

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

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

Present

Leah King
Paxton Motheral
C.B. Team
Skylar O'Neal (virtual)

Absent

Johnathan Killebrew

Also present were Dan Buhman, Chris Akers, Darrell Beason, Frank Beaty, Lisa Cabrera, Rick Carroll, Steve Christian, Dustan Compton, John Farris, Ellie Garcia, Natasha Hill, Zach Huff, Rachel Ickert, Gary Moseley, Sandy Newby, Jennifer Owens, Stephen Tatum, and Ed Weaver of the Tarrant Regional Water District (District or TRWD).

1.

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

2.

Public comment was received from Alexander Montalvo, who spoke regarding data centers. Public comment was received from Brent Muecke, who spoke regarding TCEQ, water, and air. Public comment was received from Ambika Sharma, who spoke regarding general comments.

3.

Director Team moved to approve the minutes from the meeting held on June 16, 2026. Director Motheral seconded the motion, and the votes were 4 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 retainage being held for Lambda Construction, Ltd. to the amount of \$622,894.55, equivalent to five percent of the contract price for the Lake Palestine High Voltage Project of the Integrated Pipeline Project. The total current contract price is \$12,457,891. 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. In addition, the General Manager, or his designee, is granted authority to execute all documents associated with the contract. Funding for this item is included in the Dallas Bond Fund.
- 2) Change in the calculation of retainage being held for BAR Constructors, Inc. to the amount of \$3,479,095.67, equivalent to five percent of the contract price for Dallas Phase 3 Opencut Pipeline Section 19-1 Part A of the Integrated Pipeline Project. The total current contract price is \$69,581,913.46. 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. In addition, the General Manager, or his designee, is granted authority to execute all documents associated with the contract. Funding for this item is included in the Dallas Bond Fund.

- 3) 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. The current contract price is \$54,114,883.34 and the revised not-to-exceed contract amount, including this change order, is \$53,423,783.11. Retainage for the revised contract price will remain at \$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. In addition, the General Manager, or his designee, is granted authority to execute all documents associated with the contract. Funding for this item is included in the Bond Fund.

Director Team seconded the motion, and the votes were 4 in favor, 0 against.

5.

With the recommendation of management, Director Team moved to approve a change order 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. Funding for this item is included in the Dallas Bond Fund. Director Motheral seconded the motion, and the votes were 4 in favor, 0 against.

6.

With the recommendation of management, Director Team moved to approve 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, and the final contract amount is \$54,114,883.34. In addition, the General Manager, or his designee, is granted authority to execute all documents associated with the contract. Funding for this item is included in the Bond Fund. Director Motheral seconded the motion, and the votes were 4 in favor, 0 against.

7.

With the recommendation of management, Director Team moved to approve 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 that could extend the contract through fiscal year 2029 for a total potential cost not-to-exceed \$240,000, as long as budgeted funds are available. Funding for this item is included in the Fiscal Year 2026 Revenue Fund Budget. Director Motheral seconded the motion, and the votes were 4 in favor, 0 against.

8.

With the recommendation of management, Director Motheral moved to approve capital fleet expenditures in the amount of \$253,760 from Caldwell Country Chevrolet, ATS Outdoors, and Holt Caterpillar, as detailed below.

Specific Unit	Fund	Cooperative Purchasing Agreement	Vendor	Vendor Total
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
TOTAL				\$253,760.00

In addition, the General Manager, or his designee, is granted authority to execute all documents associated with these expenditures. Funding for this item is included in the Fiscal Year 2026 General Fund and Revenue Fund Budgets. Director Team seconded the motion, and the votes were 4 in favor, 0 against.

9.

With the recommendation of management, Director Motheral moved to approve a contract in the amount of \$380,945 with Storm Water Systems, Inc. for a Bandalong Litter Trap, a floating litter collection device. In addition, the General Manager, or his designee, is granted authority to execute all documents associated with this contract. Funding for this item is included in the Fiscal Year 2026 General Fund Budget. Director Team seconded the motion, and the votes were 4 in favor, 0 against.

10.

With the recommendation of management, President King moved to re-appoint G.K. Maenius and Jay Chapa to the Board of Directors of the Trinity River Vision Authority for four-year terms. Director Motheral seconded the motion, and the votes were 4 in favor, 0 against.

11.

Presentations

- Water Resources presented by Rachel Ickert, Chief Engineering Officer
- 2026 Water is Awesome Campaign presented by Jennifer Owens, Environmental Services Director, and Dustan Compton, Conservation Manager
- Cedar Creek June 23rd Open House presented by Natasha Hill, Communications and Outreach Director and Zachary Huff, Water Resources Engineering Director

The Board of Directors recessed for a break from 10:03 a.m. to 10:10 a.m.

12.

The Board next held an Executive Session commencing at 10:11 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; 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.

Upon completion of the executive session at 10:51 a.m., the President reopened the meeting.

13.

With the recommendation of management, Director Team moved to approve authority 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.

Leasehold interest for a 25-year lease term 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, and being a portion of that certain 1,492.169-acre tract conveyed to Sands Ranch, LLC by deed filed for record in Henderson County Clerk's Instrument No. 2020-00006019, Official Public Records, Henderson County, Texas, and being further described in the accompanying resolution and in the survey attached thereto for the total compensation of \$10,000.00.

**TARRANT REGIONAL WATER DISTRICT
CEDAR CREEK SECTION IV PIPELINE REPLACEMENT
AND CC1 IMPROVEMENTS**

**PARCEL NO. 1
H. JEFFRIES SURVEY, ABSTRACT NO. 393 &
W. JOWERS SURVEY, ABSTRACT NO. 409
HENDERSON COUNTY, TEXAS**

BEING a 1.8682 acre tract of land located in the H. Jeffries Survey, Abstract No. 393 and the W. Jowers Survey, Abstract No. 409, Henderson County, Texas, said 1.8682 acre tract of land being a portion of a called 1,492.169 acre tract of land conveyed to **SANDS RANCH, LLC**, by deed thereof filed for record in Henderson County Clerk's Instrument No. 2020-00006019, Official Public Records, Henderson County, Texas (O.P.R.H.C.T.), said 1.8682 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 3 inch metal post found at a southeast property corner of the said 1,492.169 acre tract, same being a northwest property corner of a called 955.942 acre tract of land conveyed to Hornbrook Mountain, LLC, by deed thereof filed for record in Henderson County Clerk's Instrument No. 2020-00006015, O.P.R.H.C.T.;

THENCE along a south property line of the said 1,492.169 acre tract a north property line of the said 955.942 acre tract the following courses and distances:

South 88°14'41" West, a distance of 727.18 feet;

North 31°46'57" West, a distance of 8.33 feet;

North 08°10'36" East, a distance of 39.94 feet;

South 88°15'35" West, a distance of 43.79 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set at the **POINT OF BEGINNING** of the herein described tract, said beginning point having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 6,791,206.60 and E: 2,657,502.31;

THENCE South 88°15'35" West, continuing along the said property lines, a distance of 37.89 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set (all corners hereinafter are monumented as such unless noted otherwise), from which a 1/2 inch iron rod found (Controlling Monument) at a southwest property corner of the said 1,492.169 acre tract, same being a northwest property corner of the said 955.942 acre tract bears South 88°15'35" West, a distance of 21.69 feet, and being at the beginning of a non-tangent curve to the left having a radius of 177.50 feet;

THENCE departing the said property lines, over and across the said 1,492.169 acre tract the following courses and distances:

With said curve to the left, an arc length of 131.99 feet, and across a chord which bears North 30°07'24" East, a chord length of 128.97 feet;

North 08°49'15" East, a distance of 358.98 feet;

North 08°10'23" East, a distance of 724.04 feet;

North 07°39'42" East, a distance of 485.59 feet;

North 09°25'07" East, a distance of 156.69 feet;

North 11°46'39" East, a distance of 154.74 feet;

North 09°50'23" East, a distance of 135.77 feet;

North 19°03'56" East, a distance of 119.40 feet to the beginning of a non-tangent curve to the right having a radius of 147.50 feet;

With said curve to the right, an arc length of 191.92 feet, and across a chord which bears North 51°53'56" East, a chord length of 178.67 feet;

PARCEL 1 ~ SANDS RANCH, LLC

North 89°10'29" East, a distance of 335.21 feet;

North 89°36'48" East, a distance of 198.31 feet;

North 89°30'39" East, a distance of 189.95 feet;

North 89°52'46" East, a distance of 196.11 feet to an east property line of the said 1,492.169 acre tract, same being a west property line of a called 186.68 acre tract of land conveyed to Payne Investment Properties, LLC, by deed thereof filed for record in Henderson County Clerk's Instrument No. 2022-00003118, O.P.R.H.C.T.;

THENCE South 01°06'11" East, along the said property lines, a distance of 11.56 feet to a southeast property corner of the said 1,492.169 acre tract, same being a southwest property corner of the said 186.68 acre tract, and being on a north property line of the aforementioned 955.942 acre tract;

THENCE South 87°43'04" West, along a south property line of the said 1,492.169 acre tract and along a north property line of the said 955.942 acre tract, a distance of 389.13 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set from a 5/8 inch iron rod found (Controlling Monument) at a southeast property corner of the said 1,492.169 acre tract, same being a northwest property corner of the said 955.942 acre tract bears South 87°43'04" West, a distance of 255.70 feet;

THENCE departing the said property lines, over and across the said 1,492.169 acre tract the following courses and distances:

South 89°36'48" West, a distance of 195.50 feet;

South 89°10'29" West, a distance of 335.11 feet to the beginning of a curve to the left having a radius of 122.50 feet;

With said curve to the left, an arc length of 160.32 feet, and across a chord which bears South 51°40'58" West, a chord length of 149.12 feet;

South 19°03'56" West, a distance of 118.39 feet;

South 09°50'23" West, a distance of 134.18 feet;

South 11°46'39" West, a distance of 154.65 feet;

South 09°25'07" West, a distance of 155.79 feet;

South 07°39'42" West, a distance of 485.32 feet;

South 08°10'23" West, a distance of 724.30 feet;

South 08°49'15" West, a distance of 359.12 feet to the beginning of a curve to the right having a radius of 202.50 feet;

With said curve to the right, an arc length of 120.14 feet, and across a chord which bears South 25°49'00" West, a chord length of 118.38 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **1.8682 acres (81,378 square feet)** of land, more or less.

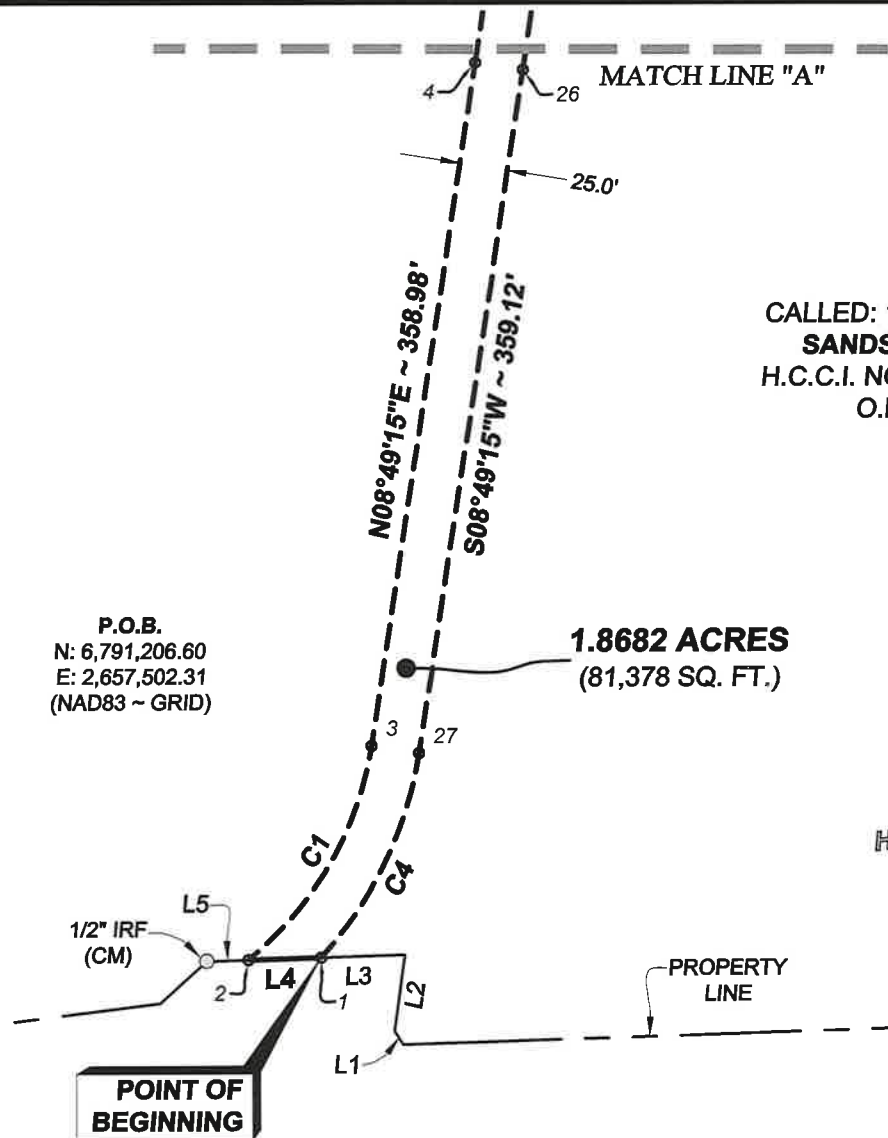
The bearings recited hereinabove are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, NAD83, 2011 Adjustment.

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



PARCEL 1 ~ SANDS RANCH, LLC



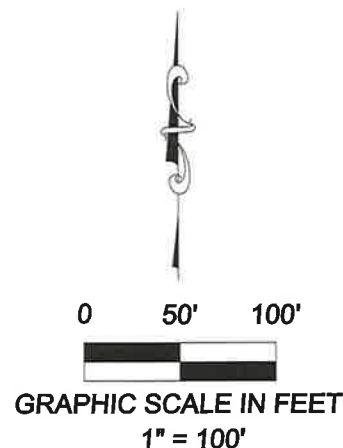
P.O.B.
N: 6,791,206.60
E: 2,657,502.31
(NAD83 ~ GRID)

1.8682 ACRES
(81,378 SQ. FT.)

CALLED: 1,492.169 ACRES
SANDS RANCH, LLC
H.C.C.I. NO. 2020-00006019
O.P.R.H.C.T.

H. JEFFRIES SURVEY
ABSTRACT NO. 393

CURVE TABLE				
NO.	RADIUS	LENGTH	CH. BEARING	CH. LENGTH
C1	177.50'	131.99'	N30°07'24"E	128.97'
C4	202.50'	120.14'	S25°49'00"W	118.38'



LINE TABLE		
NO.	DIRECTION	DIST.
L1	N31°46'57"W	8.33'
L2	N08°10'36"E	39.94'
L3	S88°15'35"W	43.79'
L4	S88°15'35"W	37.89'
L5	S88°15'35"W	21.69'

POINT OF
COMMENCING
3" METAL
POST FND.

CALLLED: 955.942 ACRES
HORNBROOK MOUNTAIN, LLC
H.C.C.I. NO. 2020-00006015
O.P.R.H.C.T.

ALL EASEMENT CORNERS
ARE MONUMENTED WITH A
5/8" IRON ROD WITH A CAP
STAMPED "SPOONER 5922"

TARRANT REGIONAL WATER DISTRICT CEDAR CREEK SECTION IV PIPELINE REPLACEMENT & CC1 IMPROVEMENTS HENDERSON COUNTY, TEXAS

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

PROPERTY: SANDS RANCH, LLC

PROPERTY ACREAGE: CALLED: 1,492.169 ACRES (DEED)

24121 P1 SANDS AE1.dwg

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

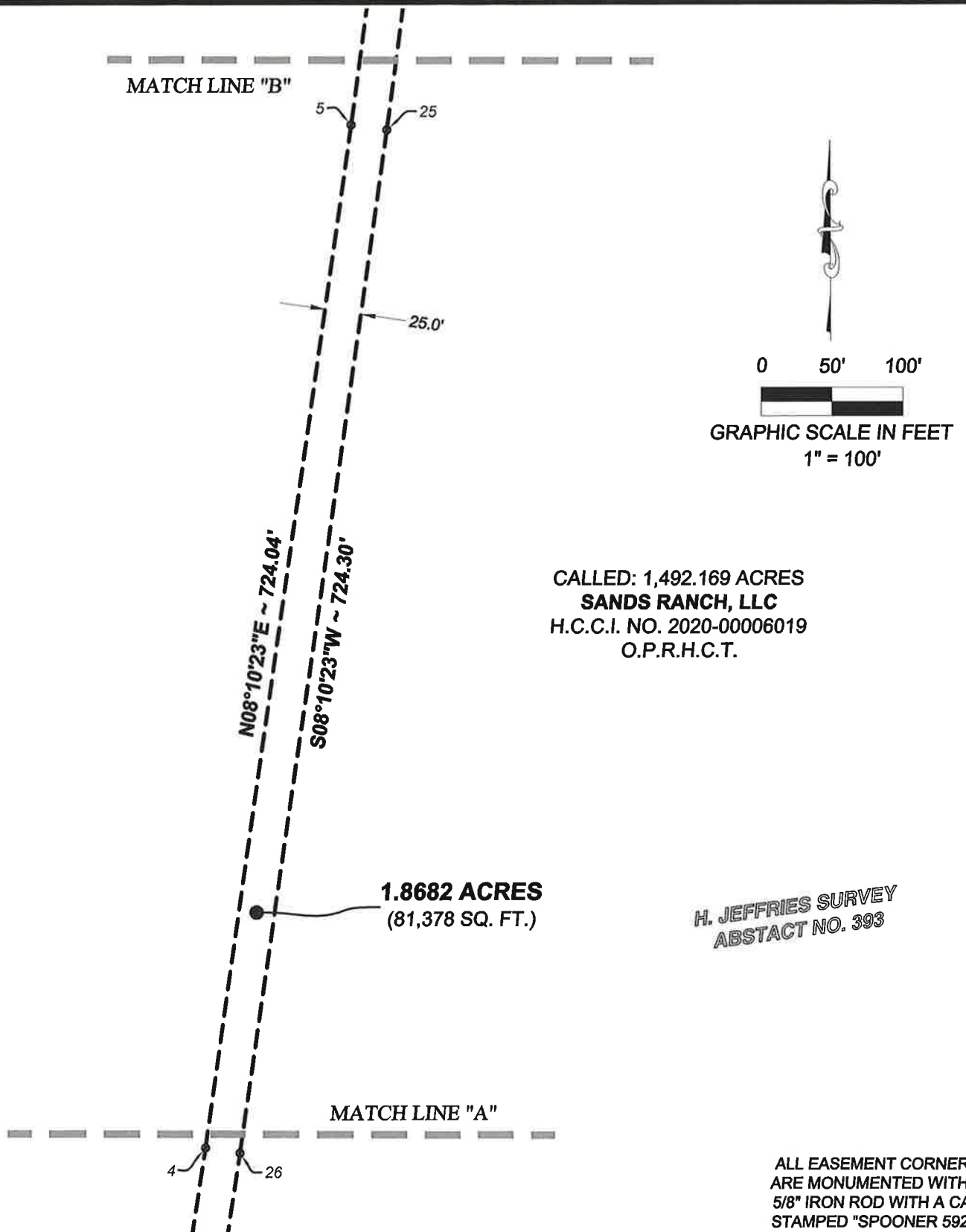


**SPOONER &
ASSOCIATES**
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 30 YEARS OF SERVICE

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

PARCEL 1 ~ SANDS RANCH, LLC





TARRANT REGIONAL WATER DISTRICT
CEDAR CREEK SECTION IV PIPELINE
REPLACEMENT & CC1 IMPROVEMENTS
HENDERSON COUNTY, TEXAS

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

PROPERTY: SANDS RANCH, LLC ~ H.C.C.I. NO. 2020-00006019, O.P.R.H.C.T.
WHOLE PROPERTY ACREAGE: CALLED 1,492.169 ACRES (DEED)
24121 P1 SANDS AE1.dwg

S&A JOB NO.: 24121
DATE: 1/15/2026

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



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PARCEL 1 ~ SANDS RANCH, LLC



ALL EASEMENT CORNERS
ARE MONUMENTED WITH A
5/8" IRON ROD WITH A CAP
STAMPED "SPOONER 5922"

H. JEFFRIES SURVEY
ABSTRACT NO. 393

CALLED: 1,492.169 ACRES
SANDS RANCH, LLC
H.C.C.I. NO. 2020-00006019
O.P.R.H.C.T.

1.8682 ACRES
(81,378 SQ. FT.)



0 50' 100'



GRAPHIC SCALE IN FEET
1" = 100'

N07°39'42"E ~ 485.59'
S07°39'42"W ~ 485.32'

MATCH LINE "B"

5' 25'

LINE TABLE		
NO.	DIRECTION	DIST.
L6	N09°25'07"E	156.69'
L7	N11°46'39"E	154.74'
L8	N09°50'23"E	135.77'
L18	S09°50'23"W	134.18'
L19	S11°46'39"W	154.65'
L20	S09°25'07"W	155.79'

TARRANT REGIONAL WATER DISTRICT
CEDAR CREEK SECTION IV PIPELINE
REPLACEMENT & CC1 IMPROVEMENTS
HENDERSON COUNTY, TEXAS

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

PROPERTY: SANDS RANCH, LLC ~ H.C.C.I. NO. 2020-00006019, O.P.R.H.C.T.
WHOLE PROPERTY ACREAGE: CALLED 1,492.169 ACRES (DEED)
24121 P1 SANDS AE1.dwg

S&A JOB NO.: 24121
DATE: 1/15/2026

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

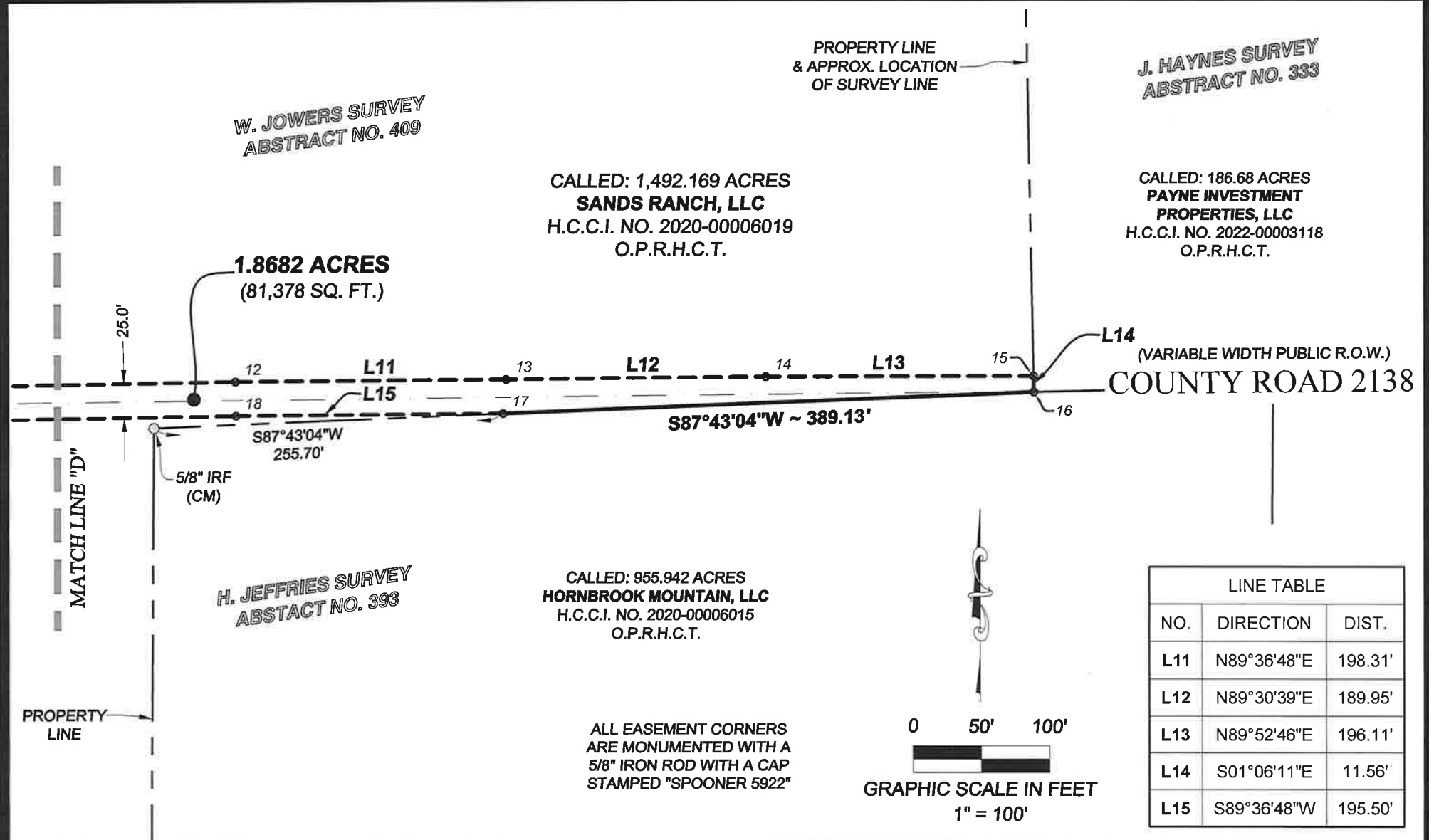


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PARCEL 1 ~ SANDS RANCH, LLC





TARRANT REGIONAL WATER DISTRICT CEDAR CREEK SECTION IV PIPELINE REPLACEMENT & CC1 IMPROVEMENTS HENDERSON COUNTY, TEXAS

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

PROPERTY: SANDS RANCH, LLC

PROPERTY ACREAGE: CALLED: 1,492.169 ACRES (DEED)

24121 P1 SANDS AE1.dwg

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



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TBPLS FIRM NO. 10054900

PARCEL 1 ~ SANDS RANCH, LLC



POINT TABLE				
POINT	PROJECT N	PROJECT E	GRID N	GRID E
1	6,791,614.06	2,657,661.76	6,791,206.60	2,657,502.31
2	6,791,612.91	2,657,623.89	6,791,205.44	2,657,464.44
3	6,791,724.46	2,657,688.61	6,791,316.99	2,657,529.16
4	6,792,079.20	2,657,743.66	6,791,671.70	2,657,584.21
5	6,792,795.89	2,657,846.59	6,792,388.35	2,657,687.13
6	6,793,277.14	2,657,911.33	6,792,869.57	2,657,751.87
7	6,793,431.71	2,657,936.97	6,793,024.14	2,657,777.51
8	6,793,583.19	2,657,968.56	6,793,175.61	2,657,809.09
9	6,793,716.97	2,657,991.76	6,793,309.37	2,657,832.29
10	6,793,829.82	2,658,030.76	6,793,422.21	2,657,871.29
11	6,793,940.06	2,658,171.36	6,793,532.45	2,658,011.88
12	6,793,944.89	2,658,506.53	6,793,537.28	2,658,347.03
13	6,793,946.23	2,658,704.84	6,793,538.62	2,658,545.33
14	6,793,947.85	2,658,894.78	6,793,540.24	2,658,735.26

POINT TABLE				
POINT	PROJECT N	PROJECT E	GRID N	GRID E
15	6,793,948.26	2,659,090.89	6,793,540.65	2,658,931.36
16	6,793,936.71	2,659,091.12	6,793,529.10	2,658,931.58
17	6,793,921.21	2,658,702.29	6,793,513.60	2,658,542.78
18	6,793,919.89	2,658,506.80	6,793,512.28	2,658,347.30
19	6,793,915.07	2,658,171.72	6,793,507.46	2,658,012.24
20	6,793,822.61	2,658,054.72	6,793,415.01	2,657,895.25
21	6,793,710.71	2,658,016.05	6,793,303.11	2,657,856.58
22	6,793,578.51	2,657,993.12	6,793,170.92	2,657,833.65
23	6,793,427.12	2,657,961.55	6,793,019.54	2,657,802.08
24	6,793,273.43	2,657,936.06	6,792,865.86	2,657,776.59
25	6,792,792.44	2,657,871.35	6,792,384.90	2,657,711.89
26	6,792,075.50	2,657,768.39	6,791,668.01	2,657,608.93
27	6,791,720.63	2,657,713.32	6,791,313.15	2,657,553.86

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 1.000060.

**TARRANT REGIONAL WATER DISTRICT
CEDAR CREEK SECTION IV PIPELINE
REPLACEMENT & CC1 IMPROVEMENTS
HENDERSON COUNTY, TEXAS**

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

PROPERTY: SANDS RANCH, LLC

PROPERTY ACREAGE: CALLED: 1,492.169 ACRES (DEED)

24121 P1 SANDS AE1.dwg

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



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

PARCEL 1 ~ SANDS RANCH, LLC



Temporary easement interest across an approximately 0.1071-acre tract of land situated in the J. McDonald Survey, Abstract No. 997, Tarrant County, Texas, and being a portion of that certain 3.1-acre tract of land conveyed to FEMCA Properties, Inc. by deed recorded as Instrument No. D222213330, Official Public Records, Tarrant County, Texas, and being further described in the accompanying resolution and in the survey attached thereto for the negotiated acquisition price of \$4,504.10.

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

**PARCEL NO. 47
J. McDONALD SURVEY, ABSTRACT NO. 997
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS**

BEING a 0.1071 acre tract of land located in the J. McDonald Survey, Abstract No. 997, City of Mansfield, Tarrant County, Texas, said 0.1071 acre tract of land being a portion of a called 3.1 acre tract of land conveyed to **FEMCA PROPERTIES INC.**, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D222213330, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said 0.1071 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 3.1 acre tract, same being a northwest property line of a called 3.091 acre tract of land described as "Tract 2", 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 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 48", conveyed to Tarrant County Water Control and Improvement District No. 1, by deed thereof filed for record in Volume 3698, Page 477, Deed Records, Tarrant County, Texas (D.R.T.C.T.), from said beginning point, the south property corner of the said 3.1 acre tract, same being the west property corner of the said 3.091 acre tract bears South 59°25'20" West, a distance of 740.95 feet, said beginning point also having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 6,904,841.59 and E: 2,377,550.59;

THENCE North 61°39'53" West, departing the said property lines, over and across the said 3.1 acre tract, in part along the said existing northeast easement line and in part along the northeast line of an existing 130 feet wide Pipeline Right-of-Way Easement described as "Parcel 46", conveyed to Tarrant County Water Control and Improvement District No. 1, by deed thereof filed for record in Volume 3713, Page 405, D.R.T.C.T., a distance of 93.27 feet;

THENCE North 59°25'20" East, departing the said existing easement line, and continuing over and across the said 3.1 acre tract, a distance of 58.39 feet;

THENCE South 61°39'53" East, continuing over and across the said 3.1 acre tract, and along a line 50 feet northeast of and parallel with the said existing easement lines, a distance of 93.27 feet to a point for corner on the aforementioned southeast property line of the 3.1 acre tract, same being the aforementioned northwest property line of the 3.091 acre tract, from which the most easterly property corner of the said 3.1 acre tract, same being the most northerly property corner of the 3.091 acre tract bears North 59°25'20" East, a distance of 611.54 feet;

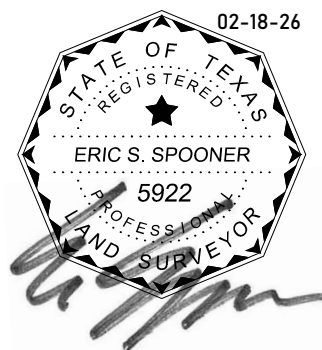
THENCE South 59°25'20" West, along the said property lines, a distance of 58.39 feet to the **POINT OF BEGINNING**.

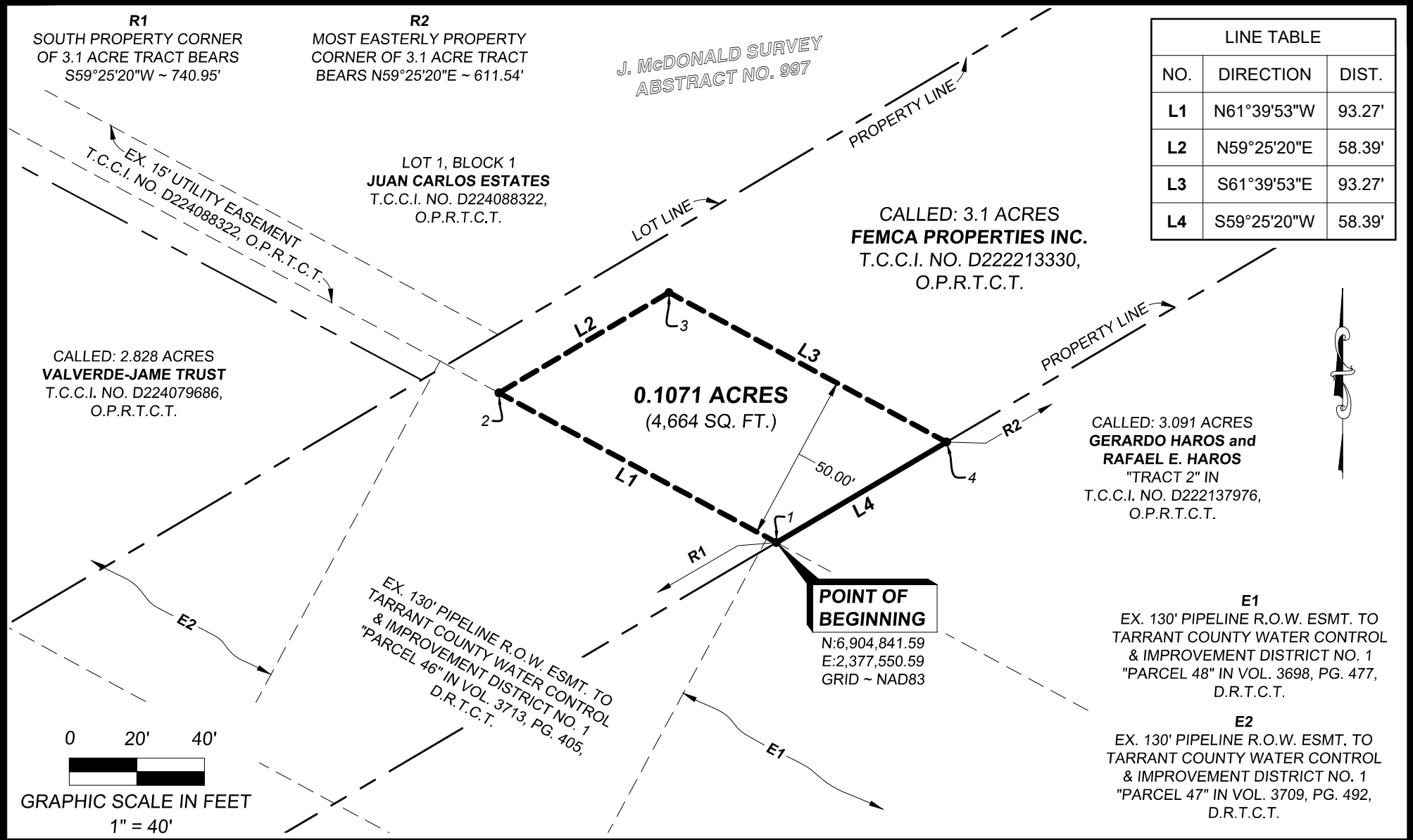
The hereinabove described tract of land contains a computed area of **0.1071 acres (4,664 square feet)** of land, more or less.

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

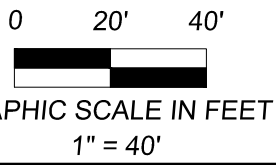
I Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the foregoing description accurately sets out the metes and bounds description of the easement tract described herein.

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





LINE TABLE		
NO.	DIRECTION	DIST.
L1	N61°39'53"W	93.27'
L2	N59°25'20"E	58.39'
L3	S61°39'53"E	93.27'
L4	S59°25'20"W	58.39'



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: FEMCA PROPERTIES INC., T.C.C.I. NO. D222213330, O.P.R.T.C.T.	PROPERTY ACREAGE: CALLED 3.1 ACRES (DEED)
24104 P47 FEMCA PROPERTIES 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



02-18-26

POINT TABLE				
POINT	PROJECT N	PROJECT E	GRID N	GRID E
1	6,905,670.18	2,377,835.89	6,904,841.59	2,377,550.59
2	6,905,714.45	2,377,753.80	6,904,885.86	2,377,468.50
3	6,905,744.15	2,377,804.06	6,904,915.55	2,377,518.76
4	6,905,699.88	2,377,886.16	6,904,871.29	2,377,600.85

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: FEMCA PROPERTIES INC., T.C.C.I. NO. D222213330, O.P.R.T.C.T.

24104 P47 FEMCA PROPERTIES TCE.dwg

PROPERTY ACREAGE: CALLED 3.1 ACRES (DEED)

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



SPOONER & ASSOCIATES
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PAR. 47 ~ FEMCA ~ EXH "A" ~ PG. 3 OF 3



02-18-26

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, and being portions of a called 3.091-acre tract and 3.119-acre tract of land conveyed to Gerardo Haros and Rafael E. Haros by deed recorded as Instrument No. D222137976, Official Public Records, Tarrant County, Texas, and being further described in the accompanying resolution and in the surveys attached thereto for the negotiated acquisition price of \$10,484.74.

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

**PARCEL NO. 48
J. McDONALD SURVEY, ABSTRACT NO. 997
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS**

BEING a 0.1264 acre tract of land located in the J. McDonald Survey, Abstract No. 997, City of Mansfield, Tarrant County, Texas, said 0.1264 acre tract of land being a portion of a called 3.091 acre tract of land described as "Tract 2" conveyed to **GERARDO HAROS and RAFAEL E. HAROS** by deed thereof filed for record Tarrant County Clerk's Instrument No. D222137976, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said 0.1264 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 3.091 acre tract, same being the northwest property line of a called 3.119 acre tract described as "Tract 1" conveyed to Gerardo Haros and Rafael E. Haros by said deed, said beginning point being South 59°27'30" West, a distance of 553.95 feet from the east property corner of the said 3.091 acre tract, same being the north property corner of the said 3.119 acre tract, said beginning point also having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 6,904,819.04 and E: 2,377,697.74;

THENCE South 59°27'30" West, along the said property lines, a distance of 58.41 feet to the intersection of the said property lines with the northeast line of an existing 130 feet wide Pipeline and Right-of-Way Easement described as "Parcel 48-A", conveyed to Tarrant County Water Control and Improvements District No. 1, by deed thereof filed for record in in Volume 3702, Page 107, Deed Records, Tarrant County, Texas (D.R.T.C.T.);

THENCE North 61°39'53" West, departing the said property lines, over and across the said 3.091 acre tract, in part along the said existing easement line and in part along the northeast easement line of an existing 130 feet wide Pipeline and Right-of-Way Easement described as "Parcel 48", conveyed to Tarrant County Water Control and Improvements District No. 1, by deed thereof filed for record in Volume 3698, Page 477, D.R.T.C.T., a distance of 110.06 feet to a point for corner at the the intersection of the said existing northeast easement line of Parcel 48 with the northwest property line of the 3.091 acre tract, same being the southeast property line of a called 3.1 acre tract of land conveyed to FEMCA Properties Inc. by deed thereof filed for record in Tarrant County Clerk's Instrument No. D222213330, O.P.R.T.C.T., from which the west property corner of the said 3.091 acre tract, same being the south property corner of the said 3.1 acre tract bears South 59°25'20" West, a distance of 740.95 feet;

THENCE North 59°25'20" East, along the said property lines, a distance of 58.39 feet;

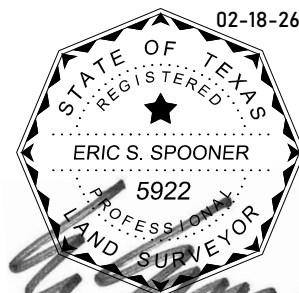
THENCE South 61°39'53" East, departing the said property lines, over and across the said 3.091 acre tract, and along a line 50 feet northeast of and parallel with the said existing easements, a distance of 110.10 feet to the **POINT OF BEGINNING**.

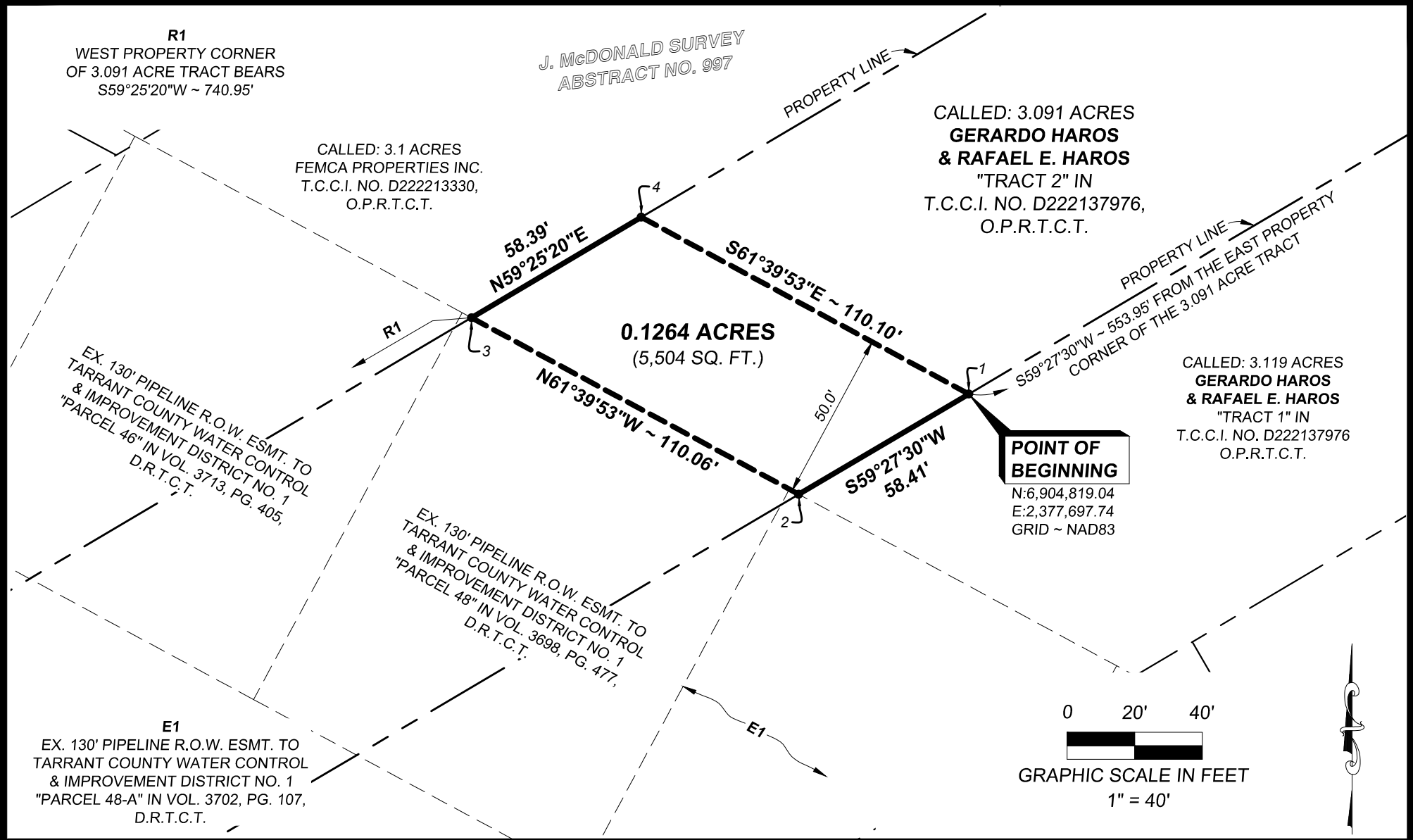
The hereinabove described tract of land contains a computed area of **0.1264 acres (5,504 square feet)** of land, more or less.

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: GERARDO HAROS AND RAFAEL E. HAROS , TR. 2, D222137976	PROPERTY ACREAGE: CALLED 3.091 ACRES (DEED)
24104 P48 HAROS 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



02-18-26

POINT TABLE				
POINT	PROJECT N	PROJECT E	GRID N	GRID E
1	6,905,647.62	2,377,983.07	6,904,819.04	2,377,697.74
2	6,905,617.94	2,377,932.77	6,904,789.36	2,377,647.45
3	6,905,670.18	2,377,835.89	6,904,841.59	2,377,550.59
4	6,905,699.88	2,377,886.16	6,904,871.29	2,377,600.85

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: GERARDO HAROS AND RAFAEL E. HAROS , TR. 2, D222137976

PROPERTY ACREAGE: CALLED 3.091 ACRES (DEED)

24104 P48 HAROS TCE.dwg

DRAWN BY: B. SMITH

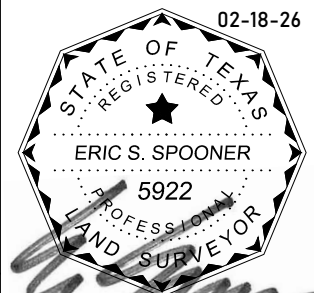
CHECKED BY: E. SPOONER



SPOONER & ASSOCIATES
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TBPLS FIRM NO. 10054900

PAR. 48 ~ HAROS ~ EXH "A" ~ PG. 3 OF 3



02-18-26

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

**PARCEL NO. 49
J. McDONALD SURVEY, ABSTRACT NO. 997
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS**

BEING a 0.1298 acre tract of land located in the J. McDonald Survey, Abstract No. 997, City of Mansfield, Tarrant County, Texas, said 0.1298 acre tract of land being a portion of a called 3.119 acre tract of land described as "Tract 1", conveyed to **GERARDO HAROS and RAFAEL E. HAROS** by deed thereof filed for record in Tarrant County Clerk's Instrument No. D222137976, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said 0.1298 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 3.119 acre tract, same being the southeast property line of a called 3.091 acre tract described as "Tract 2", conveyed to Gerardo Haros and Rafael E. Haros by said deed, said beginning point being South 59°27'30" West, a distance of 553.95 feet from the north property corner of the said 3.119 acre tract, same being the east property corner of the said 3.091 acre tract, said beginning point also having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 6,904,819.04 and E: 2,377,697.74;

THENCE South 61°39'53" East, departing the said property lines, over and across the said 3.119 acre tract, a distance of 113.09 feet to the southeast property line of the said 3.119 acre tract, same being the northwest property line of a called 3.32 acre tract of land conveyed to Bruce N. Putney and Karyn R. Putney, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D213202004, O.P.R.T.C.T.;

THENCE South 59°28'13" West; along the said southeast property line and along the said northwest property line, at a distance of 38.76 feet passing the west property corner of the said 3.32 acre tract, same being the most northerly property corner of a called 0.33 acre tract of land 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., and continuing along the said southeast property line of the 3.119 acre tract and along the northwest property line of the said 0.33 acre tract, in all a total distance of 58.41 feet to the intersection of the said property lines with the northeast easement line of an existing 130 feet wide Pipeline and 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 (D.R.T.C.T.);

THENCE North 61°39'53" West, departing the said property lines, over and across the said 3.119 acre tract, in part along the said existing easement line and in part along the northeast easement line of an existing 130 feet wide Pipeline and Right-of-Way Easement described as "Parcel 48-A", conveyed to Tarrant County Water Control and Improvements District No. 1, by deed thereof filed for record in Volume 3702, Page 107, D.R.T.C.T., a distance of 113.07 feet to the intersection of the said existing northeast easement line of Parcel 48-A with the aforementioned northwest property line of the 3.119 acre tract, same being the aforementioned southeast property of the 3.091 acre tract;

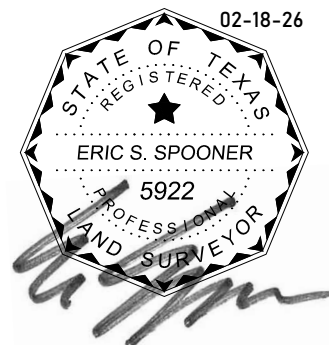
THENCE North 59°27'30" East, along the said property lines, a distance of 58.41 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **0.1298 acres (5,654 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 TABLE				
POINT	PROJECT N	PROJECT E	GRID N	GRID E
1	6,905,647.62	2,377,983.07	6,904,819.04	2,377,697.74
2	6,905,593.95	2,378,082.61	6,904,765.37	2,377,797.27
3	6,905,564.27	2,378,032.29	6,904,735.70	2,377,746.96
4	6,905,617.94	2,377,932.77	6,904,789.36	2,377,647.45

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: GERARDO HAROS AND RAFAEL E. HAROS , INS. NO. D222137976 PROPERTY ACREAGE: CALLED 3.119 ACRES (DEED)

24104 P49 HAROS 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
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TBPLS FIRM NO. 10054900

PAR. 49 ~ HAROS ~ EXH "A" ~ PG. 3 OF 3



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 Motheral seconded the motion, and the votes were 4 in favor, 0 against.

14.

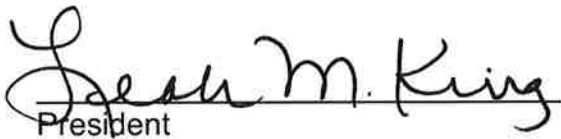
There were no future agenda items approved.

15.

The next board meetings were scheduled for August 4, 2026, and August 18, 2026.

16.

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



President



Secretary