |
|---------------------------------|-----------------------|
| Unused Work Items               | (\$400,052.76)        |
| Extra Work Items and Allowances | <u>(\$291,047.47)</u> |
|                                 | <b>(\$691,100.23)</b> |

The Recommendation by Staff and Change Order documents 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.

---



# Memo

**TO:** Ed Weaver  
**FROM:** Shelbi Johnson  
**COPY:** Coy Veach, Matt Gaughan  
**DATE:** April 28<sup>th</sup>, 2026  
**SUBJECT:** Consider Approval of a Change in Calculation of Retainage to Lambda Construction, Ltd. for the Lake Palestime Pump Station – High Voltage (LP1HV) Project..

Lambda Construction, Ltd. will reach the 50% Completion milestone for the reference project in December of 2026 when major equipment is delivered onsite. Lambdas' work on the project is acceptable and there are no outstanding issues that would indicate that a higher amount of retainage should be held. 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 5% of the total Contract Price if they determine that the amount retained is adequate for the protection of the District.

Lambdas' performance has been satisfactory to date and Lambda has provided written consent of its Surety to the reduction in retainage. The current Contract Price and amount subject to retainage is \$12,457,891.00. It is recommended that District hold retainage in the amount of \$622,894.55 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

|                    |                                                               |                        |                 |
|--------------------|---------------------------------------------------------------|------------------------|-----------------|
| <b>Project:</b>    | <u>IPL Lake Palestine Pump Station – High Voltage (LP1HV)</u> | <b>Project Number:</b> | <u>10000362</u> |
| <b>Owner:</b>      | <u>Tarrant Regional Water District</u>                        |                        |                 |
| <b>Contractor:</b> | <u>Lambda Construction I, Ltd.</u>                            |                        | <u>E-25-669</u> |
| <b>Engineer:</b>   | <u>Burns &amp; McDonnell</u>                                  |                        | <u>116115</u>   |

*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 \$ 5% of contract price

Date: April 29, 2026

Name of Surety Company: Hartford Fire Insurance Company

Signature:  

Authorized Representative

Title: Heather Noles, Attorney-in-Fact

Address: One Hartford Plaza  
Hartford, CT 06155

Email: [bond.claims@thehartford.com](mailto:bond.claims@thehartford.com)  
 (Attach Power of Attorney and place surety seal below)

Bond No. 61BCSJC7421

# 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](mailto:Bond.Claims@thehartford.com)

call: 888-266-3488 or fax: 860-757-5835

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Name: COKINOS BOND AGENCY LLC

Agency Code: 61-617735

- ☒ 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:**

Kyle Cokinos, Taylor Mann, Heather Noles of HOUSTON, 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.



*Mariluz Acee*

Mariluz Acee  
My Commission ID# 287263  
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 29, 2026.

Signed and sealed in Lake Mary, Florida.



*Keith D. Dozois*

Keith D. Dozois, Assistant Vice President



# Memo

**TO:** Ed Weaver

**FROM:** Charles Cameron

**COPY:** Coy Veach, Shelly Hattan

**DATE:** July 01, 2026

**SUBJECT:** Consider Approval of a Change in Calculation of Retainage to BAR Constructors, Inc. for Dallas Phase 3 Opencut Pipeline Section 19-1 Part A of the Integrated Pipeline Project.

BAR Constructors, Inc. will reach the 50 percent Completion milestone for the reference project on July 31, 2026. BAR Constructors' work on the project is acceptable and there are no outstanding issues that would indicate that a higher amount of retainage should be held. 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 5 percent of the total Contract Price if they determine that the amount retained is adequate for the protection of the District.

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

The current Contract Price and amount subject to retainage is \$69,581,913.46. It is recommended that District hold retainage in the amount of \$3,479,095.67 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.

Bond #46BCSJH9515

Consent of Surety to Reduction in Retainage

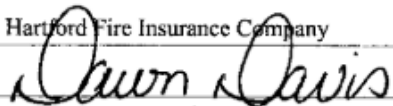
|                    |                                           |                        |          |
|--------------------|-------------------------------------------|------------------------|----------|
| <b>Project:</b>    | IPL Pipeline Section 19-1 Part A (PL191A) | <b>Project Number:</b> |          |
| <b>Owner:</b>      | Tarrant Regional Water District           |                        | 10000382 |
| <b>Contractor:</b> | BAR Constructors, Inc.                    |                        | 308      |
| <b>Engineer:</b>   | BGE, Inc.                                 |                        | 0672-01  |

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 \$ 3,479,095.67

**Date:** June 29, 2026

**Name of Surety Company:** Hartford Fire Insurance Company

**Signature:**   
Authorized Representative

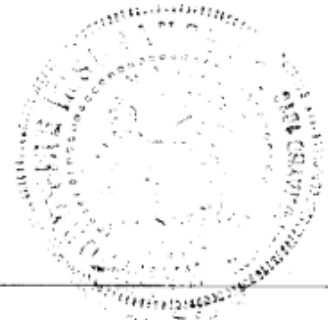
**Title:** Dawn Davis, Attorney-in-Fact

**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](mailto: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, Gloria Villa, Edward R. Bowles, Dawn Davis, Walter J. DeLaRosa, Donnie Doan, 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 30th day of March, 2026, 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.



*Jessica Ciccone*

Jessica Ciccone  
My Commission HH 644184  
Expires June 20, 2029

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 June 29, 2026.

Signed and sealed in Lake Mary, Florida.



*Keith D. Dozolis*

Keith D. Dozolis, Assistant Vice President

# Memo



**To:** Ed Weaver, Shelly Hattan  
**From:** Shelbi Johnson  
**Copy:** Coy Veach, Robert Allen  
**Date:** June 26, 2026  
**Subject:** LP1IN Change Order 0012

Attached is Change Order 0012 for the LP1IN Project. The change order consists of the following item:

| Item No.     | Description                                            | Net Change            |
|--------------|--------------------------------------------------------|-----------------------|
| 1            | Final Reconciliation – Unused Work Items               | \$400,052.76          |
| 2            | Final Reconciliation – Extra Work Items and Allowances | \$291,047.47          |
| <b>Total</b> | <b>Net Change to Contract Amount</b>                   | <b>(\$691,100.23)</b> |

**Item No. 1:** Final restoration activities, including topsoil replacement, hydroseeding, and completion of the access road surrounding the Pump Station, were deferred to LP1 Package 2. Deferral of these work items was necessary due to ongoing construction activities, which would have delayed completion and increased the likelihood of damage to the finished improvements during the transition into Package 2 construction.

**Item No. 2:** This item is for the final reconciliation of the extra work items and allowances remaining on the project. See attachment A.



## Attachment A

## Change Order

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

|                          |             |              |         |
|--------------------------|-------------|--------------|---------|
| <b>Change Order No.:</b> | CO0012      | <b>Date:</b> | 6/25/26 |
| <b>Funding Source:</b>   | Dallas Bond |              |         |

**Make the following additions, modifications, or deletions to the Work described in the Contract Documents:**

|                                                                                   |                 |
|-----------------------------------------------------------------------------------|-----------------|
| 1. Pay App Line Item BC-13: Topsoil                                               | (\$ 100,662.00) |
| 2. Pay App Line Item BC-21: Hydromulch                                            | (\$ 26,400.00)  |
| 3. Pay App Line Item BC-29: Cut and Fill                                          | (\$ 110,496.26) |
| 4. Pay App Line Item BC-30: Flexbase                                              | (\$ 162,494.50) |
| 5. Pay App Line Item AL-01: Factory Witness Testing - Travel Allowance            | (\$ 41,047.47)  |
| 6. Pay App Line Item AL-02: Anderson County Road Repair and Maintenance Allowance | (\$ 250,000.00) |
| <b>Net Change to Contract Amount:</b>                                             | (\$ 691,100.23) |

*The compensation in this Change Proposal is the full, complete, and final compensation for all costs the Contractor may incur as a result 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 as a result of this Contract Amendment. The changes in Contract Times are the complete and final adjustments for direct impacts to the ability of the Contractor to complete the Work within the Contract Times and are the only adjustments to which the Contractor is entitled.*

|                                                   |                  |
|---------------------------------------------------|------------------|
| <b>a Original Contract Price</b>                  | \$ 53,826,721.00 |
| <b>b Previously Approved Change Order Amounts</b> | \$ 288,162.34    |
| <b>c Adjusted Contract Price ( a + b )</b>        | \$ 54,114,883.34 |
| <b>d Change Order Amount</b>                      | \$ (691,100.23)  |
| <b>e Revised Contract Price ( c + d )</b>         | \$ 53,423,783.11 |

|                                  |         |                                            |    |
|----------------------------------|---------|--------------------------------------------|----|
| <b>f Percent Change to Date:</b> | -0.749% | <b>g Change in Days this Change Order:</b> | 44 |
|----------------------------------|---------|--------------------------------------------|----|

|                          |                    |                   |                    |
|--------------------------|--------------------|-------------------|--------------------|
| <b>Completion Dates:</b> | <b>Original</b>    | <b>Previous</b>   | <b>Current</b>     |
| <b>Substantial</b>       | <b>h</b> 9/5/2025  | <b>i</b> 4/9/2026 | <b>j</b> 5/23/2026 |
| <b>Final</b>             | <b>k</b> 11/3/2025 | <b>l</b> 6/7/2026 | <b>m</b> 7/21/2026 |

|                                                     |                                                     |
|-----------------------------------------------------|-----------------------------------------------------|
| <b>Recommended by:</b> Project Construction Manager | <b>Recommended by:</b> Program Construction Manager |
| _____<br>Name                                       | _____<br>Name                                       |
| _____<br>Date                                       | _____<br>Date                                       |
| <b>Approved by:</b> BAR Constructors, Inc.          | <b>Approved by:</b> Tarrant Regional Water District |
| _____<br>Name                                       | _____<br>Name                                       |
| _____<br>Date                                       | _____<br>Date                                       |

## **TARRANT REGIONAL WATER DISTRICT**

### **AGENDA ITEM 5**

**DATE:** July 21, 2026

**SUBJECT:** Consider Approval of Change Order with BAR Constructors, Inc. for IPL Lake Palestine Pump Station Package 2 Credit for Allowing an Alternate ASME RTP-1 Storage Tank

**Funding:** Dallas Bond Fund

#### **RECOMMENDATION:**

Management recommends approval of Change Order No.002 with BAR Constructors, Inc., **in the amount of (\$531,050)** to revise the contract specifications to allow the use of ASME RTP-1 storage tanks as an approved alternative at Lake Palestine Pump Station. The current contract amount is \$131,091,528. Upon approval of this Change Order, the revised not-to-exceed contract amount will be \$130,560,478.

#### **DISCUSSION:**

Treatment chemicals are employed at lake pump stations to control biofilm formation on interior pipeline surfaces and for pH control. Sodium hypochlorite (bleach) and ammonia are injected to prevent algae biofilm growth on interior surfaces to improve flow efficiency (more capacity for same or less energy). Sodium hydroxide buffers the pH to improve water quality, treatment efficiency, and corrosion reduction.

When the JCC1 sodium hydroxide tank was initially specified, it was expected the tank would be made more robust for the hazardous material. What has since been learned is that certified and non-certified tanks are manufactured exactly the same. The difference is the third-party documentation of the manufacturing process steps for a certified tank.

The proposed alternative provides the same equivalent material quality, performance, and functionality while eliminating the delays associated with the RTP-1 certification process. Approval of this Change Order will allow the project to remain on schedule while reducing the overall contract cost by (\$531,050), without compromising the quality or intended performance of the storage tanks.

The Recommendation by Staff and change order documents are attached.

This item was reviewed by the Construction and Operations Committee on July 15, 2026.

#### **Submitted By:**

Ed Weaver  
IPL Program Manager



# Memo

**To:** Ed Weaver

**From:** Shelbi Johnson

**Copy:** Coy Veach, Robert Allen, Matt Gaughan

**Date:** July 1, 2026

**Subject:** Recommendation for Approval of Change Order 0002 for IPL Lake Palestine Pump Station PK2 (LP1)

The proposed alternative provides equivalent material quality, performance, and functionality while eliminating the delays associated with the RTP-1 certification process. Approval of this Change Order will allow the project to remain on schedule while reducing the overall contract cost by **(\$531,050.00)**, without compromising the quality or intended performance of the storage tanks. This Change Order adds **0** additional days to the contract.

It is recommended that authorization be given to execute Change Order 0002 for LP1 of the Integrated Pipeline Project for a net reduction in Contract Price in the amount of **(\$531,050.00)**. The total contract value, including this Change Order, will be **\$130,560,478.00**.

## Change Order

|                                                           |                        |
|-----------------------------------------------------------|------------------------|
| <b>Project:</b> IPL Lake Palestine Pump Station PK2 (LP1) | <b>Project Number:</b> |
| <b>Owner:</b> Tarrant Regional Water District             | 10000571               |
| <b>Contractor:</b> BAR Constructors, Inc.                 | 314                    |
| <b>Engineer:</b> Jacobs Engineering                       | D3586700               |

|                               |                        |
|-------------------------------|------------------------|
| <b>Change Order No.:</b> 0002 | <b>Date:</b> 6/17/2026 |
| <b>Funding Source:</b> Bond   |                        |

**Make the following additions, modifications, or deletions to the Work described in the Contract Documents:**

|                                       |                |
|---------------------------------------|----------------|
| 1. CP0001A – FRP Storage Tank Stamp   | (\$531,050.00) |
| <b>Net Change to Contract Amount:</b> | (\$531,050.00) |

*The compensation in this Change Proposal is the full, complete, and final compensation for all costs the Contractor may incur as a result 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 as a result of this Contract Amendment. The changes in Contract Times are the complete and final adjustments for direct impacts to the ability of the Contractor to complete the Work within the Contract Times and are the only adjustments to which the Contractor is entitled.*

|                                            |                  |
|--------------------------------------------|------------------|
| a Original Contract Price                  | \$131,103,528.00 |
| b Previously Approved Change Order Amounts | (\$12,000)       |
| c Adjusted Contract Price ( a + b )        | \$131,091,528.00 |
| d Change Order Amount                      | (\$531,050.00)   |
| e Revised Contract Price ( c + d )         | \$130,560,478.00 |

|                                 |                                     |   |
|---------------------------------|-------------------------------------|---|
| f Percent Change to Date: -414% | g Change in Days this Change Order: | 0 |
|---------------------------------|-------------------------------------|---|

|                          |                 |                 |                |
|--------------------------|-----------------|-----------------|----------------|
| <b>Completion Dates:</b> | <b>Original</b> | <b>Previous</b> | <b>Current</b> |
| Substantial              | h 2/17/2029     | i 2/17/2029     | j 2/17/2029    |
| Final                    | k 5/10/2029     | l 5/10/2029     | m 5/10/2029    |

|                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Recommended by:</b> Project Construction Manager<br><br><div style="border-bottom: 1px solid black; margin-bottom: 5px; display: flex; justify-content: space-between;"><span>Name</span><span>Date</span></div> <b>Approved by:</b> BAR Constructors, LLC.<br><br><div style="border-bottom: 1px solid black; margin-bottom: 5px; display: flex; justify-content: space-between;"><span>Name</span><span>Date</span></div> | <b>Recommended by:</b> Program Construction Manager<br><br><div style="border-bottom: 1px solid black; margin-bottom: 5px; display: flex; justify-content: space-between;"><span>Name</span><span>Date</span></div> <b>Approved by:</b> Tarrant Regional Water District<br><br><div style="border-bottom: 1px solid black; margin-bottom: 5px; display: flex; justify-content: space-between;"><span>Name</span><span>Date</span></div> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## **TARRANT REGIONAL WATER DISTRICT**

### **AGENDA ITEM 6**

**DATE:** July 21, 2026

**SUBJECT:** Consider Approval of Release of Retainage, Final Payment and Project Closeout to BAR Constructors, Inc. for IPL Lake Palestine Pump Station Intake and Wetwell Package 1

**FUNDING:** Bond Fund

#### **RECOMMENDATION:**

Management recommends release of retainage and final payment **in the amount of \$1,175,436.22** and contract closeout with BAR Constructors, Inc. for IPL Lake Palestine Pump Station Intake and Wetwell. The original contract value was \$53,826,721, the approved change orders to date total \$288,162.34, which brings the final contract amount \$54,114,883.34.

#### **DISCUSSION:**

BAR successfully completed construction of LP1IN Package 1 Pump Station Intake and Wetwell Project of the Integrated Pipeline on June 1, 2026, and there are no outstanding issues. BAR has provided written consent of its surety to final payment and the required affidavits regarding payment of debts and claims and release of liens. Management is requesting permission to release \$1,175,436.22 to BAR Constructors, Inc. as final payment.

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 Memo, Affidavit of Release of Liens, Affidavit of Payments of Debts and Claims, and Consent of Surety to Final Payment are attached.

This item was reviewed by the Construction and Operations Committee on July 15, 2026.

#### **Submitted By:**

Ed Weaver  
IPL Program Manager

# Memo



**TO:** Ed Weaver

**FROM:** Shelbi Johnson

**COPY:** Coy Veach, Shelly Hattan

**DATE:** June 26, 2026

**SUBJECT:** Consider Approval of Release of Retainage, Final Payment and Closeout to BAR Constructors, Inc. for IPL Lake Palestine Pump Station Intake and Wetwell PK1 (LP1IN)

BAR Constructors, Inc. completed construction of the above referenced project on June 1, 2026. The current Contract Price is \$54,114,883.34. The amount remaining to be paid to the Contractor is the retainage and final payment in the amount of \$1,175,436.22. BAR's work on the project is acceptable and there are no outstanding issues.

BAR Constructors, Inc. has provided written consent of its Surety to Final Payment and the required Affidavits regarding payment of debts and claims and release of liens.

The Recommendation Memo, Consent of Surety to Final Payment, Affidavit of Release of Liens, Affidavit of Payments of Debts and Claims are attached.

We recommend making Final Payment in the amount of \$1,175,436.22 to BAR Constructors, Inc.

# Affidavit of Release of Liens

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

*The Contractor, in accordance with the Contract Documents, and in consideration for the full and final payment to the Contractor for all services in connection with the Project, does hereby waive and release any and all liens, or any and all claims to liens which the Contractor may have on or affecting the Project as a result of its Contract(s) for the Project or for performing labor and/or furnishing materials in any way connected with the construction of any aspect of the Project. The Contractor further certifies and warrants that all Subcontractors of labor and/or materials for the Project, except as listed below, have been paid in full for all labor and/or materials supplied to, for, through or at the direct or indirect request of the Contractor prior to, through and including the date of this affidavit.*

**Exceptions: None**  
*(If none, write "None." The Contractor must furnish a bond, acceptable to the Owner, for each exception.)*

**Contractor: BAR Constructors, Inc.**  
 By: MA Amasabide  
 Title: Secretary-Treasurer

Subscribed to and sworn before me this 30th day of June 2026.

Notary Public: Linda Sola (place Notary Seal below)  
 My Commission Expires: 06/07/29

**Affidavit of Payment of Debts and Claims**

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

*The Contractor, in accordance with the Contract Documents, hereby certifies that, except as listed below, all obligations for all materials and equipment furnished, for all work, labor, and services performed, and for all known indebtedness and claims against the Contractor for damages arising in any manner in connection with the performance of the Contract referenced above for which the Owner or his property might in any way be held responsible have been paid in full or have otherwise been satisfied in full.*

**Exceptions: None**  
(If none, write "None." The Contractor must furnish a bond, acceptable to the Owner, for each exception.)

**Contractor: BAR Constructors, Inc.**

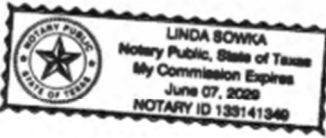
By: MA Arrambide

Title: Secretary-Treasurer

Subscribed to and sworn before me this 30<sup>th</sup> day of June 20 26.

Notary Public: Linda Sowka (place Notary Seal below)

My Commission Expires: 06/07/29





Bond #46BCSJB8697

**Consent of Surety to Final Payment**

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

*The Surety Company, on bond of the Contractor listed above for the referenced Project, in accordance with the Contract Documents, hereby approves final payment to the Contractor, and agrees that final payment 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.*

|                                |                                                                                                                                |
|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| <b>Date:</b>                   | <u>07/01/2026</u>                                                                                                              |
| <b>Name of Surety Company:</b> | <u>Hartford Fire Insurance Company</u>                                                                                         |
| <b>Signature:</b>              | <u></u><br><i>Authorized Representative</i> |
| <b>Title:</b>                  | <u>Dawn Davis, Attorney-in-Fact</u>                                                                                            |
| <b>Address:</b>                | <u>3000 Internet Drive, #600</u><br><u>Frisco, TX 75034</u>                                                                    |
| <b>Email:</b>                  | <u>dawn.davis@marshmma.com</u><br><i>(Attach Power of Attorney and place surety seal below)</i>                                |



# 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](mailto: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, Gloria Villa, Edward R. Bowles, Dawn Davis, Walter J. DeLaRosa, Donnie Doan, 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. LaPier*

Joelle L. LaPier, Assistant Vice President

STATE OF FLORIDA

COUNTY OF SEMINOLE

SS. Lake Mary

On this 30th day of March, 2026, before me personally came Joelle L. LaPier, 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.



*Jessica Ciccone*

Jessica Ciccone  
My Commission HH 644184  
Expires June 20, 2029

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 July 1, 2026

Signed and sealed in Lake Mary, Florida.



*Keith D. Dozois*

Keith D. Dozois, Assistant Vice President

## **TARRANT REGIONAL WATER DISTRICT**

### **AGENDA ITEM 7**

**DATE:** July 21, 2026

**SUBJECT:** Consider Approval of Contract with NatureLinks, LLC for Residential Conservation Landscape Evaluation Services

**FUNDING:** Fiscal Year 2026 Revenue Fund Budget - \$60,000

#### **RECOMMENDATION:**

Management recommends approval of a contract **in an amount not-to-exceed \$60,000** with NatureLinks, LLC for residential conservation landscape evaluation services. The contract has up to three (3) annual renewal options for a total potential cost not-to-exceed \$240,000.

#### **DISCUSSION:**

The Tarrant Regional Water District's water conservation program focuses heavily on support for our customer cities, efficient outdoor watering, and landscape improvements for long-term savings. Since 2012, staff has managed the successful residential sprinkler system evaluations program to provide Tarrant County residents the opportunity to receive an educational walk-through and efficiency report for no-charge. Modeled similarly, the proposed Residential Conservation Landscape Evaluation Program will provide expert-led consultations to engage residents on ways to improve their landscape with conservation minded practices. Recommendations will consider homeowner goals, plant selection, drainage, soil improvements, potential turf reduction, maintenance, and watering schedule.

Management recommends a one-year contract with three one-year renewal options that could extend the contract through fiscal year 2029 as long as budgeted funds are available. The contract will provide administrative support and an estimated 400 conservation landscape evaluations per year at no-charge to residents throughout Tarrant County.

Proposals were solicited per statute (Texas Government Code Chapter 2254) and four proposals were received. The evaluation team determined NatureLinks, LLC submitted the proposal providing the best value to the District.

This item was reviewed by the Construction and Operations Committee on July 15, 2026.

#### **Submitted By:**

Jennifer Owens  
Director of Environmental Services



## Evaluation Sheet

### 26-120 Conservation Landscape Evaluation Program

| Technical Quality Criteria                                                 | Total Points Available | Kemble Brothers, LLC | Loveto Gardens | NatureLinks, LLC | Urban Garden Partners, LLC |
|----------------------------------------------------------------------------|------------------------|----------------------|----------------|------------------|----------------------------|
| References                                                                 | 5.00                   | 0.50                 | 0.00           | 4.50             | 4.00                       |
| Experience with creating, managing, or maintaining sustainable landscaping | 20.00                  | 2.50                 | 7.50           | 17.50            | 10.00                      |
| Experience with Texas native plants and use in residential landscapes      | 20.00                  | 2.50                 | 12.50          | 20.00            | 14.00                      |
| Experience with providing landscape consulting, instruction, or outreach   | 20.00                  | 6.00                 | 6.00           | 20.00            | 10.00                      |
| Proposal and Fees                                                          | 35.00                  | 11.36                | 21.41          | 14.29            | 35.00                      |
|                                                                            | Total Price            | \$ 75,500.00         | \$ 40,050.00   | \$ 60,000.00     | \$ 24,500.00               |
| <b>Total</b>                                                               | <b>100.00</b>          | <b>22.86</b>         | <b>47.41</b>   | <b>76.29</b>     | <b>73.00</b>               |

## **TARRANT REGIONAL WATER DISTRICT**

### **AGENDA ITEM 8**

**DATE:** July 21, 2026

**SUBJECT:** Consider Approval of Capital Fleet Expenditures

**FUNDING:** Fiscal Year 2026 General Fund and Revenue Fund - \$253,760

#### **RECOMMENDATION:**

Management recommends approval of Capital Fleet Purchases **in the amount of \$253,760** from Caldwell Country Chevrolet, ATS Outdoors, and Holt Caterpillar, as detailed in Attachment A. Management also requests that the General Manager or his designee be granted authority to execute all documents associated with the purchases described herein.

#### **DISCUSSION:**

In November 2025, the Board approved the purchase of a Law Enforcement Department patrol boat from Silver Ships Inc. for \$260,266.64. The purchase was allocated 50 percent to the General Fund and 50 percent to the Revenue Fund. Production and lead times now place delivery in January 2027, shifting the patrol boat expenditure into Fiscal Year 2027.

Staff reviewed the Fiscal Year 2026 and proposed Fiscal Year 2027 capital equipment plans to better align budgeted expenditures with expected purchase and delivery timing. Staff identified three Fiscal Year 2027 replacement units that can be purchased and delivered in Fiscal Year 2026, using funds originally budgeted for the patrol boat: a fleet sport utility vehicle, a 144-inch zero-turn mower, and a skid steer loader.

Advancing these planned replacements uses Fiscal Year 2026 capital capacity created by the delayed patrol boat delivery. The funding currently proposed in the Fiscal Year 2027 budgets for these three units will remain in place and, because the units are being purchased in Fiscal Year 2026, will instead help fund the patrol boat when it is delivered.

The purchases will utilize cooperative purchasing agreements as detailed in Attachment A, in accordance with Government Code 791.025.

This item was reviewed by the Construction and Operations Committee on July 15, 2026.

#### **Submitted By:**

Darrell Beason  
Chief Operations Officer

**TARRANT REGIONAL WATER DISTRICT**

**CAPITAL FLEET PURCHASES  
ATTACHMENT A - PURCHASE DETAIL**

| <b>Specific Unit</b>                           | <b>Fund</b>  | <b>Cooperative<br/>Purchasing Agreement</b> | <b>Vendor</b>              | <b>Vendor Total</b> |
|------------------------------------------------|--------------|---------------------------------------------|----------------------------|---------------------|
| 2026 Chevrolet Traverse                        | General Fund | BuyBoard Contract #724-23                   | Caldwell Country Chevrolet | \$45,330.00         |
| Exmark Lazer D-Series 144-inch Zero-Turn Mower | General Fund | OMNIA Partners Contract #20469              | ATS Outdoors               | \$68,399.00         |
| Caterpillar 275 XE Skid Steer Loader           | Revenue Fund | Sourcewell Contract #011723-CAT             | Holt Caterpillar           | \$140,031.00        |
| <b>TOTAL</b>                                   |              |                                             |                            | <b>\$253,760.00</b> |

**FUND ALLOCATION OF RECOMMENDED PURCHASES:**

|              |                     |
|--------------|---------------------|
| General Fund | \$113,729.00        |
| Revenue Fund | \$140,031.00        |
| <b>TOTAL</b> | <b>\$253,760.00</b> |

## **TARRANT REGIONAL WATER DISTRICT**

### **AGENDA ITEM 9**

**DATE:** July 21, 2026

**SUBJECT:** Consider Approval of Contract with Storm Water Systems, Inc. for a Bandalong Litter Trap

**FUNDING:** Fiscal Year 2026 General Fund Budget - \$380,945

#### **RECOMMENDATION:**

Management recommends approval of a contract **in the amount of \$380,945** with Storm Water Systems, Inc. for a Bandalong Litter Trap, a floating litter collection device. Management also requests that the General Manager or his designee be granted authority to execute all documents associated with the contract described herein.

#### **DISCUSSION:**

The Board-approved Fiscal Year 2026 General Fund budget includes funding for design and construction of a lighted loop trail. During design, staff determined the proposed location should be shifted due to design considerations and potential impacts to neighboring property owners. The change extended the schedule, and construction will not be completed in Fiscal Year 2026.

As part of the District's Budget versus Actual initiative, staff reviewed the Fiscal Year 2026 and proposed Fiscal Year 2027 recreation capital plans to better align budgeted expenditures with expected project timing. Staff recommends advancing the Bandalong Litter Trap, a planned Fiscal Year 2027 project, into Fiscal Year 2026.

Advancing this project uses Fiscal Year 2026 capital capacity that would otherwise remain unspent. The Fiscal Year 2027 funding currently planned for the Bandalong Litter Trap will instead be applied toward lighted loop trail construction. This timing adjustment does not add unplanned work and is part of staff's effort to tighten the Budget versus Actual variance.

The Bandalong Litter Trap is an initiative identified in the adopted Recreation Master Plan to reduce floatable litter entering the river corridor. It will be installed in Purcey Creek to intercept litter before it enters the main river channel. Staff evaluated multiple litter collection systems and determined the Bandalong Litter Trap to be the most effective and reliable solution for this location. Due to its proprietary design, the device is available exclusively through Storm Water Systems, Inc. and is being procured as a sole-source purchase.

This item was reviewed by the Recreation Committee on July 14, 2026.

**Submitted By:**

Darrell Beason  
Chief Operations Officer





stormwatersystems

June 5, 2026

### Bandalong Litter Trap Sole Source

Bandalong Litter Traps are provided to be the sole source through Storm Water Systems, Inc. In 2024, Storm Water Systems acquired Bandalong International including their engineering and designs and other assets, licensing the product back to the Australian counterparts to create Bandalong AU & NZ.

Sincerely,

A handwritten signature in black ink, appearing to read "Gary Hopkins".

Gary Hopkins  
President

196 Industrial Blvd. Cleveland, GA 30528  
Phone (706) 348-8201 Fax (706) 348-8346  
[www.stormwatersystems.com](http://www.stormwatersystems.com)

## **TARRANT REGIONAL WATER DISTRICT**

### **AGENDA ITEM 10**

**DATE:** July 21, 2026

**SUBJECT:** Consider Appointment of Directors to the Board of Directors of the Trinity River Vision Authority

**FUNDING:** N/A

#### **RECOMMENDATION:**

Management recommends that TRWD re-appoint G.K. Maenius and Jay Chapa to the Board of Directors of the Trinity River Vision Authority for four-year terms.

#### **DISCUSSION:**

By Resolution dated July 18, 2006, the Board of Directors of TRWD authorized the incorporation of Trinity River Vision Authority ("TRVA") and appointed the initial directors of TRVA. The Bylaws of TRVA, which were adopted by the Board of Directors of TRVA on October 5, 2006 and approved by the Board of Directors of TRWD on October 17, 2006, call for a TRVA Board of Directors of up to seven (7) in number with each Director to serve for a term of four (4) years.

G.K. Maenius was first appointed to the TRVA Board of Directors on July 18, 2006. He was last reappointed on August 16, 2022. His current term expires on August 16, 2026.

Jay Chapa was appointed to the TRVA Board of Directors on April 15, 2025 to fill the remainder of the unexpired term of former Director David Cooke. That term expires on August 16, 2026.

Staff recommends reappointing G.K. Maenius and Jay Chapa for four-year terms that will expire on July 21, 2030.

The Administration and Policy Committee reviewed this item on July 13, 2026.

#### **Submitted By:**

Stephen Tatum  
General Counsel

**RESOLUTION OF THE BOARD OF DIRECTORS  
OF  
TARRANT REGIONAL WATER DISTRICT**

**WHEREAS**, under the authority granted by House Bill 2639 of the 79<sup>th</sup> Texas Legislature, on July 18, 2006 the Board of Directors of the Tarrant Regional Water District ("TRWD") authorized the creation of a nonprofit corporation to act on behalf of TRWD as TRWD's authority and instrumentality;

**WHEREAS**, such a nonprofit corporation was thereafter incorporated as Trinity River Vision Authority ("TRVA") as evidenced by the Certificate of Filing issued by the Texas Secretary of State dated effective July 21, 2006;

**WHEREAS**, the Bylaws of TRVA, which were adopted by the Board of Directors of TRVA on October 5, 2006 and approved by the Board of Directors of TRWD on October 17, 2006, call for a TRVA Board of Directors of up to seven (7) in number with each Director serving for a term of four (4) years;

**WHEREAS**, G.K. Maenius was re-appointed as a director of TRVA on August 16, 2022, for a four-year term that will expire on August 16, 2026;

**WHEREAS**, on April 15, 2025, Jay Chapa was appointed to fill the unexpired term of the TRVA board seat vacated by former TRVA Director David Cooke, which will expire on August 16, 2026; and

**WHEREAS**, in recognition of their expiring terms, and to maintain consistency of leadership on the TRVA board, Board of Directors of TRWD has determined that it is appropriate to reappoint G.K. Maenius and Jay Chapa as members of the Board of Directors of TRVA for four-year terms ending on July 21, 2030.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE TARRANT REGIONAL WATER DISTRICT:**

1. The following individuals are appointed to a four (4) year term as a Director of TRVA:

Name

G.K. Maenius

Jay Chapa

PASSED, APPROVED AND ADOPTED THIS 21<sup>ST</sup> DAY OF JULY, 2026.

TARRANT REGIONAL WATER DISTRICT

BY: \_\_\_\_\_

Leah M. King, President  
Board of Directors

ATTEST:

\_\_\_\_\_  
C.B. Team, Secretary

## **TARRANT REGIONAL WATER DISTRICT**

### **AGENDA ITEM 12**

**DATE:** July 21, 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 Conflicts with Chapter 551, and

Section 551.072 of the Texas Government Code, to Deliberate the Purchase, Exchange, Lease or Value of Real Property Related to the Cedar Creek Pipeline Rehab Project

#### **DISCUSSION:**

- Pending litigation
- Real property issues

#### **Submitted By:**

Stephen Tatum  
General Counsel

**TARRANT REGIONAL WATER DISTRICT**

**AGENDA ITEM 13**

**DATE:** July 21, 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.

## Next Scheduled Board Meetings

Special Called Meeting:

Budget Workshop

August 4, 2026, at 9:00am

Monthly Meeting:

August 18, 2026, at 9:00am