

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF  
TARRANT REGIONAL WATER DISTRICT  
HELD ON THE 19<sup>th</sup> DAY OF SEPTEMBER 2023 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  
James Hill  
Mary Kelleher  
C.B. Team  
Paxton Motheral

Also present were Dan Buhman, Alan Thomas, Chris Akers, Darrel Andrews, Darrell Beason, Frank Beaty, Lisa Cabrera, Linda Christie, Jason Gehrig, Kelly Harper, Zach Hatton, Natasha Hill, Rachel Ickert, Jennifer Mitchell, Sandy Newby, Rick Odom, Nicole Rutigliano, Carol Tackel, and Stephen Tatum 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 Ken Richardson, who spoke regarding water saving techniques. Public comment was received from Doreen Geiger, who spoke regarding public comment. Public comment was received from Lon Burnam, who spoke regarding public comment.

3.

Director Hill moved to approve the minutes from the meetings held on August 15, 2023, and August 31, 2023. Director Motheral seconded the motion, and the votes were

5 in favor, 0 against. It was accordingly ordered that these minutes be placed in the permanent files of the District.

4.

With the recommendation of management, Director Kelleher moved to approve the Fiscal Year 2024 General Fund Budget of \$28,425,889. This budget consists of \$28,425,889 related to Flood Control expenditures offset by projected revenues of \$28,552,000 from property tax revenues. Funding for this item is included in the Fiscal Year 2024 General Fund Budget. Director Hill thanked District staff for reorganizing the General Fund Budget to concentrate on the District's core mission of water supply and flood control. Director Hill seconded the motion, and the votes were 5 in favor, 0 against.

5.

With the recommendation of management, Director Kelleher moved to adopt the ad valorem tax rate of \$.0267/\$100 valuation, for tax year 2023. Director Hill reminded the public the tax is for flood control, supports the infrastructure for the levy system, and is not for water supply. Director Motheral seconded the motion, and the votes were 5 in favor, 0 against.

6.

With the recommendation of management, Director Hill moved to approve the Fiscal Year 2024 Special Projects/Contingency Fund Budget of \$11,222,446. This budget consists of special projects expenditures of \$3,295,000 and expenditures for the Central City Flood Control project of \$7,927,446. These expenditures are offset by expected revenues of \$19,729,293, resulting in an expected increase to equity for future projects of \$8,506,847. Funding for this item is included in the Fiscal Year 2024 Special Projects/Contingency Fund. Director Kelleher seconded the motion, and the votes were

5 in favor, 0 against.

7.

With the recommendation of management, Director Team moved to approve the Fiscal Year 2024 Revenue Fund Budgeted of \$171,763,691. This budget consists of water supply expenditures of \$171,763,691 offset by projected other revenues of \$7,672,317 for a proposed net revenue requirement from contract customers of \$164,091,374. Funding for this item is included in the Fiscal Year 2024 Revenue Fund. Director Hill seconded the motion, and the votes were 5 in favor, 0 against. President King thanked fellow board members and District staff for their work on the budgets, maintaining a smooth and flexible process, making budget information available to the public, and ensuring the General Fund Budget remains on mission.

8.

With the recommendation of management, Director Kelleher moved to approve the consent agenda which includes capital, operations and maintenance expenditures. Consent agenda items are detailed in the attached spreadsheets. Funding for these items is included in the Fiscal Year 2024 General and Revenue Fund Budgets. Director Motheral seconded the motion, and the votes were 5 in favor, 0 against.

**Tarrant Regional Water District  
September 19, 2023 Board of Directors Meeting  
Consent Agenda  
Capital Expenditures**

Project	Vendor	Amount	Purpose	Budget	
				Source	Amount
<b>1A</b> ITB No. 24-001 1 Ton 4wd Ext Cab LWB UTL - Unit 2-435	<b>Silsbee Ford</b>	<b>\$75,625.50</b>	Proposed purchase of a 1 Ton 4wd Ext Cab & Chassis with Utility Bed to be assigned to an Operations & Maintenance Technician. Upon receipt of new unit, a condition assessment of pool vehicles will be performed, and the appropriate unit will be sold at auction. The purchase will be made utilizing the State of Texas Co-Op program, TIPS-USA Contract 210907, in accordance with Local Government Code 791.025.		
<b>Total for Unit 2-435</b>		<b>\$75,625.50</b>		Revenue	<b>\$68,000.00</b>
<b>1B</b> ITB No. 24-001 1 Ton 4wd Ext Cab LWB UTL - Unit 2-436	<b>Silsbee Ford</b>	<b>\$75,625.50</b>	Proposed purchase of a 1 Ton 4wd Ext Cab & Chassis with Utility Bed to be assigned to an Operations & Maintenance Technician. Upon receipt of new unit, a condition assessment of pool vehicles will be performed, and the appropriate unit will be sold at auction. The purchase will be made utilizing the State of Texas Co-Op program, TIPS-USA Contract 210907, in accordance with Local Government Code 791.025.		
<b>Total for Unit 2-436</b>		<b>\$75,625.50</b>		Revenue	<b>\$68,000.00</b>
<b>1C</b> ITB No. 24-001 1 Ton 4wd Ext Cab LWB UTL - Unit 2-437	<b>Silsbee Ford</b>	<b>\$75,625.50</b>	Proposed purchase of a 1 Ton 4wd Ext Cab & Chassis with Utility Bed to be assigned to an Operations & Maintenance Technician. Upon receipt of new unit, a condition assessment of pool vehicles will be performed, and the appropriate unit will be sold at auction. The purchase will be made utilizing the State of Texas Co-Op program, TIPS-USA Contract 210907, in accordance with Local Government Code 791.025.		
<b>Total for Unit 2-437</b>		<b>\$75,625.50</b>		Revenue	<b>\$68,000.00</b>
<b>1D</b> ITB No. 24-001 1 Ton 4wd Ext Cab LWB UTL - Unit 2-445	<b>Silsbee Ford</b>	<b>\$75,625.50</b>	Proposed purchase of a 1 Ton 4wd Ext Cab & Chassis with Utility Bed to be assigned to an Pump Mechanic. Upon receipt of new unit, a condition assessment of pool vehicles will be performed, and the appropriate unit will be sold at auction. The purchase will be made utilizing the State of Texas Co-Op program, TIPS-USA Contract 210907, in accordance with Local Government Code 791.025.		
<b>Total for Unit 2-445</b>		<b>\$75,625.50</b>		Revenue	<b>\$68,000.00</b>

**Tarrant Regional Water District  
September 19, 2023 Board of Directors Meeting  
Consent Agenda  
Capital Expenditures**

Project	Vendor	Amount	Purpose	Budget
<b>1E</b> ITB No. 24-001 3/4 Ton 4WD Ext Cab LWB UTL - Unit 2-446	<b>Silsbee Ford</b>	<b>\$74,687.50</b>	Proposed purchase of a 3/4 Ton 4wd Ext Cab & Chassis with Utility Bed to be assigned to an Instrumentation & Electrical Technician. Upon receipt of new unit, a condition assessment of pool vehicles will be performed, and the appropriate unit will be sold at auction. The purchase will be made utilizing the State of Texas Co-Op program, TIPS-USA Contract 210907, in accordance with Local Government Code 791.025.	
<b>Total for Unit 2-446</b>		<b>\$74,687.50</b>		Revenue <b>\$65,000.00</b>
<b>1F</b> ITB No. 24-001 1/2 Ton 4wd Crew Cab SWB Pickup - Unit 2-447	<b>Silsbee Ford</b>	<b>\$48,709.25</b>	Proposed purchase of a 1/2 Ton 4wd Crew Cab Pickup to be assigned to an Environmental Technician. Upon receipt of new unit, a condition assessment of pool vehicles will be performed, and the appropriate unit will be sold at auction. The purchase will be made utilizing the State of Texas Co-Op program, TIPS-USA Contract 210907, in accordance with Local Government Code 791.025.	
<b>Total for Unit 2-447</b>		<b>\$48,709.25</b>		Revenue <b>\$42,000.00</b>
<b>1G</b> ITB No. 24-001 3/4 Ton 4WD Ext Cab SWB Pickup - Unit 2-443	<b>Silsbee Ford</b>	<b>\$52,117.00</b>	Proposed purchase of a 3/4 Ton 4wd Ext Cab Pickup to be assigned to Operations. Upon receipt of new unit, a condition assessment of pool vehicles will be performed, and the appropriate unit will be sold at auction. The purchase will be made utilizing the State of Texas Co-Op program, TIPS-USA Contract 210907, in accordance with Local Government Code 791.025.	
<b>Total for Unit 2-443</b>		<b>\$52,117.00</b>		General <b>\$45,000.00</b>
<b>1H</b> ITB-24-001 Full Size 4wd SUV 3rd Seat - Unit 2-448	<b>Silsbee Ford</b>	<b>\$57,300.00</b>	Proposed purchase of a Full Size 4wd SUV with 3rd Seat to be assigned to the Administration Pool. Upon receipt of new unit, a condition assessment of pool vehicles will be performed, and the appropriate unit will be sold at auction. The purchase will be made utilizing the State of Texas Co-Op program, TIPS-USA Contract 210907, in accordance with Local Government Code 791.025.	
<b>Total for Unit 2-448</b>		<b>\$57,300.00</b>		General <b>\$45,000.00</b>

**Tarrant Regional Water District  
September 19, 2023 Board of Directors Meeting  
Consent Agenda  
Capital Expenditures**

	Project	Vendor	Amount	Purpose	Budget
2A	ITB No. 24-001 Full Size SUV 4wd - 2-444	Lake Country Chevrolet	\$78,111.53	Proposed purchase of a Full Size 4wd SUV SSV to be assigned to Law Enforcement. Upon receipt of new unit, a condition assessment of pool vehicles will be performed, and the appropriate unit will be sold at auction. The purchase will be made utilizing the State of Texas Co-Op program, TIPS-USA Contract 210907, in accordance with Local Government Code 791.025.	
<b>Total for Unit 2-444</b>			<b>\$78,111.53</b>		General <b>\$65,000.00</b>
2B	ITB No. 24-001 Full Size SUV 4wd - Unit 2-450	Lake Country Chevrolet	\$78,111.53	Proposed purchase of a Full Size 4wd SUV SSV to be assigned to Law Enforcement. Upon receipt of new unit, a condition assessment of pool vehicles will be performed, and the appropriate unit will be sold at auction. The purchase will be made utilizing the State of Texas Co-Op program, TIPS-USA Contract 210907, in accordance with Local Government Code 791-025.	
<b>Total for Unit 2-450</b>			<b>\$78,111.53</b>		General <b>\$70,000.00</b>
3	ITB No. 24-002 Mid Size 4wd Crew Cab Pickup - Unit 2-449	Caldwell Chevrolet	\$39,950.00	New unit will be an addition to the Fleet and assigned to a Instrumentation & Electrical Technician. Upon receipt of new unit, a condition assessment of pool vehicles will be performed, and the appropriate unit will be sold at auction. The purchase will be made utilizing the State of Texas Co-Op program, BuyBoard Contract #601-19, in accordance with Local Government Code 271.083.	
<b>Total for Unit 2-449</b>			<b>\$39,950.00</b>		Revenue <b>\$32,000.00</b>
4	ITB No. 24-003 Heavy Duty Tandem Axle Grapple Truck - Unit 5-111	Doggett Freightliner of South Texas	\$253,930.00	New unit will replace 5-98 2006 Ford Cab & Chassis with Grapple Bed. New unit will be assigned to Operations Resource Calendar. Unit 5-98 will be sold at auction. The purchase will be made utilizing the Interlocal Cooperative, TIPS-USA Contract 200208, in accordance with Government Code 791.025.	
<b>Total for Unit 5-111</b>			<b>\$259,338.00</b>		General <b>\$275,000.00</b>

**Tarrant Regional Water District  
September 19, 2023 Board of Directors Meeting  
Consent Agenda  
Capital Expenditures**

	Project	Vendor	Amount	Purpose	Budget
5	ITB No. 24-004 Heavy Duty Tandem Axle Haul Truck - Unit 4-17	MHC Kenworth	\$254,744.37	New unit will replace 4-14 2002 Kenworth T800B Haul Truck with approximately 207,043 miles. New unit will be assigned to Operations. Unit 4-14 will be sold at auction. The purchase will be made utilizing the Interlocal Cooperative, Sourcewell Contract 060920-KTC in accordance with Government Code 791.025.	
	<b>Total for Unit 4-17</b>		<b>\$254,744.37</b>		General <b>\$300,000.00</b>
6	ITB No. 24-005 Heavy Duty 100,000 lb. Hydraulic Excavator - Unit 8-82	Kirby-Smith Machinery Inc.	\$487,831.00	New unit will replace 8-70 2010 Komatsu PC400LC8 100,000 lb. Hydraulic Excavator with approximately 6,600 hours. New unit will be assigned to Operations Resource Calendar. Unit 8-70 will be sold at auction. The purchase will be made utilizing the Sourcewell Contract 032119-KCM in accordance with Government Code 791.025.	
	<b>Total for Unit 8-82</b>		<b>\$487,831.00</b>		General <b>\$550,000.00</b>
7A	ITB No. 24-006 100KW Stand-by Generator - Unit 12-227	Loftin Equipment Company, Inc.	\$45,343.00	New unit will replace 12-279 1983 Caterpillar 100KW Stand-by Generator and will provide emergency power to the RC Spillway North Structure. Unit 12-279 is now 40 years old and parts are becoming obsolete. Unit 12-279 will be sold at auction. The purchase will be utilizing the Interlocal Cooperative, HGACBuy Contract GE02-20 in accordance with Government Code 791.025.	
	<b>Total for Unit 12-227</b>		<b>\$45,343.00</b>		Revenue <b>\$55,000.00</b>
7B	ITB No. 24-006 100KW Stand-by Generator - Unit 12-228	Loftin Equipment Company, Inc.	\$45,343.00	New unit will replace 12-280 1983 Caterpillar 100KW Stand-by Generator and will provide emergency power to the RC Spillway South Structure. Unit 12-280 is now 40 years old and parts are becoming obsolete. Unit 12-280 will be sold at auction. The purchase will be utilizing the Interlocal Cooperative, HGACBuy Contract GE02-20 in accordance with Government Code 791.025.	
	<b>Total for Unit 12-228</b>		<b>\$45,343.00</b>		Revenue <b>\$55,000.00</b>
	<b>General Actuals</b>	<b>\$1,267,553.43</b>		<b>General Budget</b>	<b>\$1,350,000.00</b>
	<b>Revenue Actuals</b>	<b>\$556,534.75</b>		<b>Revenue Budget</b>	<b>\$521,000.00</b>
	<b>Capital Equipment Actual Total</b>	<b>\$1,824,088.18</b>		<b>Capital Equipment Budget Total</b>	<b>\$1,871,000.00</b>

**Tarrant Regional Water District  
September 19, 2023 Board of Directors Meeting  
Consent Agenda  
Capital Expenditures**

Project	Vendor	Amount	Purpose	Budget
<b><u>VENDOR TOTALS</u></b>				
	<b>Grand Total for Kirby Smith</b>	<b>\$487,831.00</b>		
	<b>Grand Total for Lake Country Chevrolet</b>	<b>\$156,223.06</b>		
	<b>Grand Total for Silsbee Ford</b>	<b>\$535,315.75</b>		
	<b>Grand Total for Caldwell Chevrolet</b>	<b>\$39,950.00</b>		
	<b>Grand Total for Loftin Equipment Company, Inc.</b>	<b>\$90,686.00</b>		
	<b>Grand Total for MCH Kenworth</b>	<b>\$254,744.37</b>		
	<b>Grand Total for Doggett Freightliner of South Texas LLC</b>	<b>\$259,338.00</b>		
	<b>Capital Equipment Total</b>	<b><u>\$1,824,088.18</u></b>		



**Tarrant Regional Water District  
September 19, 2023 Board of Directors Meeting  
Consent Agenda  
Fleet Operations Maintenance**

**Contract Renewal**

Project	Vendor	Amount	Purpose	Budget Line	Budget	
					Source	Amount
8A Stand-by Generator Preventative Maintenance Contract	KW Power Services	\$12,879.00	Stand-by Generator Preventative Maintenance Contract Renewal FY2024 - Annual Pm, load bank test, quarterly inspections, fuel polishing, repairs	497	General	\$410,000.00
8B Stand-by Generator Preventative Maintenance Contract	KW Power Services	\$73,026.00	Stand-by Generator Preventative Maintenance Contract Renewal FY2024 - Annual Pm, load bank test, quarterly inspections, fuel polishing, repairs	1015, 5600, 9389	Revenue	\$427,000.00

FY2024	
General	\$12,879.00
Revenue	\$73,026.00
<b>Total</b>	<b>\$85,905.00</b>

FY2024	
General	\$410,000.00
Revenue	\$427,000.00
<b>Total</b>	<b>\$837,000.00</b>

**Tarrant Regional Water District  
September 19, 2023 Board of Directors Meeting  
Consent Agenda**

Project	Vendor	Amount	Purpose	Budget	
9 Joint-Funding Agreement for Gage Network Support Services	U.S. Geological Survey	not-to-exceed \$399,010	<p>The District does its part to support a reliable gage network in the Trinity River basin. Data collected at District-sponsored USGS sites benefits many other entities. This includes the National Weather Service radar rainfall estimates and river forecasts. Surrounding communities use the data to inform Federal Emergency Management Agency floodplain mapping in their communities. Emergency management coordinators use data to aid evacuations during flooding. State water planners use the data to assess the reliability and status of state water supplies.</p> <p>Annual O&amp;M services provided by the USGS include responding to service calls, making periodic field measurements to ensure data accuracy, and publishing quality controlled data. In addition to O&amp;M services, on-call streamflow measurements below the District lakes allow District staff to better calibrate outflow rate from reservoir spillways and valves, as well as quantify loss/gain of water as it travels from Bridgeport to Eagle Mountain.</p> <p>This agreement has a total cost of \$432,760. The USGS contribution is \$33,750 (8%). The District is responsible for the remaining \$399,010 for services provided during the October 1, 2023 through September 30, 2024 period.</p>	General Revenue	General: \$240,000; Revenue: \$190,000
10 5 Year Service Agreement for Multi-Function Center Devices	Canon Solutions America, Inc.	\$32,148 annually for a total of \$160,740 over 5 years and a fixed per printed page supply expense	Multi-function center (MFC) devices provide the printing, scanning, faxing, and copying functions at each District office location. The proposed service agreement with Canon Solutions America, Inc. includes the equipment lease, supply, and maintenance services that ensure the devices are secure and in proper working order at a fixed cost over the next five years. The service agreement includes 26 MFC devices.	General Revenue	\$80,000
11 Resolution Authorizing Tarrant Regional Water District's Bank Representatives	JPMorgan Chase Bank N.A.	N/A	The current authorized bank representatives are Dan Buhman, General Manager, Robert Alan Thomas, Deputy General Manager, Sandra Newby, Chief Financial Officer, Carol Tackel, Chief Internal Auditor, Lisa Cabrera, Chief Human Resources Officer, and Jennifer Mitchell, Finance Director. Due to changes in roles and responsibilities, the resolution authorizing signers on the bank accounts needs to be updated. Management recommends adding Michael Miller, Treasury Manager and Kathleen Ray, Purchasing Manager to the authorized representatives and removing Lisa Cabrera, Chief Human Resources Officer, to reflect the current state in staffing and roles. This will allow for better segregation of duties as well as provide back-up staff in the event of an emergency.	N/A	N/A
12 Resolution Authorizing Tarrant Regional Water District's Bank Representatives	PlainsCapital Bank	N/A	Management recommends approval of Dan Buhman, General Manager, Robert Alan Thomas, Deputy General Manager, Sandra Newby, Chief Financial Officer, Carol Tackel, Chief Internal Auditor, Jennifer Mitchell, Finance Director, Michael Miller, Treasury Manager, and Kathleen Ray, Purchasing Manager as authorized representatives with PlainsCapital Bank. The Board approved PlainsCapital Bank as the District's secondary depository service provider on December 13, 2022. As part of that agreement, the Board must designate staff to be authorized representatives of the District with PlainsCapital Bank.	N/A	N/A
<b>Annual Total</b>		<b><u>\$431,158.00</u></b>		<b>Total</b>	<b><u>\$510,000</u></b>

9.

With the recommendation of management, Director Team moved to approve a raw water supply contract renewal with Texas Water Utilities, L.P., to increase the annual not-to-exceed volume by 0.57 MGD (from 0.91 MGD to 1.48 MGD). Director Hill seconded the motion, and the votes were 5 in favor, 0 against.

10.

With the recommendation of the management, Director Motheral moved to approve a contract in an amount not-to-exceed \$245,622 with Eurofins Laboratories for environmental lab services for the District's routine water quality monitoring program. Funding for this item is included in the Fiscal Year 2024 General and Revenue Funds. Director Kelleher seconded the motion, and the votes were 5 in favor, 0 against.

11.

With the recommendation of the management, Director Kelleher moved to approve a five-year contract in the amount of \$718,200 with Shermco Industries, Inc. for preventative electrical substation maintenance plus contractually established rates for unscheduled corrective repairs. This will be an annual contract with four (4) options to renew. Funding for this item is included in the Fiscal Year 2024 Revenue Fund. Director Motheral seconded the motion, and the votes were 5 in favor, 0 against.

12.

With the recommendation of management, Director Motheral moved to approve a change order in the amount of \$65,982.24 with BAR Constructors, Inc. for the Kennedale Balancing Reservoir Yard Piping, Inlet and Outlet Modification Project. The current contract price is \$40,428,213.09 and the revised contract price, including this change order, will be \$40,494,195.33. In addition, the General Manager of TRWD or his designee

is authorized to execute all documents associated with the contract. Funding for this item is included in the Bond Fund. Director Kelleher seconded the motion, and the votes were 5 in favor, 0 against.

13.

With the recommendation of management, Director Kelleher moved to approve a credit change order in the amount of \$(284,791.98) with Traylor Sundt Joint Venture for Hollywood Lake Tunnel Project adjacent Landowner's agricultural operations access impacts and credit for steel tunnel and open-cut pipe reassigned from the Texas Department of Transportation Tunnel Project FM 2588. The current contract amount is \$221,709,302.25 and the revised not-to-exceed contract amount, including this change order, will be \$221,424,510.27. Funding for this item is included in the Dallas Bond Fund. Director Hill seconded the motion, and the votes were 5 in favor, 0 against.

14.

With the recommendation of management, Director Hill moved to approve purchase in an amount not-to-exceed \$89,568.00 for six (6) combination air release/vacuum valves. Two (2) 10-inch valves and four (4) 12-inch combination air release/vacuum valves are needed for the replacement of existing valves on the Cedar Creek and Richland-Chambers pipelines. Funding for this item is included in the Fiscal Year 2024 Revenue Fund. Director Kelleher seconded the motion, and the votes were 5 in favor, 0 against.

15.

With the recommendation of management, Director Hill, noting approval by the District's general counsel, moved to approve a Certificate of Inclusion to Candidate Conservation Agreement with Assurances in the amount of \$15,000 annually for a ten

(10) year period. This plan will allow for covered threatened and endangered species conservation and habitat restoration, while also allowing for District operations to continue uninterrupted should a covered species become listed by US Fish and Wildlife Service under the Endangered Species Act in the future. Funding for this item is included in the Fiscal Year 2024 Revenue Fund. Director Kelleher seconded the motion, and the votes were 5 in favor, 0 against.

16.

With the recommendation of management, Director Team moved to approve a five (5) year renewable Memorandum of Understanding between the District and the City of Fort Worth to define the cooperative efforts and responsibilities associated with the construction and operation of one or more waterwheels in the Trinity River. The District commits up to \$350,000 for the construction and installation of the waterwheels and projected annual operating costs, per entity, per waterwheel are \$25,000 or less. Funding for this item is included in the Fiscal Year 2024 General Fund. Director Kelleher seconded the motion. Directors King, Kelleher, Team and Motheral voted in favor and Director Hill voted against.

17.

- Water Resources Update presented by Rachel Ickert, Chief Water Resources Officer
- Fiscal Year 2023 Financial Quarterly Update presented by Jennifer Mitchell, Finance Director
- TRWD Grant Update presented by Jennifer Mitchell, Finance Director

The Board of Directors recessed for a break from 10:19 a.m. to 10:23 a.m.

18.

The Board next held an Executive Session commencing at 10:24 a.m. under Section 551.071 of the Texas Government Code to Consult with Legal Counsel on a Matter in Which the Duty of Counsel Under the Texas Disciplinary Rules of Professional Conduct Clearly Conflicts with Chapter 551, Texas Government Code; Section 551.072 of the Texas Government Code to Deliberate the Purchase, Exchange, Lease or Value of Real Property; and Section 551.074 of the Texas Government Code Regarding Personnel Matters.

Upon completion of the executive session at 11:25 a.m., the President reopened the meeting.

19.

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

**A temporary easement interest across a 0.131-acre tract of land situated in the M. Gregg Survey, Abstract No. 1555, City of Mansfield, Tarrant County, Texas, and being a portion of Lot 1, Block 1 of Heritage Business Park, an addition to the City of Mansfield, as recorded in Volume 388-205, Page 66 of the Plat Records of Tarrant County, Texas, said Lot 1, Block 1 being conveyed to RMS Holdings V, LLC, as recorded in Instrument No. D221228786 of the Official Public Records of Tarrant County, Texas, and being further described in the accompanying resolution and in the survey plat attached hereto for the negotiated purchase price of \$25,000.**

**EXHIBIT "A"**  
**TARRANT REGIONAL WATER DISTRICT**  
**CEDAR CREEK SECTION 2 REPLACEMENT**  
**PARCEL NO. 11-TCE**

**TEMPORARY CONSTRUCTION EASEMENT**  
**M. GREGG SURVEY, ABSTRACT NO. 1555**  
**CITY OF MANSFIELD**  
**TARRANT COUNTY, TEXAS**

Being a temporary construction easement situated in the M. Gregg Survey, Abstract No. 1555, City of Mansfield, Tarrant County, Texas, and being a portion of Lot 1, Block 1 of Heritage Business Park, an addition to the City of Mansfield as recorded in Volume 388-205, Page 66 of the Plat Records of Tarrant County, Texas, said Lot 1, Block 1 being conveyed to RMS Holdings V, LLC as recorded in Instrument No. D221228786 of the Official Public Records of Tarrant County, Texas, said temporary construction easement being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/8 inch iron rod with cap stamped "RPLS 4838" found for the north corner of Lot 3, Block 2 of Heritage Industrial Park, an addition to the City of Mansfield as recorded in Instrument No. D209282956 of said Official Public Records of Tarrant County, Texas, and for the west corner of a called 12.512 acre tract of land conveyed to Lonejack LLC as recorded in Instrument No. D222183370 of said Official Public Records of Tarrant County, Texas, said 5/8 inch iron rod with cap stamped "RPLS 4838" being in the southeast line of Heritage Parkway (a 120.00' right-of-way); **THENCE** North 59 degrees 07 minutes 10 seconds East, with the northwest line of said called 12.512 acre tract of land and with the southeast line of said Heritage Parkway, a distance of 256.76 feet to a Mag Nail found for the north corner of said called 12.512 acre tract of land and for the most southerly northwest corner of a tract of land conveyed to Mansfield Economic Development Corporation as recorded in Instrument No. D221138220 of said Official Public Records of Tarrant County, Texas; **THENCE** North 23 degrees 55 minutes 33 seconds East, a distance of 208.62 feet to a calculated point for the **POINT OF BEGINNING**, said calculated point being in the northwest line of said Heritage Parkway, in the southeast line of said Lot 1, Block 1 and in the southeast line of a 10' Building Line and Utility Easement as recorded in Volume 388-205, Page 66 of said Plat Records of Tarrant County, Texas;

**THENCE** North 52 degrees 34 minutes 43 seconds West, a distance of 253.65 feet to a calculated point for corner;

**THENCE** North 00 degrees 15 minutes 21 seconds West, a distance of 0.35 feet to a calculated point for corner in the southwest line of Union Pacific Railroad (a 100' wide right-of-way) and in the northeast line of said Lot 1, Block 1, said calculated point being in the northeast line of a 15' Building Line and Utility Easement as recorded in Volume 388-205, Page 66 of said Plat Records of Tarrant County, Texas;

(Exhibit "A")

**THENCE** South 74 degrees 46 minutes 48 seconds East, with the southwest line of said Union Pacific Railroad, with the northeast line of said Lot 1 Block 1, and with the northeast line of said 15' Building Line and Utility Easement, a distance of 65.42 feet to a calculated point for corner;

**THENCE** South 52 degrees 34 minutes 43 seconds East, a distance of 203.23 feet to a calculated point for corner in the southeast line of said Lot 1, Block 1, in the northwest line of said Heritage Parkway and in the southeast line of said 10' Building Line and Utility Easement, from which a calculated point for the east corner of said Lot 1, Block 1 bears North 59 degrees 05 minutes 14 seconds East, a distance of 106.51 feet;

**THENCE** South 59 degrees 05 minutes 14 seconds West, with the southeast line of said Lot 1, Block 1 and with the northwest line of said Heritage Parkway, a distance of 26.90 feet to the **POINT OF BEGINNING**, and containing 5,722 square feet or 0.131 acres of land, more or less.

**Notes:**

- (1) A plat of same date herewith accompanies this legal description.
- (2) All bearings and coordinates are referenced to the Texas State Plane Coordinate System, NAD-83(2011), North Central Zone (4202). All distances and areas shown are surface utilizing a surface adjustment factor of 1.000072449.

**\* SURVEYOR'S CERTIFICATE \***

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

October 14, 2022

Revised: August 29, 2023

Revised: August 30, 2023



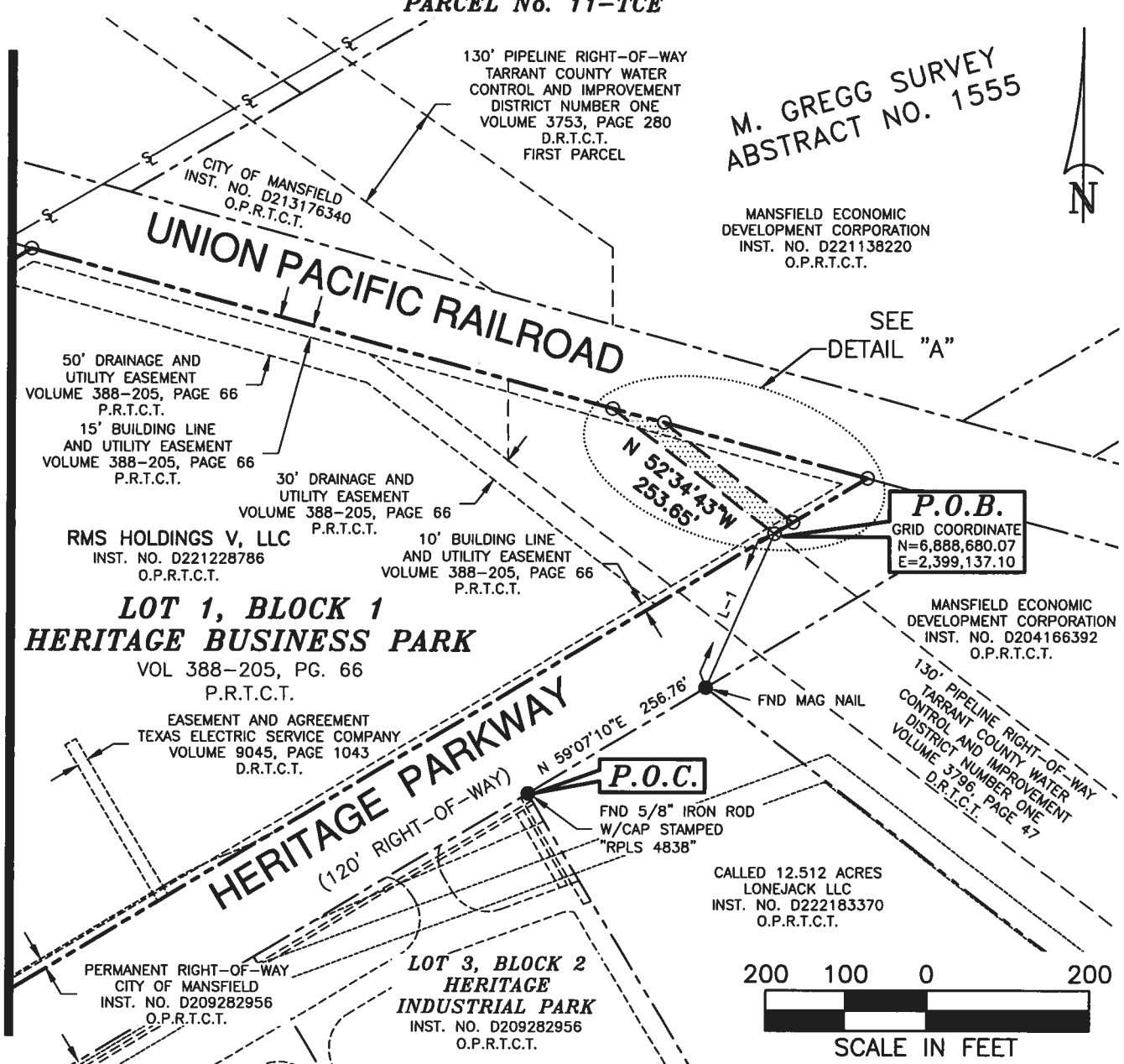
*R Kennedy*  
Richard Kennedy  
Registered Professional Land Surveyor  
Texas No. 5527  
Gorronдона & Associates, Inc.  
Texas Firm No. 10106900

(Exhibit "A")



**EXHIBIT "A"**  
**PARCEL No. 11-TCE**

MATCHLINE PAGE 2

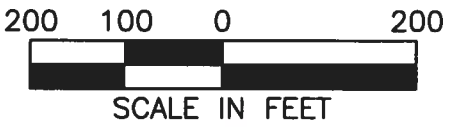


M. GREGG SURVEY  
 ABSTRACT NO. 1555

MANSFIELD ECONOMIC  
 DEVELOPMENT CORPORATION  
 INST. NO. D221138220  
 O.P.R.T.C.T.

**P.O.B.**  
 GRID COORDINATE  
 N=6,888,680.07  
 E=2,399,137.10

**P.O.C.**



REVISED: AUGUST 29, 2023      REVISED: AUGUST 30, 2023

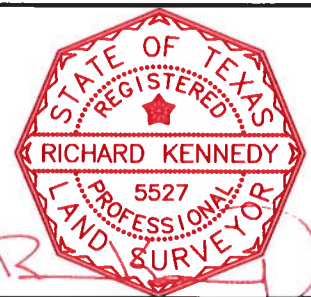


**Tarrant Regional Water District**

800 E. NORTHSIDE DRIVE • FORT WORTH, TEXAS 76102

**CEDAR CREEK  
 SECTION 2 REPLACEMENT**

PARCEL NO. 11-TCE		TEMPORARY CONSTRUCTION EASEMENT
OWNER: RMS HOLDINGS V, LLC		
SURVEY: M. GREGG SURVEY, ABSTRACT NO. 1555		
LOCATION: CITY OF MANSFIELD, TARRANT COUNTY, TEXAS		
ACQUISITION AREA: 5,722 SQUARE FEET OR 0.131 ACRES		
WHOLE PROPERTY ACREAGE: 25.12 ACRES (BY DEED)		
G&A JOB NO. B&V_1901.00	DRAWN BY: BM	CAD FILE: P11_TCE_R03.DWG
OCTOBER 14, 2022	EXHIBIT A	SCALE: 1" = 200'



RICHARD KENNEDY  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 NO. 5527      TEXAS FIRM No. 10106900

**EXHIBIT "A"**  
**PARCEL No. 11-TCE**

J. ROBERTSON SURVEY  
 ABSTRACT NO. 1317

E. MCAINER SURVEY  
 ABSTRACT NO. 1005

M. GREGG SURVEY  
 ABSTRACT NO. 1555

**MITCHELL-MANSFIELD ROAD**  
 (60' RIGHT-OF-WAY)

**LOT 1, BLOCK 1**  
**HERITAGE BUSINESS PARK**  
 VOL 388-205, PG. 66  
 P.R.T.C.T.

RMS HOLDINGS V, LLC  
 INST. NO. D221228786  
 O.P.R.T.C.T.

EASEMENT AND RIGHT-OF-WAY  
 TEXAS MIDSTREAM GAS SERVICES, LLC.  
 INST. NO. D209282956  
 O.P.R.T.C.T.

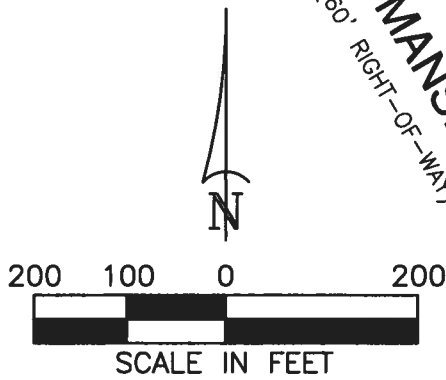
10' UTILITY EASEMENT  
 VOLUME 388-205, PAGE 66  
 P.R.T.C.T.

PERMANENT RIGHT-OF-WAY  
 CITY OF MANSFIELD  
 INST. NO. D209282956  
 O.P.R.T.C.T.

10' BUILDING LINE  
 AND UTILITY EASEMENT  
 VOLUME 388-205, PAGE 66  
 P.R.T.C.T.

30' BUILDING LINE  
 VOLUME 388-205, PAGE 66  
 P.R.T.C.T.

**HERITAGE PARKWAY**  
 (120' RIGHT-OF-WAY)



MATCHLINE PAGE 1

REVISED: AUGUST 29, 2023      REVISED: AUGUST 30, 2023



**Tarrant Regional Water District**

800 E. NORTHSIDE DRIVE • FORT WORTH, TEXAS 76102

**CEDAR CREEK**  
**SECTION 2 REPLACEMENT**

PARCEL NO. 11-TCE	TEMPORARY CONSTRUCTION EASEMENT	
OWNER: RMS HOLDINGS V, LLC		
SURVEY: M. GREGG SURVEY, ABSTRACT NO. 1555		
LOCATION: CITY OF MANSFIELD, TARRANT COUNTY, TEXAS		
ACQUISITION AREA: 5,722 SQUARE FEET OR 0.131 ACRES		
WHOLE PROPERTY ACREAGE: 25.12 ACRES (BY DEED)		



**RICHARD KENNEDY**  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 NO. 5527      TEXAS FIRM No. 10106900

G&A JOB NO. B&V_1901.00	DRAWN BY: BM	CAD FILE: P11_TCE_R03.DWG
OCTOBER 14, 2022	EXHIBIT A	SCALE: 1" = 200'

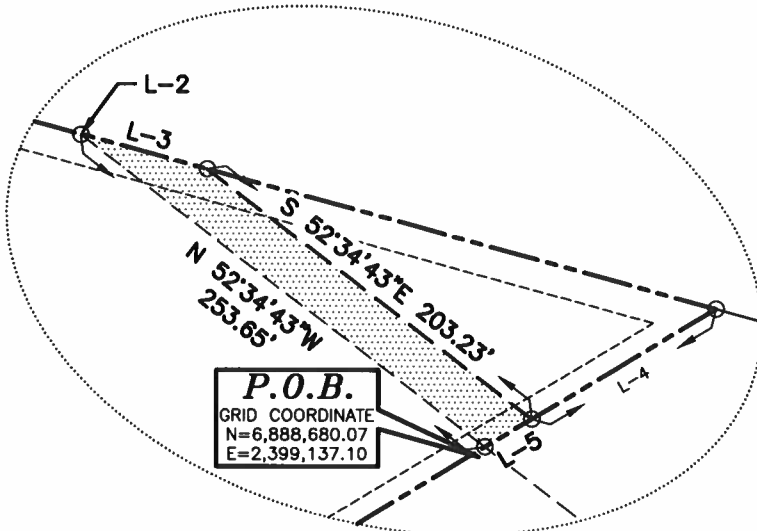
# EXHIBIT "A"

## PARCEL No. 11-TCE

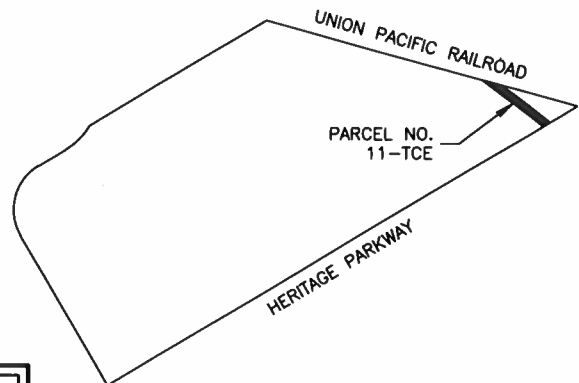
### LEGEND

- ⊗ SET MONUMENTATION (SIZE AND TYPE NOTED)
- FND MONUMENTATION (SIZE AND TYPE NOTED)
- CALCULATED POINT
- PROPERTY/RIGHT-OF-WAY LINE
- - - - - EXISTING EASEMENT LINE
- · — · — PROPOSED EASEMENT LINE
- § —— SURVEY/ABSTRACT LINE

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 23°55'33"E	208.62'
L-2	N 00°15'21"W	0.35'
L-3	S 74°46'48"E	65.42'
L-4	N 59°05'14"E	106.51'
L-5	S 59°05'14"W	26.90'



DETAIL "A"  
NOT TO SCALE



SUBJECT TRACT &  
LOCATION OF EASEMENT

**NOTES:**

1. A LEGAL DESCRIPTION OF SAME DATE HERewith ACCOMPANIES THIS PLAT.
2. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83(2011), NORTH CENTRAL ZONE (4202). ALL DISTANCES AND AREAS SHOWN ARE SURFACE UTILIZING A SURFACE ADJUSTMENT FACTOR OF 1.000072449.

REVISED: AUGUST 29, 2023      REVISED: AUGUST 30, 2023



# Tarrant Regional Water District

800 E. NORTHSIDE DRIVE • FORT WORTH, TEXAS 76102

## CEDAR CREEK SECTION 2 REPLACEMENT

PARCEL NO. 11-TCE		TEMPORARY CONSTRUCTION EASEMENT
OWNER: RMS HOLDINGS V, LLC		
SURVEY: M. GREGG SURVEY, ABSTRACT NO. 1555		
LOCATION: CITY OF MANSFIELD, TARRANT COUNTY, TEXAS		
ACQUISITION AREA: 5,722 SQUARE FEET OR 0.131 ACRES		
WHOLE PROPERTY ACREAGE: 25.12 ACRES (BY DEED)		

G&A JOB NO. B&V_1901.00	DRAWN BY: BM	CAD FILE: P11_TCE_R03.DWG
OCTOBER 14, 2022	EXHIBIT A	SCALE: 1" = 200'



**RICHARD KENNEDY**  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5527      TEXAS FIRM No. 10106900

**Temporary easement interests across a 6.169-acre tract of land situated in the SA & MG RR CO Survey, Abstract No. 1056, the J. Morgan Survey, Abstract No. 1224 and the J. Thompson Survey, Abstract No. 1086, City of Midlothian, Ellis County, Texas, and being a portion of a called 575.371 acre tract of land conveyed to One Windsor Hills L.P. as recorded in Volume 2181, Page 1640 of the Deed Records of Ellis County, Texas, said temporary construction easement also being a portion of a called 295.893 acre tract of land conveyed to One Windsor Hills L.P. as recorded in Volume 2369, Page 374 of said Deed Records of Ellis County, Texas, said temporary construction easement also being a portion of a tract of land described as Tract Two, conveyed to One Windsor Hills L.P. as recorded in Volume 2217, Page 1036 of said Deed Records of Ellis County, Texas, said temporary construction easement also being a portion of a tract of land conveyed to One Windsor Hills L.P. as recorded in Volume 2198, Page 252 of said Deed Records of Ellis County, Texas; a 0.263-acre tract of land and a 0.206-acre tract of land, both situated in the Allen Reeves Survey, Abstract No. 939, City of Midlothian, Ellis County, Texas, and being a portion of a tract of land described as Tract 1 conveyed to One Windsor Hills L.P. as recorded in Volume 2202, Page 1293 of the Deed Records of Ellis County, Texas; and a 0.269-acre tract of land situated in the Allen Reeves Survey, Abstract No. 939, City of Midlothian, Ellis County, Texas, and being a portion of a called 1.00 acre tract of land conveyed to One Windsor Hills, L.P. and HC GPM LLC (undivided 1/5th interest) as recorded in Instrument No. 2213806 of the Official Public Records of Ellis County, Texas, and being further described in the accompanying resolution and in the survey plats attached hereto for the appraised value of \$117,200.**

**EXHIBIT "A"**  
**TARRANT REGIONAL WATER DISTRICT**  
**CEDAR CREEK SECTION 2 REPLACEMENT**  
**PARCEL NO. 23-TCE**

**TEMPORARY CONSTRUCTION EASEMENT**  
**SA & MG RR CO SURVEY, ABSTRACT NO. 1056**  
**J. MORGAN SURVEY, ABSTRACT NO. 1224**  
**J. THOMPSON SURVEY, ABSTRACT NO. 1086**  
**CITY OF MIDLOTHIAN**  
**ELLIS COUNTY, TEXAS**

Being a temporary construction easement situated in the SA & MG RR CO Survey, Abstract No. 1056, the J. Morgan Survey, Abstract No. 1224 and the J. Thompson Survey, Abstract No. 1086, City of Midlothian, Ellis County, Texas, and being a portion of a called 575.371 acre tract of land conveyed to One Windsor Hills L.P. as recorded in Volume 2181, Page 1640 of the Deed Records of Ellis County, Texas, said temporary construction easement also being a portion of a called 295.893 acre tract of land conveyed to One Windsor Hills L.P. as recorded in Volume 2369, Page 374 of said Deed Records of Ellis County, Texas, said temporary construction easement also being a portion of a tract of land described as Tract Two, conveyed to One Windsor Hills L.P. as recorded in Volume 2217, Page 1036 of said Deed Records of Ellis County, Texas, said temporary construction easement also being a portion of a tract of land conveyed to One Windsor Hills L.P. as recorded in Volume 2198, Page 252 of said Deed Records of Ellis County, Texas, said temporary construction easement being more particularly described by metes and bounds as follows:

**COMMENCING** at a 3-1/2" brass cap stamped "USACE" found for the western most southwest corner of said Tract Two and for an angle point in a southerly line of a tract of land conveyed to the US Army Corps of Engineers (no record data found), from which a 3-1/2" brass cap stamped "USACE" found for the western most southeast corner of said Tract Two, for a point in the north line of said called 575.371 acre tract of land and for a point in a southerly line of said US Army Corps of Engineers tract of land bears South 68 degrees 43 minutes 06 seconds East, a distance of 468.11 feet; THENCE North 06 degrees 00 minutes 53 seconds West, with the west line of said Tract Two and with an east line of said US Army Corps of Engineers tract of land, a distance of 1,012.66 feet to a calculated point for the **POINT OF BEGINNING**, said calculated point being the northwest corner of a 130' Pipeline Right-of-Way granted to Tarrant County Water Control and Improvement District Number One as recorded in Volume 500, Page 248 of said Deed Records of Ellis County, Texas, said calculated point being the southwest corner of a 40' Sanitary Sewer Easement granted to the City of Grand Prairie as recorded in Volume 2458, Page 392 of said Deed Records of Ellis County, Texas, said calculated point having grid coordinates of N=6,876,973.32 and E=2,415,362.56;

(Exhibit "A")

**THENCE** North 06 degrees 00 minutes 53 seconds West, with the west line of said Tract Two, with the east line of said US Army Corps of Engineers tract of land and with the west line of said 40' Sanitary Sewer Easement, a distance of 91.07 feet to a calculated point for corner;

**THENCE** South 61 degrees 27 minutes 28 seconds East, a distance of 3,588.22 feet to a calculated point for corner in the east line of said called 575.371 acre tract of land and in the west line of a called 206.363 acre tract of land conveyed to JAS Holdings L.P. as recorded in Volume 2578, Page 161 of said Deed Records of Ellis County, Texas;

**THENCE** South 00 degrees 17 minutes 14 seconds East, with the east line of said called 575.371 acre tract of land and with the west line of said called 206.363 acre tract of land, a distance of 85.61 feet to a calculated point for the southeast corner of said 40' Sanitary Sewer Easement and for the southeast corner of a 130' Pipeline Right-of-Way granted to Tarrant County Water Control and Improvement District Number One as recorded in Volume 490, Page 244 of said Deed Records of Ellis County, Texas;

**THENCE** North 61 degrees 27 minutes 28 seconds West, with the southwest line of said 40' Sanitary Sewer Easement and with the northeast line of said 130' Pipeline Right-of-Way, a distance of 3,577.85 feet to the **POINT OF BEGINNING**, and containing 268,728 square feet or 6.169 acres of land, more or less.

(Exhibit "A")

**Notes:**

- (1) A plat of same date herewith accompanies this legal description.
- (2) All bearings and coordinates are referenced to the Texas State Plane Coordinate System, NAD-83(2011), North Central Zone (4202). All distances and areas shown are surface utilizing a surface adjustment factor of 1.000072449.

**\* SURVEYOR'S CERTIFICATE \***

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

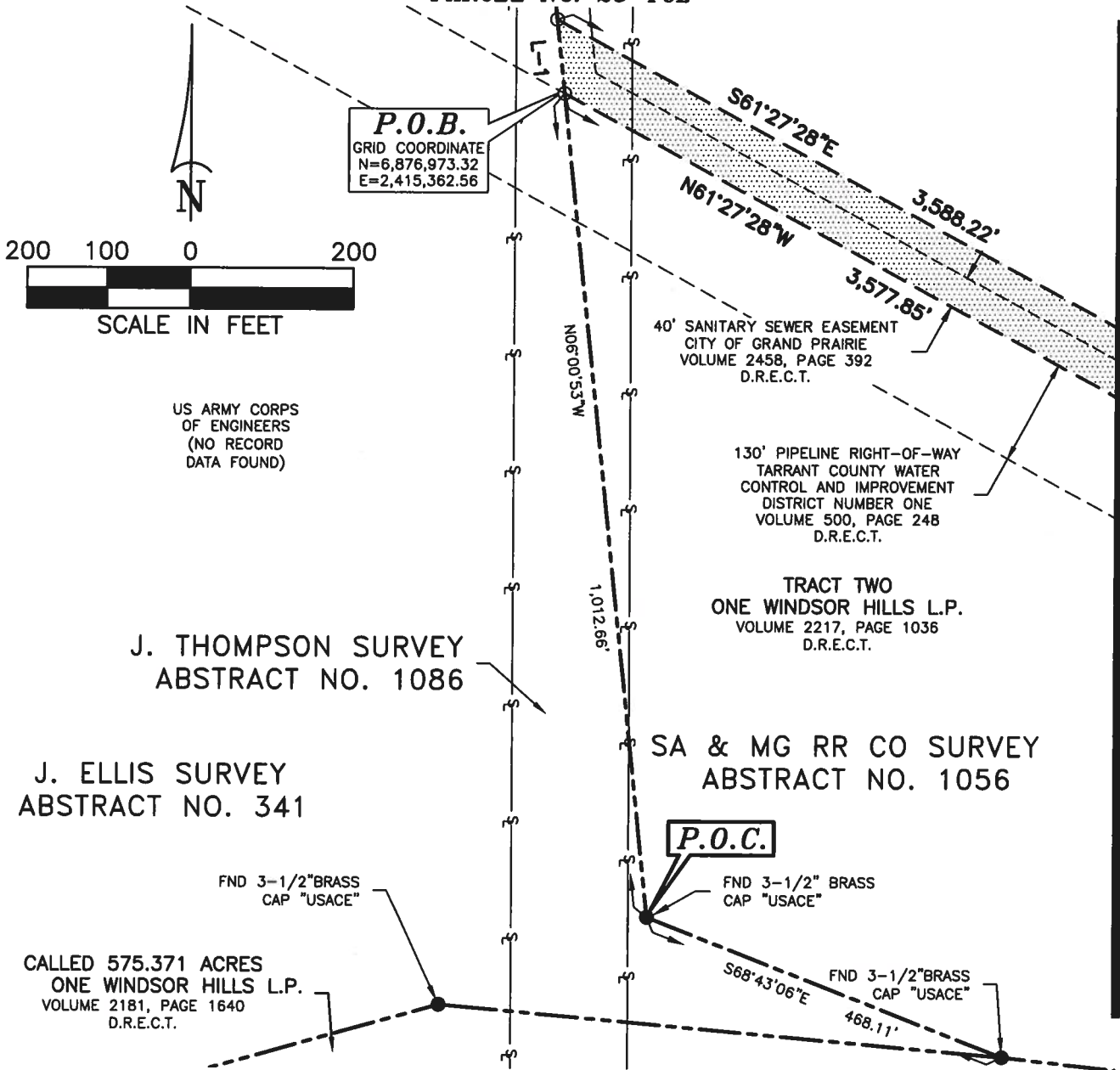
JULY 08, 2022



*RK*  
Richard Kennedy  
Registered Professional Land Surveyor  
Texas No. 5527  
Gorrondona & Associates, Inc.  
Texas Firm No. 10106900

(Exhibit "A")

**EXHIBIT "A"**  
**PARCEL No. 23-TCE**



MATCHLINE PAGE 5



**Tarrant Regional Water District**

800 E. NORTHSIDE DRIVE • FORT WORTH, TEXAS 76102

**CEDAR CREEK  
 SECTION 2 REPLACEMENT**

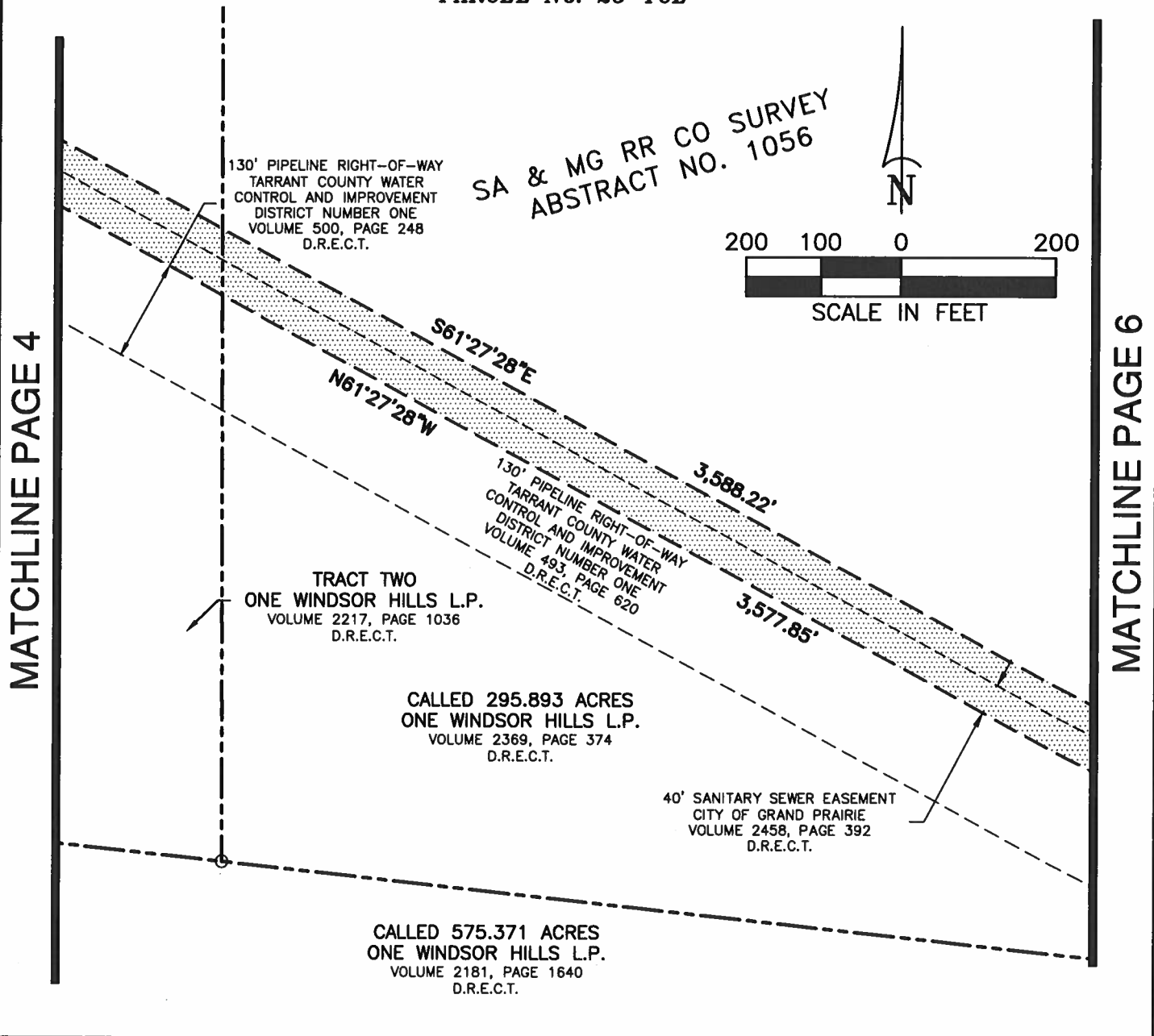
PARCEL NO. 23-TCE		TEMPORARY CONSTRUCTION EASEMENT
OWNER: ONE WINDSOR HILLS L.P.		
SURVEY: SA & MG RR CO SURV., ABS. 1056, J. MORGAN SURV., ABS. 1224, J. THOMPSON SURV., ABS. 1086		
LOCATION: CITY OF MIDLOTHIAN, ELLIS COUNTY, TEXAS		
ACQUISITION AREA: 268,728 SQUARE FEET OR 6.169 ACRES		
WHOLE PROPERTY ACREAGE: 954.034 ACRES (BY DEEDS)		
G&AI JOB NO. B&V_1901.00	DRAWN BY: BM	CAD FILE: P23_TEMP-R01.DWG
JULY 08, 2022	EXHIBIT A	SCALE: 1" = 200'



RICHARD KENNEDY  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 NO. 5527 TEXAS FIRM No. 10106900



**EXHIBIT "A"**  
**PARCEL No. 23-TCE**



**Tarrant Regional Water District**

800 E. NORTHSIDE DRIVE • FORT WORTH, TEXAS 76102

**CEDAR CREEK  
SECTION 2 REPLACEMENT**

PARCEL NO. 23-TCE		TEMPORARY CONSTRUCTION EASEMENT
OWNER: ONE WINDSOR HILLS L.P.		
SURVEY: SA & MG RR CO SURV., ABS. 1056, J. MORGAN SURV., ABS. 1224, J. THOMPSON SURV., ABS. 1086		
LOCATION: CITY OF MIDLOTHIAN, ELLIS COUNTY, TEXAS		
ACQUISITION AREA: 268,728 SQUARE FEET OR 6.169 ACRES		
WHOLE PROPERTY ACREAGE: 954.034 ACRES (BY DEEDS)		
G&A JOB NO. B&V_1901.00	DRAWN BY: BM	CAD FILE: P23_TEMP-R01.DWG
JULY 08, 2022	EXHIBIT A	SCALE: 1" = 200'

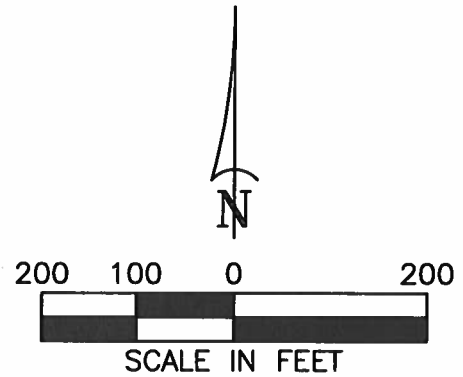


RICHARD KENNEDY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5527 TEXAS FIRM No. 10106900

**EXHIBIT "A"**  
**PARCEL No. 23-TCE**

SA & MG RR CO SURVEY  
 ABSTRACT NO. 1056

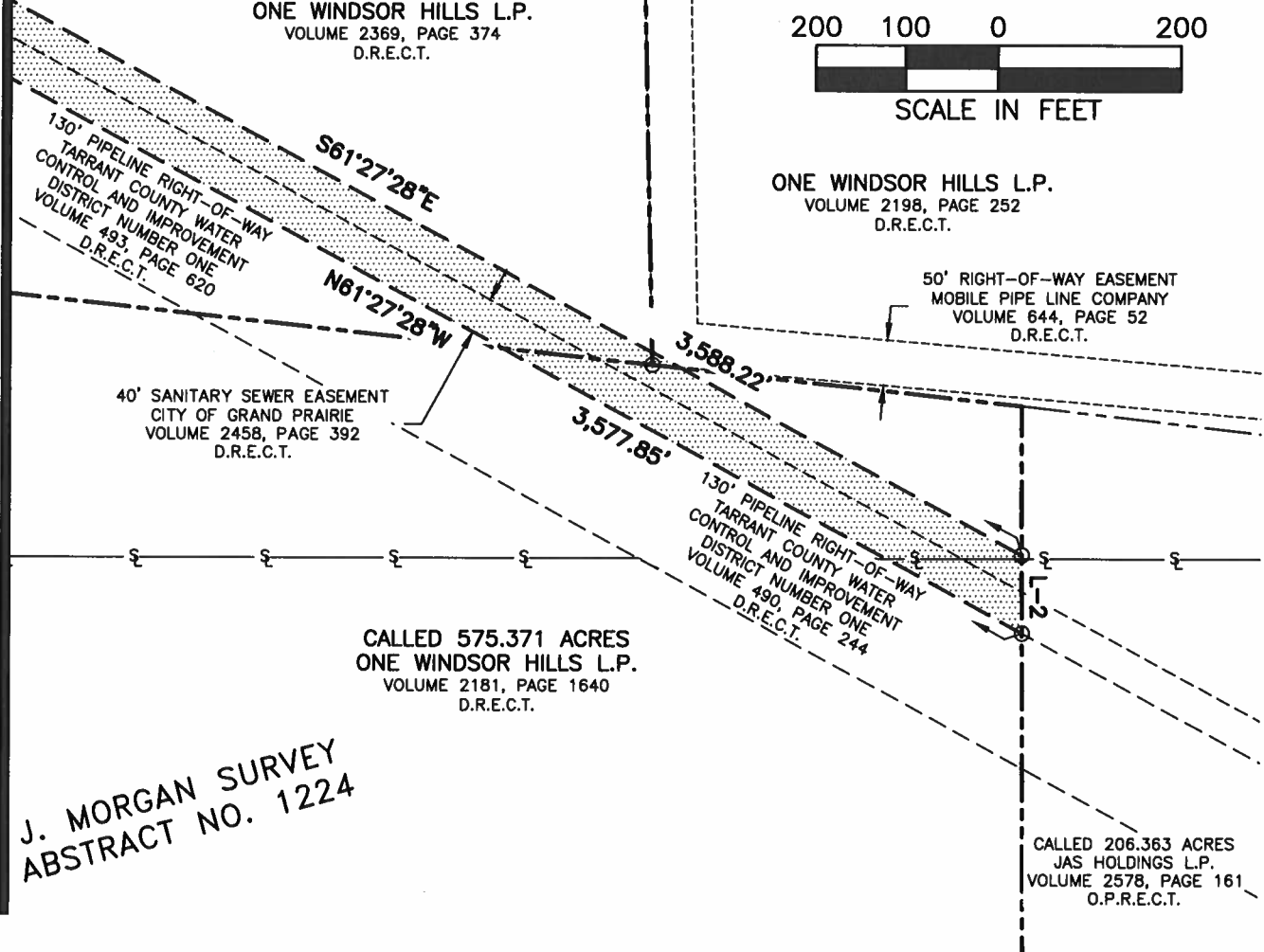
CALLED 295.893 ACRES  
 ONE WINDSOR HILLS L.P.  
 VOLUME 2369, PAGE 374  
 D.R.E.C.T.



ONE WINDSOR HILLS L.P.  
 VOLUME 2198, PAGE 252  
 D.R.E.C.T.

50' RIGHT-OF-WAY EASEMENT  
 MOBILE PIPE LINE COMPANY  
 VOLUME 644, PAGE 52  
 D.R.E.C.T.

MATCHLINE PAGE 5



40' SANITARY SEWER EASEMENT  
 CITY OF GRAND PRAIRIE  
 VOLUME 2458, PAGE 392  
 D.R.E.C.T.

CALLED 575.371 ACRES  
 ONE WINDSOR HILLS L.P.  
 VOLUME 2181, PAGE 1640  
 D.R.E.C.T.

J. MORGAN SURVEY  
 ABSTRACT NO. 1224

CALLED 206.363 ACRES  
 JAS HOLDINGS L.P.  
 VOLUME 2578, PAGE 161  
 O.P.R.E.C.T.

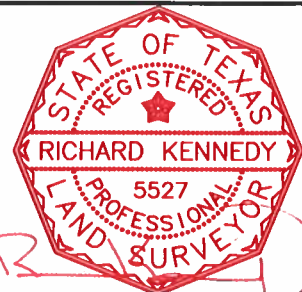


# Tarrant Regional Water District

800 E. NORTHSIDE DRIVE • FORT WORTH, TEXAS 76102

## CEDAR CREEK SECTION 2 REPLACEMENT

PARCEL NO. 23-TCE		TEMPORARY CONSTRUCTION EASEMENT
OWNER: ONE WINDSOR HILLS L.P.		
SURVEY: SA & MG RR CO SURV., ABS. 1056, J. MORGAN SURV., ABS. 1224, J. THOMPSON SURV., ABS. 1086		
LOCATION: CITY OF MIDLOTHIAN, ELLIS COUNTY, TEXAS		
ACQUISITION AREA: 268,728 SQUARE FEET OR 6.169 ACRES		
WHOLE PROPERTY ACREAGE: 954.034 ACRES (BY DEEDS)		
G&A JOB NO. B&V_1901.00	DRAWN BY: BM	CAD FILE: P23_TEMP-R01.DWG
JULY 08, 2022	EXHIBIT A	SCALE: 1" = 200'



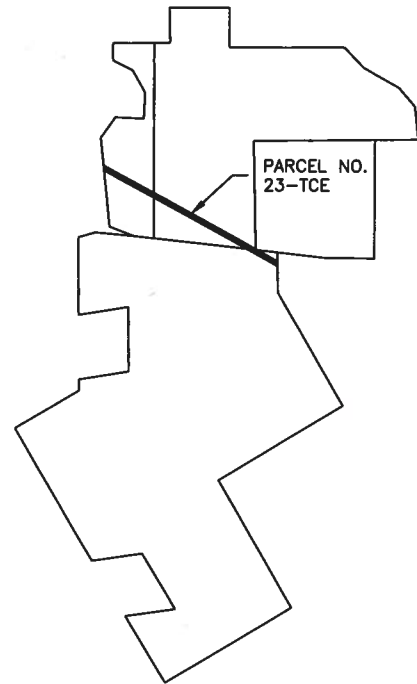
RICHARD KENNEDY  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 NO. 5527 TEXAS FIRM No. 10106900

**EXHIBIT "A"**  
**PARCEL No. 23-TCE**

**LEGEND**

- ⊗ SET MONUMENTATION (SIZE AND TYPE NOTED)
- FND MONUMENTATION (SIZE AND TYPE NOTED)
- CALCULATED POINT
- PROPERTY/RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- § — SURVEY/ABSTRACT LINE

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N06°00'53"W	91.07'
L-2	S00°17'14"E	85.61'



SUBJECT TRACT &  
LOCATION OF EASEMENT

**NOTES:**  
 1. A LEGAL DESCRIPTION OF SAME DATE HERewith ACCOMPANIES THIS PLAT.  
 2. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83(2011), NORTH CENTRAL ZONE (4202). ALL DISTANCES AND AREAS SHOWN ARE SURFACE UTILIZING A SURFACE ADJUSTMENT FACTOR OF 1.000072449.



# Tarrant Regional Water District

800 E. NORTHSIDE DRIVE • FORT WORTH, TEXAS 76102

## CEDAR CREEK SECTION 2 REPLACEMENT

PARCEL NO. 23-TCE		TEMPORARY CONSTRUCTION EASEMENT
OWNER: ONE WINDSOR HILLS L.P.		
SURVEY: SA & MG RR CO SURV., ABS. 1056, J. MORGAN SURV., ABS. 1224, J. THOMPSON SURV., ABS. 1086		
LOCATION: CITY OF MIDLOTHIAN, ELLIS COUNTY, TEXAS		
ACQUISITION AREA: 268,728 SQUARE FEET OR 6.169 ACRES		
WHOLE PROPERTY ACREAGE: 954.034 ACRES (BY DEEDS)		
G&AI JOB NO. B&V_1901.00	DRAWN BY: BM	CAD FILE: P23_TEMP-R01.DWG
JULY 08, 2022	EXHIBIT A	SCALE: 1" = 200'



**RICHARD KENNEDY**  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5527 TEXAS FIRM No. 10106900

**EXHIBIT "A"**  
**TARRANT REGIONAL WATER DISTRICT**  
**CEDAR CREEK SECTION 2 REPLACEMENT**  
**PARCEL NO. 31A-TCE**

**TEMPORARY CONSTRUCTION EASEMENT**  
**ALLEN REEVES SURVEY, ABSTRACT NO. 939**  
**CITY OF MIDLOTHIAN**  
**ELLIS COUNTY, TEXAS**

**PART ONE**

Being a temporary construction easement situated in the Allen Reeves Survey, Abstract No. 939, City of Midlothian, Ellis County, Texas, and being a portion of a tract of land described as Tract 1 conveyed to One Windsor Hills L.P. as recorded in Volume 2202, Page 1293 of the Deed Records of Ellis County, Texas, said temporary construction easement being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2" iron pipe found for the northeast corner of said Tract 1, and for an interior ell corner for a tract of land described as Tract VI, Parcel A conveyed to North Texas Cement Co. as recorded in Volume 846, Page 138 of said Deed Records of Ellis County, Texas; **THENCE** South 89 degrees 55 minutes 03 seconds West, with the north line of said Tract 1 and with a south line of said Tract VI, Parcel A, a distance of 289.68 feet to a calculated point for the **POINT OF BEGINNING**, said calculated point having grid coordinates of N=6,870,550.27 and E=2,426,307.34;

**THENCE** South 57 degrees 32 minutes 06 seconds East, a distance of 69.62 feet to a calculated point for corner in the west line of a called 1.00 acre tract of land conveyed to One Windsor Hills, L.P. and HC GPM LLC (undivided 1/5<sup>th</sup> interest) as recorded in Instrument No. 2213806 of the Official Public Records of Ellis County, Texas;

**THENCE** South 00 degrees 26 minutes 52 seconds East, with the west line of said called 1.00 acre tract of land, a distance of 89.34 feet to a calculated point for corner in the northeast line of a 130' Pipeline Right-of-Way described as Second Parcel granted to Tarrant County Water Control and Improvement District Number One as recorded in Volume 490, Page 399 of said Deed Records of Ellis County, Texas, said calculated point and being in the southwest line of a 40' Sanitary Sewer Easement granted to the City of Grand Prairie as recorded in Volume 2458, Page 387 of said Deed Records of Ellis County, Texas;

**THENCE** North 57 degrees 32 minutes 06 seconds West, with the northeast line of said Second Parcel and with the southwest line of said 40' Sanitary Sewer Easement, a distance of 235.68 feet to a calculated point for the northwest corner of said 40' Sanitary Sewer Easement, said calculated point being in the north line of said Tract 1 and in the south line of said Tract VI, Parcel A,

(Exhibit "A")

from which a 1/2" iron pipe found for the most northerly northwest corner of said Tract 1 and for an interior ell corner of said Tract VI, Parcel A bears South 89 degrees 55 minutes 03 seconds West, a distance of 1,668.02 feet;

**THENCE** North 89 degrees 55 minutes 03 seconds East, with the north line of said Tract 1 and with the south line of said Tract VI, Parcel A, a distance of 139.40 feet to the **POINT OF BEGINNING**, and containing 11,449 square feet or 0.263 acres of land, more or less.

(Exhibit "A")

## PART TWO

Being a temporary construction easement situated in the Allen Reeves Survey, Abstract No. 939, City of Midlothian, Ellis County, Texas, and being a portion of a tract of land described as Tract 1 conveyed to One Windsor Hills L.P. as recorded in Volume 2202, Page 1293 of the Deed Records of Ellis County, Texas, said temporary construction easement being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2" iron pipe found for the northeast corner of said Tract 1 and for an interior ell corner in the south line of a tract of land described as Tract VI, Parcel A conveyed to North Texas Cement Co. as recorded in Volume 846, Page 138 of said Deed Records of Ellis County, Texas; from which a 1/2" iron pipe found for the most northerly northwest corner of said Tract 1 and for an interior ell corner of said Tract VI, Parcel A bears South 89 degrees 55 minutes 03 seconds West, a distance of 2,097.10 feet; **THENCE** South 00 degrees 30 minutes 09 seconds East, with the east line of said Tract 1 and with a west line of a tract of land conveyed to the City of Midlothian as recorded in Volume 2451, Page 414 of said Deed Records of Ellis County, Texas, a distance of 185.76 feet to a calculated point for the **POINT OF BEGINNING**, said calculated point having grid coordinates of N=6,869,001.42 and E=2,411,479.06;

**THENCE** South 00 degrees 30 minutes 09 seconds East, with the east line of said Tract 1 and with the west line of said tract of land conveyed to the City of Midlothian, a distance of 89.39 feet to a calculated point for corner in the northeast line of a 130' Pipeline Right-of-Way described as Second Parcel granted to Tarrant County Water Control and Improvement District Number One as recorded in Volume 490, Page 399 of said Deed Records of Ellis County, Texas, said calculated point being in the east line of a 40' Sanitary Sewer Easement granted to the City of Grand Prairie as recorded in Volume 2572, Page 2458 of said Deed Records of Ellis County, Texas;

**THENCE** North 57 degrees 32 minutes 06 seconds West, with the northeast line of said Second Parcel and with the southwest line of said 40' sanitary Sewer Easement, a distance of 119.43 feet to a calculated point for corner in the east line of a called 1.00 acre tract of land conveyed to One Windsor Hills, L.P. and HC GPM LLC (undivided 1/5<sup>th</sup> interest) as recorded in Instrument No. 2213806 of the Official Public Records of Ellis County, Texas, and being in a west line of said Tract VI, Parcel A;

**THENCE** North 00 degrees 26 minutes 52 seconds West, with the east line of said called 1.00 acre tract of land, a distance of 89.34 feet to a calculated point for corner;

**THENCE** South 57 degrees 32 minutes 06 seconds East, a distance of 119.33 feet to the **POINT OF BEGINNING**, and containing 8,953 square feet or 0.206 acres of land, more or less.

(Exhibit "A")

**Notes:**

- (1) A plat of same date herewith accompanies this legal description.
- (2) All bearings and coordinates are referenced to the Texas State Plane Coordinate System, NAD-83(2011), North Central Zone (4202). All distances and areas shown are surface utilizing a surface adjustment factor of 1.000072449.

**\* SURVEYOR'S CERTIFICATE \***

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

July 08, 2022

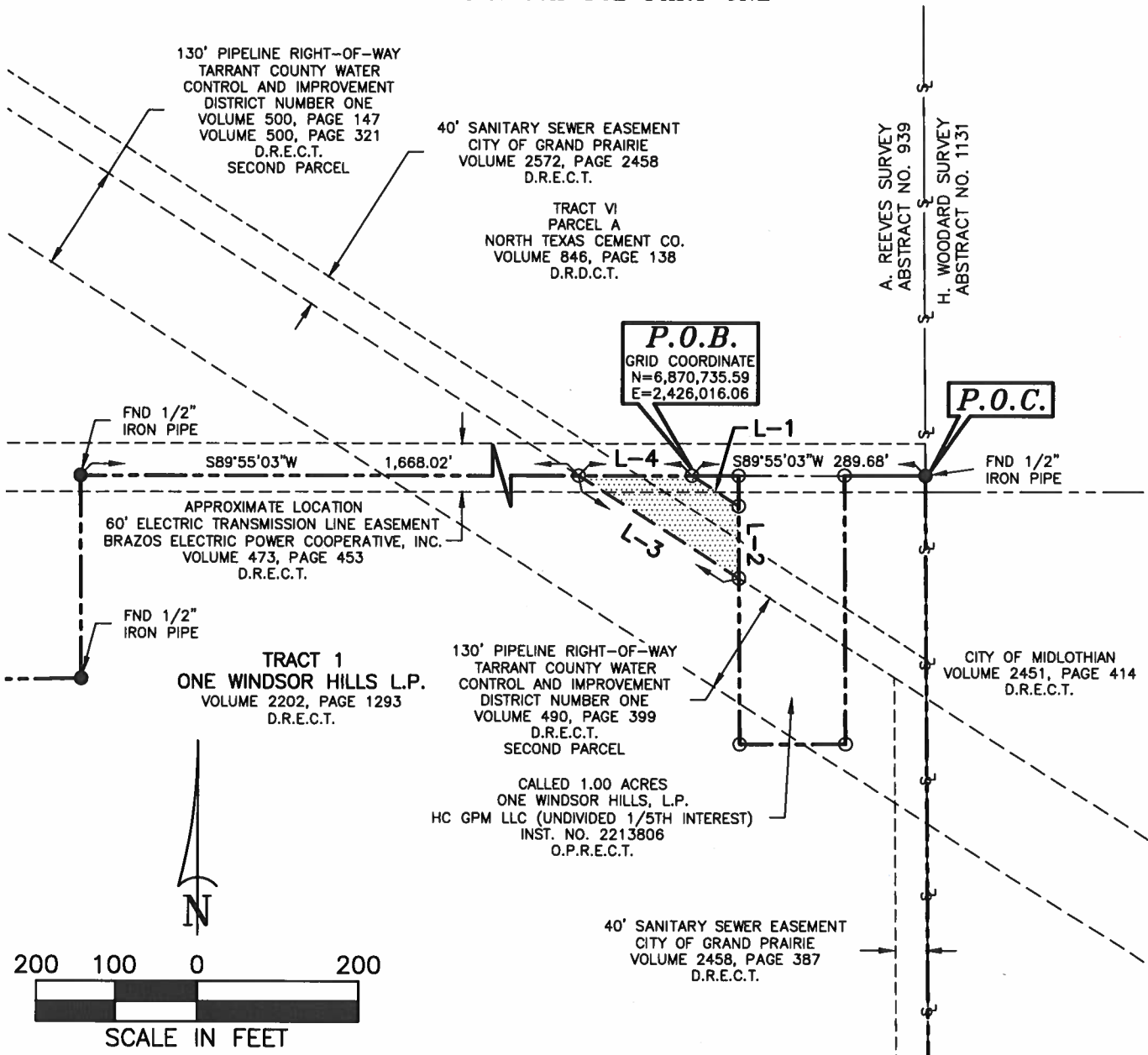
Revised: August 26, 2022



Richard Kennedy  
Registered Professional Land Surveyor  
Texas No. 5527  
Gorrondona & Associates, Inc.  
Texas Firm No. 10106900

(Exhibit "A")

**EXHIBIT "A"**  
**PARCEL No. 31A-TCE PART ONE**



REVISED: AUGUST 26, 2022



**Tarrant Regional Water District**

800 E. NORTHSIDE DRIVE • FORT WORTH, TEXAS 76102

**CEDAR CREEK  
 SECTION 2 REPLACEMENT**

PARCEL NO. 31A-TCE PART ONE	TEMPORARY CONSTRUCTION EASEMENT
OWNER: ONE WINDSOR HILLS L.P.	
SURVEY: A. REEVES SURVEY, ABS. NO. 939	
LOCATION: CITY OF MIDLOTHIAN, ELLIS COUNTY, TEXAS	
ACQUISITION AREA: 11,449 SQUARE FEET OR 0.263 ACRES	
WHOLE PROPERTY ACREAGE: 954.034 ACRES (BY DEED)	

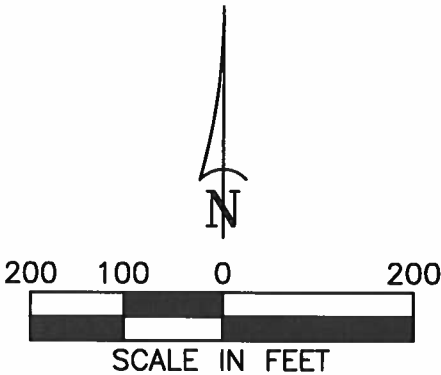
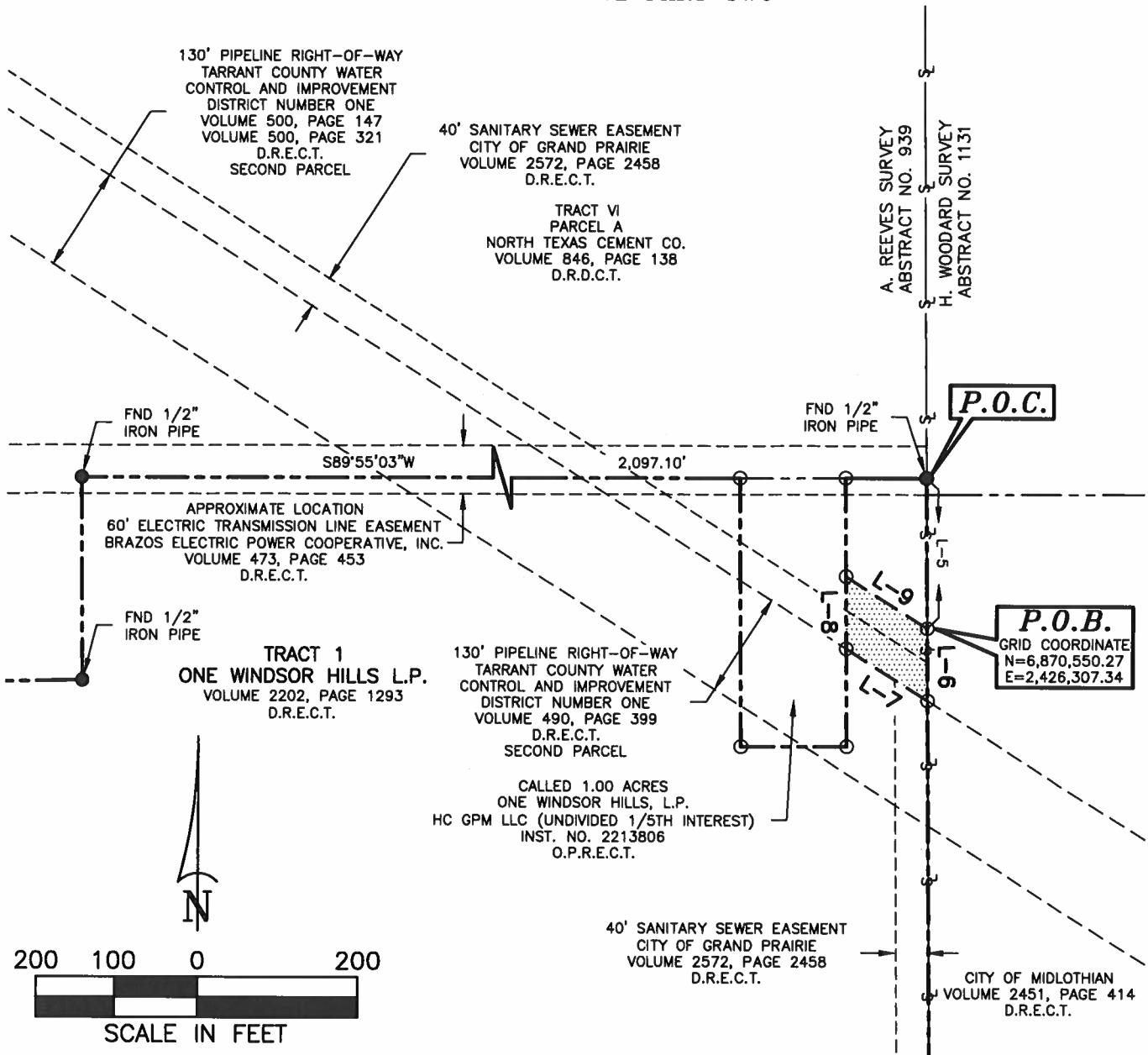
G&A JOB NO. B&V_1901.00	DRAWN BY: BM	CAD FILE: P31A_TEMP.DWG
JULY 08, 2022	EXHIBIT A	SCALE: 1" = 200'



**RICHARD KENNEDY**  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 NO. 5527 TEXAS FIRM No. 10106900



**EXHIBIT "A"**  
**PARCEL No. 31A-TCE PART TWO**



REVISED: AUGUST 26, 2022

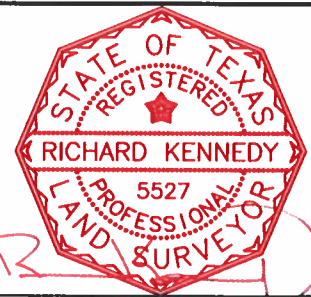


**Tarrant Regional Water District**

800 E. NORTHSIDE DRIVE • FORT WORTH, TEXAS 76102

**CEDAR CREEK  
SECTION 2 REPLACEMENT**

PARCEL NO. 31A-TCE PART TWO		TEMPORARY CONSTRUCTION EASEMENT
OWNER: ONE WINDSOR HILLS L.P.		
SURVEY: A. REEVES SURVEY, ABS. NO. 939		
LOCATION: CITY OF MIDLOTHIAN, ELLIS COUNTY, TEXAS		
ACQUISITION AREA: 8,953 SQUARE FEET OR 0.206 ACRES		
WHOLE PROPERTY ACREAGE: 954.034 ACRES (BY DEED)		
G&A JOB NO. B&V_1901.00	DRAWN BY: BM	CAD FILE: P31A_TEMP.DWG
JULY 08, 2022	EXHIBIT A	SCALE: 1" = 200'



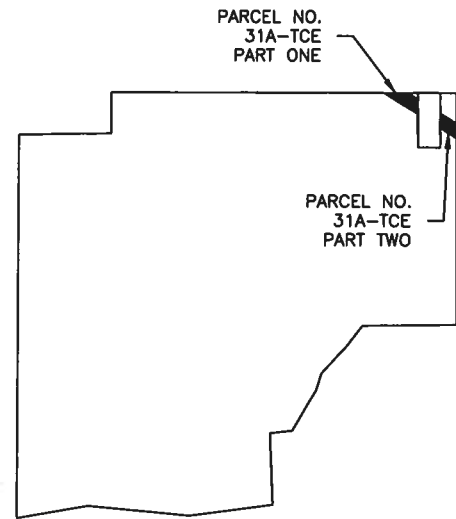
**RICHARD KENNEDY**  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5527 TEXAS FIRM No. 10106900

**EXHIBIT "A"**  
**PARCEL No. 31A-TCE**

**LEGEND**

- ⊗ SET MONUMENTATION (SIZE AND TYPE NOTED)
- FND MONUMENTATION (SIZE AND TYPE NOTED)
- CALCULATED POINT
- — — — — PROPERTY/RIGHT-OF-WAY LINE
- - - - - EXISTING EASEMENT LINE
- - - - - PROPOSED EASEMENT LINE
- — — — — § — SURVEY/ABSTRACT LINE

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S57°32'06"E	69.62'
L-2	S00°26'52"E	89.34'
L-3	N57°32'06"W	235.68'
L-4	N89°55'03"E	139.40'
L-5	S00°30'09"E	185.76'
L-6	S00°30'09"E	89.39'
L-7	N57°32'06"W	119.43'
L-8	N00°26'52"W	89.34'
L-9	S57°32'06"E	119.33'



SUBJECT TRACT &  
LOCATION OF EASEMENT

**NOTES:**  
 1. A LEGAL DESCRIPTION OF SAME DATE HERewith ACCOMPANIES THIS PLAT.  
 2. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83(2011), NORTH CENTRAL ZONE (4202). ALL DISTANCES AND AREAS SHOWN ARE SURFACE UTILIZING A SURFACE ADJUSTMENT FACTOR OF 1.000072449.

REVISED: AUGUST 26, 2022

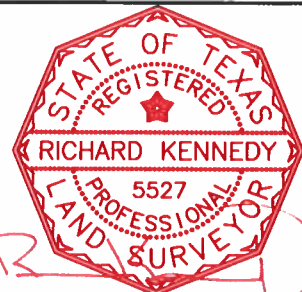


# Tarrant Regional Water District

800 E. NORTHSIDE DRIVE • FORT WORTH, TEXAS 76102

## CEDAR CREEK SECTION 2 REPLACEMENT

PARCEL NO. 31A-TCE		TEMPORARY CONSTRUCTION EASEMENT
OWNER: ONE WINDSOR HILLS L.P.		
SURVEY: A. REEVES SURVEY, ABS. NO. 939		
LOCATION: CITY OF MIDLOTHIAN, ELLIS COUNTY, TEXAS		
ACQUISITION AREA: 20,402 SQUARE FEET OR 0.469 ACRES		
WHOLE PROPERTY ACREAGE: 954.034 ACRES (BY DEED)		
G&AI JOB NO. B&V_1901.00	DRAWN BY: BM	CAD FILE: P31A_TEMP.DWG
JULY 08, 2022	EXHIBIT A	SCALE: 1" = 200'



**RICHARD KENNEDY**  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 NO. 5527 TEXAS FIRM No. 10106900

**EXHIBIT "A"**  
**TARRANT REGIONAL WATER DISTRICT**  
**CEDAR CREEK SECTION 2 REPLACEMENT**  
**PARCEL NO. 31B-TCE**

**TEMPORARY CONSTRUCTION EASEMENT**  
**ALLEN REEVES SURVEY, ABSTRACT NO. 939**  
**CITY OF MIDLOTHIAN**  
**ELLIS COUNTY, TEXAS**

Being a temporary construction easement situated in the Allen Reeves Survey, Abstract No. 939, City of Midlothian, Ellis County, Texas, and being a portion of a called 1.00 acre tract of land conveyed to One Windsor Hills, L.P. and HC GPM LLC (undivided 1/5<sup>th</sup> interest) as recorded in Instrument No. 2213806 of the Official Public Records of Ellis County, Texas, said temporary construction easement being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2" iron pipe found for the northeast corner of a tract of land described as Tract 1 conveyed to One Windsor Hills L.P. as recorded in Volume 2202, Page 1293 of said Deed Records of Ellis County, Texas, said 1/2" iron pipe being an interior ell corner of a tract of land described as Tract VI, Parcel A conveyed to North Texas Cement Co. as recorded in Volume 846, Page 138 of said Deed Records of Ellis County, Texas; **THENCE** South 89 degrees 55 minutes 03 seconds West, with the north line of said Tract 1 and with the south line of said Tract VI, Parcel A, a distance of 231.23 feet to a calculated point for the northwest corner of said called 1.00 acre tract of land, from which a 1/2" iron pipe found for the most northerly northwest corner of said Tract 1 and for an interior ell corner of said Tract VI, Parcel A bears South 89 degrees 55 minutes 03 seconds West, a distance of 1,865.87 feet; **THENCE** South 00 degrees 26 minutes 52 minutes East, with the west line of said called 1.00 acre tract of land, a distance of 37.46 feet to a calculated point for the **POINT OF BEGINNING**, said calculated point having grid coordinates of N=6,870,698.22 and E=2,426,074.79;

**THENCE** South 57 degrees 32 minutes 06 seconds East, a distance of 156.32 feet to a calculated point for corner in the east line of said called 1.00 acre tract of land;

**THENCE** South 00 degrees 26 minutes 52 seconds East, with the east line of said called 1.00 acre tract of land, a distance of 89.34 feet to a calculated point for corner in the northeast line of a 130' Pipeline Right-of-Way described as Second Parcel granted to Tarrant County Water Control and Improvement District Number One as recorded in Volume 490, Page 399 of said Deed Records of Ellis County, Texas, said calculated point being in the southwest line of a 40' Sanitary Sewer Easement granted to the City of Grand Prairie as recorded in Volume 2458, Page 387 of said Deed Records of Ellis County, Texas,

(Exhibit "A")

**THENCE** North 57 degrees 32 minutes 06 seconds West, with the northeast line of said Second Parcel and with the southwest line of said 40' Sanitary Sewer Easement, a distance of 156.32 feet to a calculated point for corner in the west line of said called 1.00 acre tract of land;

**THENCE** North 00 degrees 26 minutes 52 seconds West, with the west line of said called 1.00 acre tract of land, a distance of 89.34 feet to the **POINT OF BEGINNING**, and containing 11,724 square feet or 0.269 acres of land, more or less.

**Notes:**

- (1) A plat of same date herewith accompanies this legal description.
- (2) All bearings and coordinates are referenced to the Texas State Plane Coordinate System, NAD-83(2011), North Central Zone (4202). All distances and areas shown are surface utilizing a surface adjustment factor of 1.000072449.

**\* SURVEYOR'S CERTIFICATE \***

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

July 08, 2022

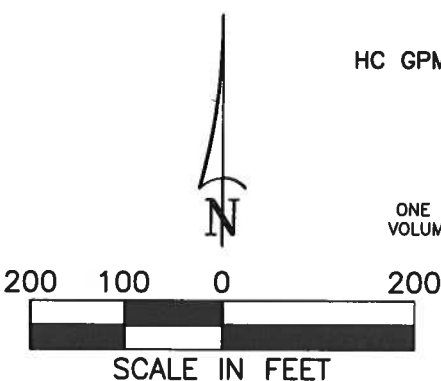
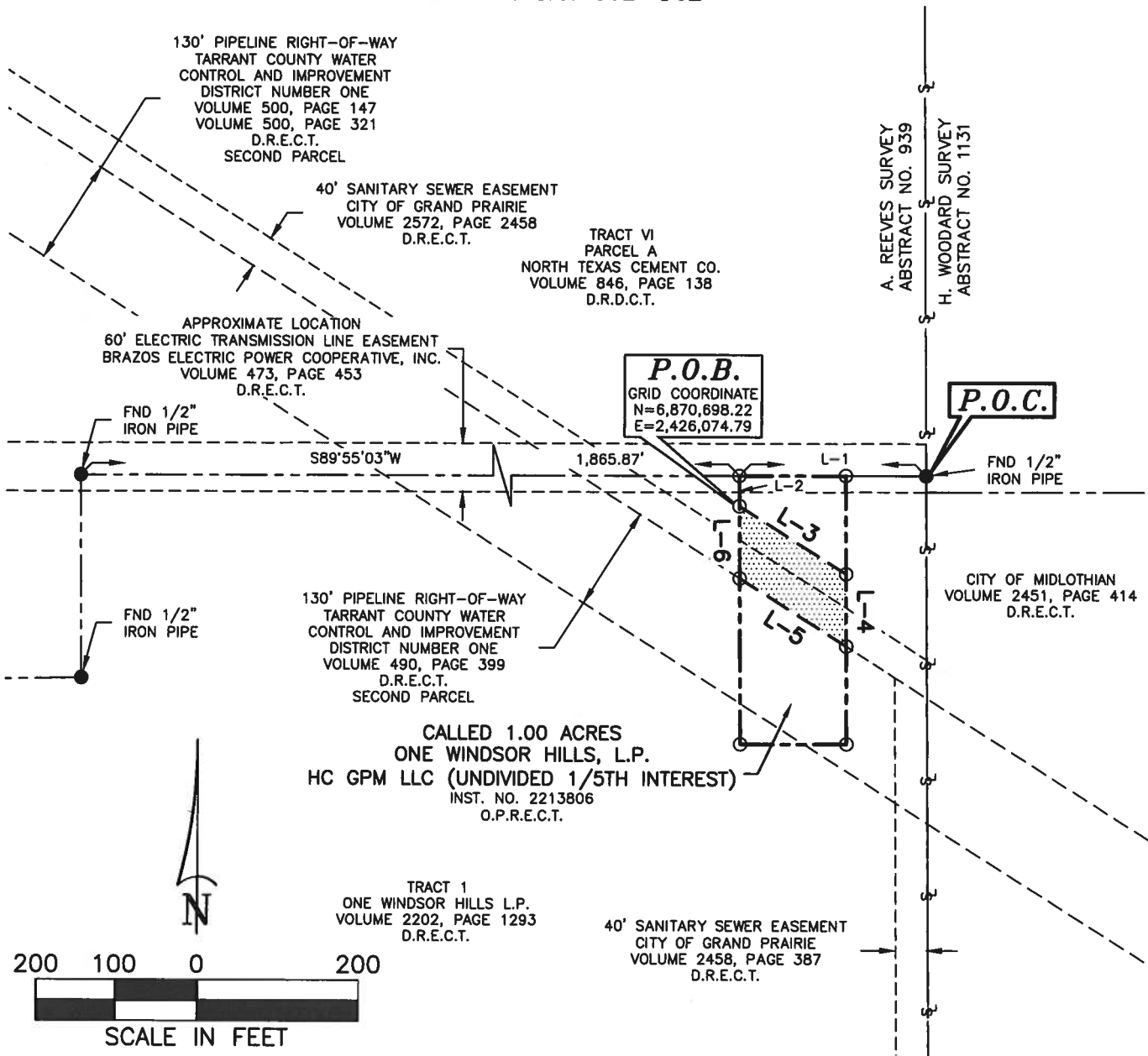


Richard Kennedy  
Registered Professional Land Surveyor  
Texas No. 5527  
Gorrondona & Associates, Inc.  
Texas Firm No. 10106900

(Exhibit "A")

# EXHIBIT "A"

## PARCEL No. 31B-TCE



## Tarrant Regional Water District

800 E. NORTHSIDE DRIVE • FORT WORTH, TEXAS 76102

### CEDAR CREEK SECTION 2 REPLACEMENT

PARCEL NO. 31B-TCE		TEMPORARY CONSTRUCTION EASEMENT
OWNERS: ONE WINDSOR HILLS L.P., & HC GPM LLC (UNDIVIDED 1/5TH INTEREST)		
SURVEY: A. REEVES SURVEY, ABS. NO. 939		
LOCATION: CITY OF MIDLOTHIAN, ELLIS COUNTY, TEXAS		
ACQUISITION AREA: 11,724 SQUARE FEET OR 0.269 ACRES		
WHOLE PROPERTY ACREAGE: 43,560 SQUARE FEET OR 1.00 ACRES (BY DEED)		
G&A JOB NO. B&V_1901.00	DRAWN BY: BM	CAD FILE: P31B_TEMP.DWG
JULY 08, 2022	EXHIBIT A	SCALE: 1" = 200'



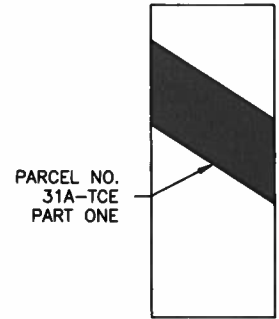
**RICHARD KENNEDY**  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5527 TEXAS FIRM No. 10106900

**EXHIBIT "A"**  
**PARCEL No. 31B-TCE**

**LEGEND**

- ⊗ SET MONUMENTATION (SIZE AND TYPE NOTED)
- FND MONUMENTATION (SIZE AND TYPE NOTED)
- CALCULATED POINT
- — — — — PROPERTY/RIGHT-OF-WAY LINE
- - - - - EXISTING EASEMENT LINE
- - - - - PROPOSED EASEMENT LINE
- § — SURVEY/ABSTRACT LINE

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S89°55'03"W	231.23'
L-2	S00°26'52"E	37.46'
L-3	S57°32'06"E	156.32'
L-4	S00°26'52"E	89.34'
L-5	N57°32'06"W	156.32'
L-6	N00°26'52"W	89.34'



**NOTES:**  
 1. A LEGAL DESCRIPTION OF SAME DATE HERewith ACCOMPANIES THIS PLAT.  
 2. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83(2011), NORTH CENTRAL ZONE (4202). ALL DISTANCES AND AREAS SHOWN ARE SURFACE UTILIZING A SURFACE ADJUSTMENT FACTOR OF 1.000072449.

SUBJECT TRACT &  
LOCATION OF EASEMENT



# Tarrant Regional Water District

800 E. NORTHSIDE DRIVE • FORT WORTH, TEXAS 76102

## CEDAR CREEK SECTION 2 REPLACEMENT

PARCEL NO. 31B-TCE		TEMPORARY CONSTRUCTION EASEMENT
OWNERS: ONE WINDSOR HILLS L.P., & HC GPM LLC (UNDIVIDED 1/5TH INTEREST)		
SURVEY: A. REEVES SURVEY, ABS. NO. 939		
LOCATION: CITY OF MIDLOTHIAN, ELLIS COUNTY, TEXAS		
ACQUISITION AREA: 11,724 SQUARE FEET OR 0.269 ACRES		
WHOLE PROPERTY ACREAGE: 43,560 SQUARE FEET OR 1.00 ACRES (BY DEED)		
G&A JOB NO. B&V_1901.00	DRAWN BY: BM	CAD FILE: P31B_TEMP.DWG
JULY 08, 2022	EXHIBIT A	SCALE: 1" = 200'



**RICHARD KENNEDY**  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5527 TEXAS FIRM No. 10106900

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

20.

There were no future agenda items approved.

21.

The next board meeting was scheduled for October 17, 2023, at 9:00 a.m.

22.

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

  
\_\_\_\_\_  
President

  
\_\_\_\_\_  
Secretary