

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

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

To Be Held the 17th Day of December 2024 at 9:00 a.m.

**Front Doors to the Main Admin Building at 800 East Northside Drive Will Open to the
Public at 8:30 a.m. and Close Fifteen (15) Minutes After the Meeting Adjourns**

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

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

1. Pledges of Allegiance

2. Public Comment

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

3. Consider Approval of the Minutes from the Meeting Held on November 19, 2024

4. Consider Approval of Contract with Freese and Nichols, Inc. for Consulting Services for Development of Project Management Standard Operating Procedures for Construction Projects - Jason Gehrig, Infrastructure Engineering Director

5. Consider Approval of Purchase from Ross Valve Manufacturing Company for Two Multiple Orifice Valves and Actuators - Darrell Beason, Chief Operations Officer

6. Consider Approval of Purchase from Huffman Communications Sales, Inc. for a Prefabricated Concrete Control Building - Darrell Beason, Chief Operations Officer

7. **Consider Approval of Draft Supplemental Watershed Plan and Environmental Assessment for the Rehabilitation of Floodwater Retarding Structure No. 26 of the Big Sandy Creek Watershed Above Eagle Mountain - Darrel Andrews, Environmental Director**
8. **Consider Authorizing the General Manager to Sign Landowners' Petition Requesting Establishment of an Operating Public Improvement District for Panther Island - Kate Beck, Central City Flood Control Program Director**
9. **Consider Adoption of Recreation Master Plan - Darrell Beason, Chief Operations Officer**
10. **Consider Approval and Adoption of Investment Policy and Strategies for Tarrant Regional Water District - Jennifer Mitchell, Finance Director**
11. **Consider Approval of Resolution Regarding the Tarrant Regional Water District's Designated Investment Officers - Jennifer Mitchell, Finance Director**
12. **Presentations**
 - **TRVA Board of Directors and Form Based Code - Dan Buhman, General Manager**
 - **Flood Control Canals Manual - Kate Beck, Central City Flood Control Program Director**
 - **Public Information Update - Stephen Tatum, General Counsel and Courtney Kelly, Public Information Coordinator**
13. **Executive Session under Texas Government Code:**

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

Section 551.072 of the Texas Government Code, to Deliberate the Purchase, Exchange, Lease or Value of Real Property on Panther Island; and

Section 551.074 of the Texas Government Code, Regarding Personnel Matters Related to the Annual General Manager Performance Appraisal
14. **Consider Approval of Contract with U3 Advisors for Real Estate Advisory and Disposition Services - Mick Maguire, Chief Administrative Officer**
15. **Future Agenda Items**
16. **Schedule Next Board Meeting**
17. **Adjourn**

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF
TARRANT REGIONAL WATER DISTRICT
HELD ON THE 19th DAY OF NOVEMBER 2024 AT 9:00 A.M.

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

Present
Leak King
James Hill
Mary Kelleher
C.B. Team
Paxton Motheral

Also present were Dan Buhman, Alan Thomas, Darrell Beason, Airin Barnett, Kate Beck, Lisa Cabrera, Steve Christian, Linda Christie, Ellie Garcia, Jason Gehrig, Zach Hatton, Natasha Hill, Zach Huff, Rachel Ickert, Courtney Kelly, Laramie LaRue, Chad Lorange, Mick Maguire, Sandy Newby, Matt Oliver, 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.

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

3.

Director Hill moved to approve the minutes from the meetings held on October 15, 2024. Director Kelleher 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 Hill moved to approve the consent agenda. Consent agenda items include:

1) Change in calculation of retainage being held to 5% of the contract price with BAR Constructors, Inc. for Integrated Pipeline Lake Palestine Pump Station Intake and Wetwell Project. The total current contract price is \$54,022,596.53 with retainage to be held at 5% of the contract price in the amount of \$2,701,129.83. BAR Constructors reached the 50% complete stage of the contract in October. All remaining contract payments are to be made in full. However, any changes to the contract price by change order or alternate base bid work for the project will require adjustment to the retainage schedule. 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 Dallas Bond Fund.

2) Purchase from Northwest Pipe Company in the amount of \$624,950 for Replacement and Inventory Pipe Segments for the Richland-Chambers and Cedar Creek Pipelines. A total of 21 segments are included in this purchase. Three (3) segments of 90" will be placed in inventory for unplanned repairs and the remaining 18 segments will replace damaged segments on the 72" Cedar Creek Pipeline during fiscal year 2026. The damaged segments are located between the Kennedale Balancing Reservoir and the Waxahachie pump station. Funding for this item is included in the Fiscal Year 2025 Revenue Fund.

3) Extension of Professional Services Agreement with Willis Towers Watson Insurance Services West, Inc. by 36 months in the amount of \$415,620 for Rolling Owner

Controlled Insurance Program (ROCIP) Broker Administrator Services Contract to address the potential gap in the ROCIP administration. ROCIP Broker Administrator services are contracted to Willis Towers Watson Insurance Services West, Inc. through January 21, 2025, with bound insurance coverage through the ROCIP with insurance carriers through July 21, 2027. This allows the administration of the ROCIP to extend beyond the contract and complete the closeout process for this program, which is anticipated to occur no later than January 21, 2028. Funding for this item is included in the Fiscal Year 2025 General Fund.

4) Contract in the amount of \$96,000 for the first year with Thompson Safety for first-aid and emergency safety equipment inspection and replacement. This contract centralizes services for first-aid cabinets, AEDs, fire extinguishers, sharp containers, and eyewash stations across the District under one vendor to improve tracking and maintenance practices. This contract term is for one (1) year with an option to renew annually for a period of four (4) years after the initial agreement. Funding for this item is included in the Fiscal Year 2025 General Fund.

5) Contract with Berkshire Hathaway to provide stop loss coverage for health insurance. The District pays actual health insurance claims cost, per member, up to \$110,000 per member. The District utilizes fully-insured stop loss coverage for claims greater than \$110,000 per member. The rates per employee/per month are: Employee \$175.28; Employee + Family \$452.35. The annual cost to the District fluctuates as the number of employees fluctuates throughout the year. The estimated annual cost to the District for stop loss coverage and administration is \$1,510,522. Funding for this item is included in the Fiscal Year 2025 General Fund.

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

5.

With the recommendation of management, Director Hill moved to approve a change order in the amount of \$213,525.53 with Traylor Sundt Joint Venture for an increase in Allowance Item A-7 - Base Project Tunnel Boring Machine Interventions of the Integrated Pipeline Project. The contract amount is \$221,480,570.33 and the revised not-to-exceed contract amount, including this change order, is \$221,694,095.86. 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 Dallas Bond Fund. Director Kelleher seconded the motion, and the votes were 5 in favor, 0 against.

6.

With the recommendation of management, Director Team moved to approve a contract amendment in an amount not-to-exceed \$1,380,503 with Freese and Nichols, Inc. for additional professional services required to complete the next phase of construction of the Aquifer Storage and Recovery Demonstration Well - Phase 2 Surface Facilities. The current contract value is \$1,661,999. The total amount of this amendment brings the revised contract value to \$3,042,502. Funding for this item is included in the Bond Fund. Director Kelleher seconded the motion, and the votes were 5 in favor, 0 against.

7.

With the recommendation of management, Director Kelleher moved to approve change order 2 in the amount of \$940,150 with Hydro Resources Mid-Continent, Inc. for

procurement and installation of pump and motor assemblies for the Aquifer Storage and Recovery (ASR) and monitoring well as part of the ASR Well Demonstration Study - Well Drilling Project. The current contract value is \$3,354,568. The total amount of this change order brings the revised contract value to \$4,294,718. Funding for this item is included in the Bond Fund. Director Hill seconded the motion, and the votes were 5 in favor, 0 against.

8.

With the recommendation of management, Director Hill moved to approve an annual service contract in an amount not-to-exceed \$33,000 annually with an option to renew for four (4) additional one-year periods with Kelm Engineering for vibration analysis support services. Funding for this item is included in the Fiscal Year 2025 Revenue Fund. Director Kelleher seconded the motion, and the votes were 5 in favor, 0 against.

9.

With the recommendation of management, Director Kelleher moved to approve a change order in the amount of \$358,477.38 with BAR Constructors, Inc. for the Kennedale Balancing Reservoir Yard Piping, Inlet and Outlet Modification Project. The current contract price is \$40,658,304.27, and the revised contract price, including this change order, will be \$41,016,781.65. In addition, the General Manager or his designee is granted authority to execute all documents associated with this change order. Funding for this item is included in the Bond Fund. Director Motheral seconded the motion, and the votes were 5 in favor, 0 against.

10.

With the recommendation of management, Director Motheral moved to approve

amendments to the participation agreements with the City of Fort Worth for Tax Increment Financing (TIF) Districts 3 and 8 to reflect i) continued participation through their extended terms, ending December 31, 2044, ii) amended Project and Financing Plans, and iii) a reduction in Tarrant Regional Water District's participation rate to be 35% for both TIF 3 and TIF 8. Funding for this item is included in the Fiscal Year 2025 General Fund Budget. Director Team seconded the motion, and the votes were 5 in favor, 0 against.

11.

With the recommendation of management, Director Hill moved to approve the following appointments to the Tax Increment Financing (TIF) District Boards effective January 1, 2025:

<u>TIF District</u>	<u>Appointee</u>
3 Downtown	Leah King
6 Riverfront	Dan Buhman
12 East Berry Renaissance	Dan Buhman
13 Woodhaven	Dan Buhman
14 Trinity Lakes	Dan Buhman
15 Stockyards	Leah King

Approval by the Board shall serve as a recommendation to the City of Fort Worth for final appointment by the City Council. Director Team seconded the motion, and the votes were 5 in favor, 0 against.

12.

Presentations

- Water Resources and Planning - Rachel Ickert, Chief Water Resources Officer
- Creation of Public Improvement District for Panther Island - Kate Beck, Central City Flood Control Program Director
- TRWD Centennial Proclamations - Dan Buhman, General Manager

- Communications and Community Outreach Department Award - Mick Maguire, Chief Administrative Officer

The Board of Directors recessed for a break from 9:49 a.m. to 10:11 a.m.

13.

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 Clearly Conflicts with Chapter 551, Texas Government Code; and Section 551.072 of the Texas Government Code to Deliberate the Purchase, Exchange, Lease or Value of Real Property related to Cedar Creek Wetlands; and Section 551.074 of the Texas Government Code, Regarding Personnel Matters Related to the Annual General Manager Performance Review.

Upon completion of the executive session at 10:44 a.m., the President reopened the meeting.

14.

Thompson & Horton, LLC, engaged by the Board of Directors in September of 2024, completed the annual performance evaluation of the General Manager, Dan Buhman, in accordance with section 4.4 of the Board Governance Policy. Director Hill moved to approve a 4% annual pay raise for Dan Buhman effective November 4, 2024, for the remainder of 2024 and 2025. Funding for this item is included in the Fiscal Year 2025 General Fund. President King seconded the motion, and the votes were 5 in favor, 0 against.

15.

With the recommendation of management, Director Hill moved to approve authorization to acquire interests in the following described land, which is necessary for the public use and purpose of construction and operation of the Cedar Creek Wetland Project.

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

Fee simple title to the surface estate only, including any improvements located thereon, of approximately an 0.2723-acre tract of land located in the John Baker Survey, Abstract No. 17, Kaufman County, Texas, said 0.27230-acre tract of land being a portion of a called 49.893-acre tract of land conveyed to Charles G. Nemeč, III and Katherine A. Nemeč, Trustees of the Nemeč Living Trust, by deed thereof filed for record in Volume 3914, Page 17, Official Public Records, Kaufman County, Texas, and being further described in the accompanying resolution and in the survey plat and metes and bounds description attached hereto for the negotiated value of \$13,000.

EXHIBIT "A"

FEE SIMPLE PURCHASE
JOHN BAKER SURVEY, ABSTRACT NO. 17
KAUFMAN COUNTY, TEXAS

BEING a 0.2723 acre tract of land located in the John Baker Survey, Abstract No. 17, Kaufman County, Texas, said 0.2723 acre tract of land being a portion of a called 49.893 acre tract of land conveyed to **CHARLES G. NEMEC, III** and **KATHERINE A. NEMEC, TRUSTEES OF THE NEMEC LIVING TRUST**, by deed thereof filed for record in Volume 3914, Page 17, Official Public Records, Kaufman County, Texas (O.P.R.K.C.T.), said 0.2723 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod with a cap stamped "SPOONER 5922" set (hereinafter referred to as iron rod set) on the south property line of the said 49.893 acre tract of land, same being the north property line of that certain tract of land conveyed to Francine Harper, by deed thereof filed for record in Kaufman County Clerk's Instrument Number (Ins. No.) 2022-0042711, O.P.R.K.C.T., from said beginning point a 3/4" iron pipe found at the southwest property corner of the 49.893 acre tract, bears South 89°52'15" West, 406.24 feet, said beginning point also having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 6,825,437.73 and E: 2,667,977.60;

THENCE over and across the said 49.893 acre tract the following courses and distances:

North 54°17'26" East, 97.86 feet to an iron rod set;

North 90°00'00" East, 129.35 feet to an iron rod set;

North 39°52'25" East, 45.77 feet to an iron rod set on the east property line of the said 49.893 acre tract, same being the west property line of that certain tract of land conveyed to Sharron R. Rankin, by deed thereof filed for record in Ins. No. 2022-0036358, O.P.R.K.C.T., from said point a 1/2" iron rod found at the northeast property corner of the said 49.893 acre tract, bears North 01°01'23" West, 2,506.28 feet;

THENCE South 01°01'23" East, along the said property lines, 91.72 feet to an iron rod set on the southeast property corner of the said 49.893 acre tract, same being the northeast property corner of the said Harper tract;

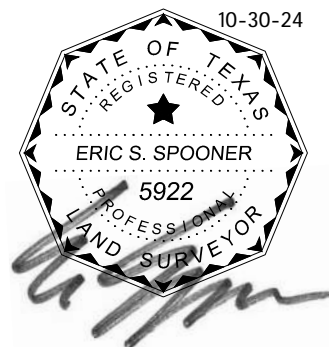
THENCE South 89°52'15" West, along the said south property line of the 49.893 acre tract and along the said north property line of the Harper tract, 239.79 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **0.2723 acres (11,860 square feet)** of land, more or less.

The bearings and distances 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. All areas shown hereon are calculated based on surface measurements.

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
Spooners & Associates, Inc.
Texas Registration No. 5922
TBPLS Firm No. 10054900



MAP OF EXHIBIT "A"

SEE ATTACHED METES & BOUNDS DESCRIPTION ON PAGE 1 HEREIN

LINE TABLE		
NO.	DIRECTION	DIST.
L1	N54°17'26"E	97.86'
L2	N90°00'00"E	129.35'
L3	N39°52'25"E	45.77'
L4	S01°01'23"E	91.72'

JOHN BAKER SURVEY
ABSTRACT NO. 17

CALLED: 49.893 ACRES
CHARLES G. NEMEC, III
and **KATHERINE A. NEMEC,**
TRUSTEES OF THE
NEMEC LIVING TRUST
VOL. 3914, PG. 17,
O.P.R.K.C.T.

EXHIBIT "A"
FEE SIMPLE PURCHASE
0.2723 ACRES (11,860 SQ. FT.)

3/4" IRON PIPE FOUND AT
THE SOUTHWEST PROPERTY
CORNER OF 49.893 ACRE TRACT
BEARS S89°52'15"W ~ 406.24'

1/2" IRON ROD FOUND AT
THE NORTHEAST PROPERTY
CORNER OF 49.893 ACRE TRACT
BEARS N01°01'23"W ~ 2,506.28'

EX. ELECTRIC EASEMENT & R.O.W.
TARRANT REGIONAL WATER DISTRICT
K.C.C.I. NO. 2019-0031964,
O.P.R.K.C.T.

OWNER
SHARRON R. RANKIN
K.C.C.I. NO. 2022-0036358,
O.P.R.K.C.T.

EX. ACCESS EASEMENT & R.O.W.
TARRANT REGIONAL WATER DISTRICT
K.C.C.I. NO. 2019-0031963,
O.P.R.K.C.T.

OWNER
FRANCINE HARPER
K.C.C.I. NO. 2022-0042711,
O.P.R.K.C.T.

POINT OF BEGINNING

NAD83 ~ GRID
N:6,825,437.73
E:2,667,977.60

C.R. 4042

S89°52'15"W ~ 239.79'

C.R. 4042

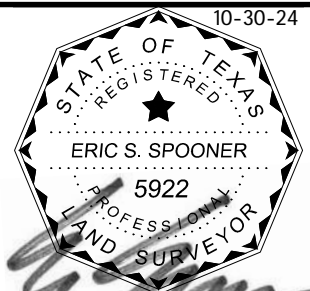


GRAPHIC SCALE IN FEET
1" = 80'

NOTE: The bearings and distances 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. All areas shown hereon are calculated based on surface measurements.

○ - 5/8" IRON ROD WITH CAP STAMPED "SPOONER 5922".

FEE SIMPLE PURCHASE
JOHN BAKER SURVEY, ABS. NO. 17
KAUFMAN COUNTY, TEXAS



PROPERTY: NEMEC LIVING TRUST, VOL. 3914, PG. 17, O.P.R.K.C.T.
WHOLE PROPERTY ACREAGE: CALLED 49.893 ACRES (DEED)
09-086-7 TRWD Cedar Creek Fee Simple.dwg

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

S&A JOB NO.: 09-086-7
DATE: 10/29/2024

DRAWN BY: R. HENDERSON
CHECKED BY: E. SPOONER

NEMEC LIVING TRUST ~ EXHIBIT "A" ~ PAGE 2 OF 2

Funding for this item is included in the Bond Fund. Director Kelleher seconded the motion, and the votes were 5 in favor, 0 against.

16.

There were no future agenda items approved.

17.

The next board meeting was scheduled for December 17, 2024.

18.

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

President

Secretary

TARRANT REGIONAL WATER DISTRICT

AGENDA ITEM 4

DATE: December 17, 2024

SUBJECT: Consider Approval of Contract with Freese and Nichols, Inc. for Consulting Services for Development of Project Management Standard Operating Procedures for Construction Projects

FUNDING: Fiscal Year 2025 Revenue Fund Budget - unbudgeted

RECOMMENDATION:

Management recommends approval of a contract **in an amount not-to-exceed \$352,640** with Freese and Nichols, Inc. (FNI) for consulting services to develop project management standard operating procedures for construction projects.

DISCUSSION:

This contract will document and formalize District construction management practices to achieve a standardized process, approved and adopted, for managing construction projects through the pre-design, design, procurement, construction and post-construction phases. With the District's extensive capital improvements program in place to meet increasing water demands, address aging infrastructure and improve resilience in the coming years, developing these standard operating procedures for construction will optimize project management efforts by District staff.

The project management standard operating procedures for construction projects is a District-wide strategic initiative that will provide guidance, tools, best practices and support to Project Managers during all phases of a construction project. The standardization created through this effort will increase efficiency and make it easier to identify, assess and mitigate the inevitable risks that come from managing construction projects. These procedures will be created in collaboration with a representative from each department involved in the project management process so that lessons learned, statutory and internal policy requirements are effectively captured.

This effort will contribute to the three of our current strategic initiatives in the following manner:

- An opportunity to further enhance our fiscal responsibility by creating standardization that will increase efficiency and decrease redundancy.
- An opportunity to meet the rapid growth in our communities by implementing necessary projects quicker.
- An opportunity to invest in our people by providing adequate training necessary to become a professional project manager.

FNI was contracted in 2014 to create processes and procedures and lessons learned collected as part of the Integrated Pipeline Program. These processes, procedures and tools have been created and updated with lessons learned from the past decade and the District would like to continue this effort and make it applicable specifically to District construction projects. FNI has the most knowledge with District construction management processes and culture and the proposed project manager is a nationally recognized expert in construction management processes.

FNI is a prime non-certified business and there are no subcontracting opportunities for this project.

This item was reviewed by the Construction and Operations Committee on December 12, 2024.

Submitted By:

Jason Gehrig, P.E.
Infrastructure Engineering Director

Attachment A - List of Project Management Standards of Practice and Budget

SOP Number	Description	Cost per Phase
	Project Management	\$ 11,520
SOP 0.00	General Administration	\$ 43,520
SOP 1.00	Pre-Design Phase	\$ 27,520
SOP 2.00	Design Phase	\$ 67,200
SOP 3.00	Procurement Phase	\$ 92,800
SOP 4.00	Construction Phase	\$ 90,240
SOP 5.00	Post Construction Phase	\$ 19,840
	Total	\$ 352,640

Scope of Services

BASIC SERVICES

General

Prepare documentation for the Tarrant Regional Water District's (District's) Standard Operating Procedures (SOP) in the areas related to Pre-Design, Design, Procurement, Construction, and Post-Construction. Topics to be covered include:

- Production and maintenance of District standard specifications and standard details;
- Procurement, contracting, and administrative procedures for Construction Manager as Advisor Services, Design Professional Services, Construction Materials, Inspection and Testing (CMIT) Services;
- Procurement and contracting procedures for Construction and Owner Purchased Products for Construction;
- Construction Management practices for the Project during the Construction and Post-Construction phases.

General structure of SOP manual and topics is shown in Attachment A-List of Project Management Standards of Practice and Budget.

Project Management

Provide project management services.

Deliverables include monthly documentation including invoices, status reports, and cash flow analysis. Prepare amendments for authorized Additional Services, if any.

SOP Development and Documentation

Provide the following for each SOP:

1. Receive existing policies and procedures and requirements from Process Stakeholders and Lessons Learned from PM Stakeholders. Review to identify any additional information or direction needed;
2. Meet with Process Stakeholders, if needed, to resolve any issues or concerns;
3. Create either a draft outline or a preliminary draft SOP as appropriate;
4. Send draft SOP to designated Process Stakeholders for review and comment;
5. Conduct a 2-hour workshop with PM Stakeholders to address concerns / comments and provide a response to each comment by grouped SOPs.
6. Revise SOP to address comments to create a final draft SOP;
7. Conduct a presentation for grouped SOPs. Record the meeting to capture any comments, key questions or concerns.
8. Incorporate information from the presentation to create a draft PowerPoint presentation with script for each slide. Submit to District for review and incorporate any final comments.
9. Create a final recorded presentation with voice over software that will allow adjustments to be made to the presentation in the future.

Exhibit-A1
Standard Operating Procedures

Deliverables—Provide electronic versions of each draft and final SOP using the standard SOP template shown in Attachment B, PowerPoint presentations for training and a final PowerPoint presentation with script for inclusion in SOP library.

Create reference libraries for the following:

- *Glossary and abbreviations.*
- *File naming conventions that apply to SOP manual and documents referenced in the SOP.*
- *Contracts and Agreements to be used for Design Professional Services, Owner Purchased Products projects, and Construction project.*
- *Standard templates for different types of Contracts. The library will include table showing the various templates, their intended use, links to SOPs which use each template, and an example of a completed template. Create a “Guidelines for Use” for each template.*
- *Referenced District policy statements.*
- *Referenced Texas laws and regulations.*
- *Standard specifications.*
- *Standard design details.*

Schedule

The Scope of Services anticipates completion of SOPs in calendar year 2025. Completion of training and workshops may extend into 2026, depending on availability of District staff for these activities.

ADDITIONAL SERVICES

Provide the following additional services if authorized to do so by the District.

1. Develop additional unforeseen SOPs.
2. SharePoint Site Development—Consulting with SharePoint site developer on the structure of site developed for standards using the latest version of SharePoint software, which should allow better integration with Office 365. Site development is not included in this scope but can be provided as an additional service.

[0001] [SOP Title]

1.0 PROCESS DEFINITONS

1.1 Purpose—[Describe why this SOP exists]

1.2 Applicability—[Describe where this SOP applies and where it does not apply when another more applicable may exist]

1.3 Related Processes—The following table lists related processes: [Use hyperlinks to the Process in the SOP Number]

SOP Number	SOP Title

1.4 Definitions and Terminology

2.0 LEGAL REQUIREMENTS AND DISTRICT POLICIES

2.1 Laws and Regulations

2.2 TRWD Policies

2.3 Required reviews and approvals

3.0 PROCESS ROLES AND RESPONSIBILITIES

3.1 Stakeholders

3.2 Responsibilities (RACI Table)

4.0 PROCEDURES

4.1 Process Step List

4.2 Process Flowchart

5.0 COMMENTARY

6.0 RESOURCES

6.1 The following table lists related processes: [Use hyperlinks to the Resource in the SOP Number]

Resource Number	Resource Title

TARRANT REGIONAL WATER DISTRICT

AGENDA ITEM 5

DATE: December 17, 2024

SUBJECT: Consider Approval of Purchase from Ross Valve Manufacturing Company for Two Multiple Orifice Valves and Actuators

FUNDING: Fiscal Year 2025 Revenue Fund Budget - \$350,000
Fiscal Year 2026 Revenue Fund Proposed Budget - \$330,000

RECOMMENDATION:

Management recommends approval of a purchase **in an amount not-to-exceed \$672,602** from Ross Valve Manufacturing Company for a 36" multiple orifice valve (MOV) and actuator at Arlington Outlet (AO) and a 42" MOV and actuator at S5x15.

DISCUSSION:

Throughout the pipeline system, the District has a variety of different types of valves. Each valve type is used for various reasons. At two of our locations, Arlington Outlet (AO) and S5x15 interconnect, butterfly valves are currently installed to control the flow of water and isolate various parts of those facilities. Throughout time, it has been shown that butterfly valves are not optimal for controlling flows. The force on the valves in various positions causes the valve to deteriorate over time much faster than it should.

Replacing a butterfly valve with a MOV at S5x15 will produce a capacity increase and will allow water discharges within a wide range of flow rates (0 to 110 MGD) currently not available. At the AO, we identified during inspections one of the valves has a failure in the disk of the valve from the way we have operated it historically. This MOV will provide this facility redundancy, additional reliability, and improves operability.

A request for competitive sealed proposals was advertised per statute with only one submittal received. An evaluation committee comprised of engineering and operations staff reviewed the proposal and accepted it.

This item was reviewed by the Construction and Operations Committee on December 12, 2024.

Submitted By:

Darrell Beason
Chief Operations Officer

TARRANT REGIONAL WATER DISTRICT

AGENDA ITEM 6

DATE: December 17, 2024

SUBJECT: Consider Approval of Purchase from Huffman Communications Sales, Inc. for a Prefabricated Concrete Control Building

FUNDING: Fiscal Year 2024 Revenue Fund Budget - \$225,000

RECOMMENDATION:

Management recommends approval of purchase **in the amount of \$166,763.00** from Huffman Communications Sales, Inc. of Corsicana, Texas for a prefabricated concrete control building.

DISCUSSION:

The Eagle Mountain Spillway was constructed in the early 1970's and has six gates for flood releases. To operate the gates, personnel utilize controls located at each individual gate. Gate position or the opened amount is measured utilizing a graduated scale adjacent to each gate. When adjustments are made the positions are manually communicated.

The proposed Control Building is a vital part of a project to upgrade and modernize the operation of the spillway. Specifically, the building will provide a climate-controlled and secure environment for the instrumentation and communication equipment that will automate the operation, monitoring, and reporting of spillway releases. In addition, the building provides a safe environment for personnel operating the gates locally, limiting their exposure to adverse weather conditions.

Invitation to Bid was solicited per statute (Texas Water Code Chapter 49) and two (2) bids were received. Huffman Communications was the lowest conforming bidder. Seven (7) vendors were solicited.

Huffman Communications is not a certified diverse business. There are no other subcontracting opportunities.

This item was reviewed by the Construction and Operations Committee on December 12, 2024.

Submitted By:

Darrell Beason
Chief Operations Officer



Bid Tabulation

ITB No. 25-010-1

Description

Due Date and Time

November 8, 2024 at 2:00 PM

Pre-Fabricated Concrete Building for Eagle Mountain Spillway Communication

Company Name	Bid Amount	Lead Time
Huffman Communications	\$166,763.00	238 Days
Gamut LLC	\$198,500.00	245 Days

TARRANT REGIONAL WATER DISTRICT

AGENDA ITEM 7

DATE: December 17, 2024

SUBJECT: Consider Approval of Draft Supplemental Watershed Plan and Environmental Assessment for the Rehabilitation of Floodwater Retarding Structure No. 26 of the Big Sandy Creek Watershed Above Eagle Mountain

FUNDING: N/A

RECOMMENDATION:

Management recommends approval of an amendment to an existing Watershed Plan Agreement (“Agreement”) between Tarrant Regional Water District (TRWD), USDA Natural Resources Conservation Service (“NRCS”), Wise Soil and Water Conservation District, Wise County Water Control and Improvement District No.1, Wise County Commissioners Court, Upper Elm-Red Soil and Water Conservation District, Little Wichita Soil and Water Conservation District, Clay County Commissioners Court, Montague County Commissioners Court, and the City of Bowie, Texas for the purposes of making application for assistance to USDA in the preparation of a plan for improvements to Big Sandy Creek Watershed Structure 26.

DISCUSSION:

Big Sandy Creek No. 26 is a flood control structure that was designed and constructed as a Class A, Low Hazard structure by the NRCS in the mid-1980's. Due to regulatory and downstream land use changes, this structure is now classified as high hazard and does not meet Texas Commission on Environmental Quality (“TCEQ”) dam safety requirements or NRCS standards for high hazard dams. Due to rapid urbanization in Texas this type of issue is occurring across the state. This Agreement is one of several that the District has entered with local entities to support the District’s watershed protection planning efforts for the Eagle Mountain Lake Watershed, with the end goal of reducing sediment and pollutant inputs to the reservoir, which is critical to fulfilling the District’s mission. USDA offers assistance to the local Soil and Water Conservation Districts who are responsible for addressing this change in classification. This improvement plan seeks the assistance of USDA and will describe and identify the design alternatives to be considered.

This agreement is not a fund-obligating document. A separate agreement will be entered into between NRCS and the other parties contingent upon the fulfillment of applicable laws and regulations and the availability of appropriations for the purposes described in the agreement.

This item was reviewed by the Construction and Operations Committee on December 12, 2024.

Submitted By:

Darrel Andrews
Environmental Director



November 27, 2024

Wise County Water Control & Improvement District #1
P.O. Box 303
Bridgeport, TX 76426

Re: Big Sandy Creek Watershed Agreement with NRCS

This letter agreement confirms the mutual understanding between the Tarrant Regional Water District (the "District") and the Wise County Water Control and Improvement District No. 1 (the "WCID") regarding the funding obligations outlined in the attached agreement, titled "Draft Supplemental Watershed Plan & Environmental Assessment for the Rehabilitation of Floodwater Retarding Structure No. 26 of the Big Sandy Creek Watershed, Wise County, Texas," (the "Big Sandy Creek Agreement"). The District, WCID, and the United States Natural Resources Conservation Service ("NRCS"), among others, are parties to the Big Sandy Creek Agreement.

(1) Agreement on Funding Obligations

The undersigned parties hereby acknowledge and agree that, as specified in Paragraph 10 of the Big Sandy Creek Agreement, the Agreement is not a fund-obligating document for NRCS. Furthermore, the Agreement does not obligate the District, WCID, or any other party to fund, or commit to funding, any activities or to cover any estimated or actual costs associated with the activities described in the Agreement. Additionally, the Parties agree that the intent of Paragraph 11 of the Agreement is to require separate agreements between NRCS and the parties, not only before any work is initiated but also prior to any funds being obligated by any party.

(2) No Other Modifications

800 East Northside Drive | Fort Worth, TX 76102-1016 | Office: (817) 335.2491 | TRWD.com

Enriching communities. Improving the quality of life.

November 27, 2024

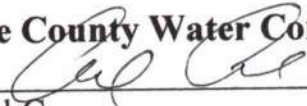
The undersigned parties acknowledge and agree that this letter is intended solely to clarify the mutual understanding regarding the funding obligations under the Big Sandy Creek Agreement. Except as expressly set forth in this letter, all other terms and provisions of the Big Sandy Creek Agreement remain in full force and effect and are not modified or amended by this letter.

By the signatures below the District and WCID acknowledge their agreement as set forth in this letter.

Tarrant Regional Water District

By: _____
Dan Buhman
General Manager

Wise County Water Control and Improvement District No. 1

By:  _____
Chad Cox
Board Secretary

original

**Draft Supplemental Watershed Plan No. 6 and Environmental Assessment
for Flood Water Retarding Structure No. 26 of the
Big Sandy Creek Watershed
Wise County, Texas**



PREPARED BY

USDA Natural Resources Conservation Service

IN COOPERATION WITH

Wise Soil and Water Conservation District, Wise County Water Control and Improvement District No. 1, Wise County Commissioners Court. Upper Elm-Red Soil and Water Conservation District, Tarrant Regional Water District, Little Wichita Soil and Water Conservation District, Clay County Commissioners Court, Montague County Commissioners Court, City of Bowie, Texas

June 2024

Non-Discrimination Statement

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov.

USDA is an equal opportunity provider, employer, and lender.

**DRAFT Supplemental Watershed Plan & Environmental Assessment
for the Rehabilitation of Floodwater Retarding Structure No. 26 of the
Big Sandy Creek Watershed, Wise County, Texas**

Prepared By:
The U.S. Department of Agriculture, Natural Resources Conservation Service

In Cooperation With:
Wise Soil and Water Conservation District, Wise County Water Control and Improvement
District No. 1, Wise County Commissioners Court, Upper Elm-Red Soil and Water Conservation
District, Tarrant Regional Water District, Little Wichita Soil and Water Conservation District,
Clay County Commissioners Court, Montague County Commissioners Court, City of Bowie,
Texas.

AUTHORITY

The original watershed work plan was prepared, and the works of improvement were installed, under the authority of the Watershed Protection and Flood Control Act of 1944 (Public Law 78-534) as amended. The rehabilitation of Big Sandy Creek Flood Retarding Structure No. 26 is authorized under Public Law 83-566 (as amended), as enacted by Section 313 or Public Law 106-472, otherwise known as "The Small Watershed Rehabilitation Amendments of 2000."

ABSTRACT

Big Sandy Creek Floodwater Retarding Structure No. 26 (FRS 26 or Big Sandy 26) was designed and constructed as a Class A, Low Hazard structure by the NRCS in the mid 1980's for the purpose of flood control as a measure included in the third supplemental watershed plan. Dam breach inundation analyses have revealed that FRS 26 is classified as a high hazard structure due to the expected loss of life resulting from catastrophic failure during the design storm event. In its current condition, FRS 26 does not meet Texas Commission on Environmental Quality (TCEQ) dam safety requirements or Natural Resources Conservation Service (NRCS) standards for high hazard dams. The FRS 26 project area is owned by Melton and Doris Neighbors (R000014951) and the United States Department of Agriculture - Forest Service (R000015019, LBJ National Grasslands). The non-compliance with Texas requirements for hydraulic capacity creates a need for action by the Sponsors. This Plan-EA describes the affected environment, identifies the affected environment, and describes the environmental consequences associated with each alternative. The preferred alternative involves structural rehabilitation of FRS 26 by widening the existing earthen auxiliary spillway channel, installing a filter drain and re-establishing the principal spillway's energy-dissipating structure. The Project Installation cost is estimated to be **\$3,195,000**, of which **\$2,065,300** will be paid from the Watershed Operations funds and **\$1,129,700** from local funds.

COMMENTS AND INQUIRIES

For further information, please contact: Mark J. Northcut, Landscape Planning Leader,
USDA - Natural Resources Conservation Service, 101 South Main Street, Temple, Texas 76501,
Phone: (254) 742-9824.

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BIG SANDY CREEK WATERSHED AGREEMENT

Supplemental Watershed Plan Agreement
(Supplement No. 6)

Between the

Wise Soil and Water Conservation District, Wise County Water Control and Improvement District No. 1, Wise County Commissioners Court, Upper Elm-Red Soil and Water Conservation District, Tarrant Regional Water District, Little Wichita Soil and Water Conservation District, Clay County Commissioners Court, Montague County Commissioners Court, City of Bowie, Texas

(Referred to herein as “Sponsors” or “Sponsoring Local Organizations” or “SLOs”)

and the

UNITED STATES DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
Formerly the Soil Conservation Service (SCS)
(Referred to herein as NRCS)

Whereas, the original Watershed Plan Agreement for the Big Sandy Creek watershed, State of Texas, executed by the Sponsors named therein and NRCS, became effective on January 18, 1956; and

Whereas, the Watershed Plan was amended by Supplemental Watershed Plan Agreements executed by the Sponsors and NRCS and became effective on December 13, 1971 (I), April 26, 1976 (II), August 22, 1979 (III), January 5, 2006 (IV), May 27, 2005 (V); and

Whereas, the responsibility for administration of the Watershed Protection and Flood Prevention Act, has been assigned by the Secretary of Agriculture to NRCS; and

Whereas, application has heretofore been made to the Secretary of Agriculture by the Sponsors for assistance in preparing a plan for works of improvement for Structure No. 26 in the Big Sandy Creek Watershed, State of Texas, under the authority of the Soil Conservation Act of 1935 (PL-46, 74th Congress), the Flood Control Act of June 22, 1936 (PL-738, 74th Congress), and the Flood Control Act of December 22, 1944 (PL-534, 78th Congress, 2nd Session); and

Whereas, there has been developed through the cooperative efforts of the Sponsors and NRCS a Watershed Work Plan No. 6 – Environmental Assessment for works of improvement for the restructuring of Structure No. 26, Big Sandy Creek Watershed, State of Texas, hereinafter referred to as the Plan-EA or plan, which plan is annexed to and made a part of this agreement;

Now, therefore, in view of the foregoing considerations, the Secretary of Agriculture, through NRCS, and the Sponsors hereby agree on this watershed project plan and that the works of

improvement for this project will be installed, operated, and maintained in accordance with the terms, conditions, and stipulations provided for in this plan and including the following:

1. **Term.** The term of this agreement is for the 3-year installation period and 100-year evaluated life of the project (103 years total) and does not commit NRCS to assistance of any kind beyond the end of the evaluated life.
2. **Costs.** The costs shown in this plan are preliminary estimates. Final costs to be borne by the parties hereto will be the actual costs incurred in the installation of works of improvement.
3. **Real property.** The sponsors will acquire such real property as will be needed in connection with the works of improvement. The amounts and percentages of the real property acquisition costs to be borne by the Sponsors and NRCS are as shown in the cost-share table in Section 5 hereof.

The sponsors agree that all land acquired for measures, other than land treatment practices, with financial or credit assistance under this agreement will not be sold or otherwise disposed of for the evaluated life of the project except to a public agency which will continue to maintain and operate the development in accordance with the operation and maintenance agreement.

The sponsors have current, original easements which lack specified flood easement elevation or surveyed structure extent. The broad wording of these easements will require greater definition by the Sponsors in order for the construction of the dam rehabilitation project to proceed. The recommended minimum easement elevation for FRS No. 26 is elevation 912.3 feet NAVD 88 (the original auxiliary spillway control section elevation plus two feet). The sponsors and the landowners acknowledge and accept the risks associated with allowing future construction to occur at elevations lower than the elevation of the Probable Maximum Flood. The Probable Maximum Flood peak water surface elevation is 913.3 feet NAVD 88. The area of upstream flooding in the proposed configuration at elevation 913.3 feet is approximately 57 acres.

4. **Uniform Relocation Assistance and Real Property Acquisition Policies Act.** *The* sponsors hereby agree to comply with all of the policies and procedures of the Uniform Relocation Assistance and Real Property Acquisition Policies Act (42 U.S.C. Section 4601 et seq. as further implemented through regulations in 49 CFR Part 24 and 7 CFR Part 21) when acquiring real property interests for this federally assisted project. If the sponsors are legally unable to comply with the real property acquisition requirements, they agree that, before any Federal financial assistance is furnished, they will provide a statement to that effect, supported by an opinion of the chief legal officer of the state containing a full discussion of the facts and law involved. This statement may be accepted as constituting compliance.

5. Cost-share for Watershed Project Plans. The following table will be used to show cost-share percentages and amounts for watershed project plan implementation.

Works of Improvement	NRCS		Other		Total
	Percent	Cost	Percent	Cost	Cost
Cost-Sharable Items ^{1/}					
Construction: FRS 26 Spillway ^{2/}	66.8%	\$1,574,800	33.2%	\$782,690	\$2,357,500
Subtotal - Cost Sharable Items – Flood Control	66.8%	\$1,574,800	33.2%	\$782,690	\$2,357,500
Non Cost-Sharable Items^{4/}					
Engineering ^{3/}	98%	\$465,500	2%	\$9,500	\$475,000
Project Administration ^{5/}	N/A	\$25,000	NA	\$50,000	\$75,000
Water, Mineral and Other Resource Rights	N/A	\$0	N/A	\$0	\$0
Real Property Rights ^{6/}	0%	\$0	100%	\$187,500	\$187,500
Permits	0%	\$0	100%	\$100,000	\$100,000
Relocation, Beyond Required Decent, Safe, Sanitary	0%	\$0	100%	\$0	\$0
Non-Project Costs	0%	\$0	100%	\$0	\$0
Subtotal: Non Cost-Sharable Items	60%	\$500,000	40%	\$337,500	\$837,500
TOTAL:	65%	\$2,065,300	35%	\$1,129,700	\$3,195,000

1/ Price Base: 2023

Prepared: July 2023

2/ Cost share is based on eligible cost sharable items and in-kind contributions, limited to 100% of the construction cost.

3/ Includes engineering costs associated with geotechnical exploration and testing, design of the new auxiliary spillway, archaeological survey, and environmental coordination.

4/ If actual costs incurred are greater than shown here, each party shall bear the responsibility for their costs.

5/ Includes costs associated with contract administration.

6/ Includes purchase of construction easement and permanent easements associated with the proposed auxiliary spillway.

7/ Investigation of the watershed project area indicates that no displacements will be involved under present conditions. However, in the event that displacement becomes necessary at a later date, the cost of relocation assistance and payments will be cost-shared in accordance with the percentages shown.

6. Land treatment agreements. The sponsors will obtain agreements from owners of not less than 50 percent of the land above each multiple-purpose and floodwater-retarding structure. These agreements must provide that the owners will carry out farm or ranch conservation plans on their land. The sponsors will ensure that 50 percent of the land upstream of any retention reservoir site is adequately protected before construction of the dam. The sponsors will assist landowners and operators to ensure the installation of the land treatment measures shown in the watershed project plan. The sponsors will encourage landowners and operators to continue to operate and maintain the land treatment measures after the long-term contracts expire, for the protection and improvement of the watershed.

7. **Floodplain Management.** Before construction of any project for flood prevention, the sponsors must agree to participate in and comply with applicable Federal floodplain management and flood insurance programs.
8. **Water and mineral rights.** The sponsors will acquire or provide assurance that landowners or resource users have acquired such water, mineral, or other natural resources rights pursuant to State law as may be needed in the installation and operation of the works of improvement. Any costs incurred must be borne by the sponsors and these costs are not eligible as part of the sponsors' cost-share.
9. **Permits.** The sponsors will obtain and bear the cost for all necessary Federal, State, and local permits required by law, ordinance, or regulation for installation of the works of improvement. These costs are not eligible as part of the sponsors' cost-share.
10. **NRCS assistance.** This agreement is not a fund-obligating document. Financial and other assistance to be furnished by NRCS in carrying out the plan is contingent upon the fulfillment of applicable laws and regulations and the availability of appropriations for this purpose.
11. **Additional agreements.** A separate agreement will be entered into between NRCS and the sponsors before either party initiates work involving funds of the other party. Such agreements will set forth in detail the financial and working arrangements and other conditions that are applicable to the specific works of improvement.
12. **Amendments.** This plan may be amended or revised only by mutual agreement of the parties hereto, except that NRCS may deauthorize or terminate funding at any time it determines that the sponsors have failed to comply with the conditions of this agreement or when the program funding or authority expires. In this case, NRCS must promptly notify the sponsors in writing of the determination and the reasons for the deauthorization of project funding, together with the effective date. Payments made to the sponsors or recoveries by NRCS must be in accordance with the legal rights and liabilities of the parties when project funding has been deauthorized. An amendment to incorporate changes affecting a specific measure may be made by mutual agreement between NRCS and the sponsors having specific responsibilities for the measure involved.
13. **Prohibitions.** No member of or delegate to Congress, or resident commissioner, may be admitted to any share or part of this plan, or to any benefit that may arise therefrom; but this provision may not be construed to extend to this agreement if made with a corporation for its general benefit.
14. **Operation and Maintenance (O&M).** The sponsors will be responsible for the operation, maintenance, and any needed replacement of the works of improvement by actually performing the work or arranging for such work, in accordance with an O&M Agreement. An O&M agreement will be entered into before Federal funds are obligated and will continue for the project life (100 years). Although the sponsors' responsibility to the Federal Government for O&M ends when the O&M agreement expires upon completion of the evaluated life of measures covered by the agreement, the sponsors acknowledge that continued liabilities and responsibilities associated with works of improvement may exist beyond the evaluated life.

15. Emergency Action Plan. Prior to construction, the sponsors must prepare an Emergency Action Plan (EAP) for the dam where failure may cause loss of life or as required by state and local regulations. The EAP must meet the minimum content specified in the NRCS Title 180, National Operation and Maintenance Manual (NOMM), Part 500, Subpart F, Section 500.52, and meet applicable State agency dam safety requirements. The NRCS will determine that an EAP is prepared prior to the execution of fund obligating documents for construction of the structure. EAPs must be reviewed and updated by the sponsors annually.

16. Nondiscrimination Provisions. In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English. To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

By signing this agreement, the recipient assures the Department of Agriculture that the program or activities provided for under this agreement will be conducted in compliance with all applicable Federal civil rights laws, rules, regulations, and policies.

17. Certification Regarding Drug-Free Workplace Requirements (7 CFR Part 3021). By signing this Watershed Agreement, the sponsors are providing the certification set out below. If it is later determined that the sponsors knowingly rendered a false certification, or otherwise violated the requirements of the Drug-Free Workplace Act, the NRCS, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.

Controlled substance means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. Section 812) and as further defined by regulation (21 CFR Sections 1308.11 through 1308.15);

Conviction means a finding of guilt (including a plea of *nolo contendere*) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

Criminal drug statute means a Federal or non-Federal criminal statute involving the manufacturing, distribution, dispensing, use, or possession of any controlled substance;

Employee means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) all direct charge employees; (ii) all indirect charge employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantees' payroll; or employees of subrecipients or subcontractors in covered workplaces).

Certification:

A. The sponsors certify that they will or will continue to provide a drug-free workplace by—

(1) Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

(2) Establishing an ongoing drug-free awareness program to inform employees about—

(a) The danger of drug abuse in the workplace;

(b) The grantee's policy of maintaining a drug-free workplace;

(c) Any available drug counseling, rehabilitation, and employee assistance programs; and

(d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

(3) Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph (1).

(4) Notifying the employee in the statement required by paragraph (1) that, as a condition of employment under the grant, the employee must—

(a) Abide by the terms of the statement; and

(b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction.

(5) Notifying the NRCS in writing, within 10 calendar days after receiving notice under paragraph (4)(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the

convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice must include the identification numbers of each affected grant.

(6) Taking one of the following actions, within 30 calendar days of receiving notice under paragraph (4) (b), with respect to any employee who is so convicted—

(a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency.

(7) Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs (1), (2), (3), (4), (5), and (6).

B. The sponsors may provide a list of the sites for the performance of work done in connection with a specific project or other agreement.

C. Agencies will keep the original of all disclosure reports in the official files of the agency.

18. Certification Regarding Lobbying (7 CFR Part 3018) (for projects > \$100,000)

A. The sponsors certify to the best of their knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the sponsors, to any person for influencing or attempting to influence an officer or employee of an agency, Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned must complete and submit Standard Form LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

(3) The sponsors must require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients must certify and disclose accordingly.

B. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed

by U.S. Code, Title 31, Section 1352. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

**19. Certification Regarding Debarment, Suspension, and Other Responsibility Matters—
Primary Covered Transactions (7 CFR Part 3017).**

- A. The sponsors certify to the best of their knowledge and belief, that they and their principals:
- (1) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal department or agency;
 - (2) Have not within a 3-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State, or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
 - (3) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State, or local) with commission of any of the offenses enumerated in paragraph A(2) of this certification; and
 - (4) Have not within a 3-year period preceding this application/proposal had one or more public transactions (Federal, State, or local) terminated for cause or default.
- B. Where the primary sponsors are unable to certify to any of the statements in this certification, such prospective participant must attach an explanation to this agreement.

20. Clean Air and Water Certification.

- A. The project sponsoring organizations signatory to this agreement certify as follows:
- (1) Any facility to be utilized in the performance of this proposed agreement is not listed on the Environmental Protection Agency List of Violating Facilities.
 - (2) To promptly notify the NRCS-State administrative officer prior to the signing of this agreement by NRCS, of the receipt of any communication from the Director, Office of Federal Activities, U.S. Environmental Protection Agency, indicating that any facility which is proposed for use under this agreement is under consideration to be listed on the Environmental Protection Agency List of Violating Facilities.
 - (3) To include substantially this certification, including this subparagraph, in every nonexempt sub-agreement.
- B. The project sponsoring organizations signatory to this agreement agrees as follows:
- (1) To comply with all the requirements of section 114 of the Clean Air Act as amended (42 U.S.C. Section 7414) and section 308 of the Federal Water Pollution Control Act (33 U.S.C. Section 1318), respectively, relating to inspection, monitoring, entry, reports, and information, as well as other requirements specified in section

114 and section 308 of the Air Act and the Water Act, issued there under before the signing of this agreement by NRCS.

- (2) That no portion of the work required by this agreement will be performed in facilities listed on the EPA List of Violating Facilities on the date when this agreement was signed by NRCS unless and until the EPA eliminates the name of such facility or facilities from such listing.
- (3) To use their best efforts to comply with clean air standards and clean water standards at the facilities in which the agreement is being performed.
- (4) To insert the substance of the provisions of this clause in any nonexempt subagreement.

C. The terms used in this clause have the following meanings:

- (1) The term "Air Act" means the Clean Air Act, as amended (42 U.S.C. Section 7401 et seq.).
- (2) The term "Water Act" means Federal Water Pollution Control Act, as amended (33 U.S.C. Section 1251 et seq.).
- (3) The term "clean air standards" means any enforceable rules, regulations, guidelines, standards, limitations, orders, controls, prohibitions, or other requirements which are contained in, issued under, or otherwise adopted pursuant to the Air Act or Executive Order 11738, an applicable implementation plan as described in section 110 of the Air Act (42 U.S.C. Section 7414) or an approved implementation procedure under section 112 of the Air Act (42 U.S.C. Section 7412).
- (4) The term "clean water standards" means any enforceable limitation, control, condition, prohibition, standards, or other requirement which is promulgated pursuant to the Water Act or contained in a permit issued to a discharger by the Environmental Protection Agency or by a State under an approved program, as authorized by section 402 of the Water Act (33 U.S.C. Section 1342), or by a local government to assure compliance with pretreatment regulations as required by section 307 of the Water Act (33 U.S.C. Section 1317).
- (5) The term "facility" means any building, plant, installation, structure, mine, vessel, or other floating craft, location or site of operations, owned, leased, or supervised by a sponsor, to be utilized in the performance of an agreement or subagreement. Where a location or site of operations contains or includes more than one building, plant, installation, or structure, the entire location will be deemed to be a facility except where the Director, Office of Federal Activities, Environmental Protection Agency, determines that independent facilities are collocated in one geographical area.

21. Assurances and Compliance. As a condition of the grant or cooperative agreement, the sponsors assure and certify that they are in compliance with and will comply in the course of the agreement with all applicable laws, regulations, Executive orders and other generally applicable requirements, including those set out below which are hereby incorporated in this agreement by reference, and such other statutory provisions as are specifically set forth herein.

State, Local, and Indian Tribal Governments: OMB Circular Nos. A-87, A-102, A-129, and A-133; and 7 CFR Parts 3015, 3016, 3017, 3018, 3021, and 3052.

Nonprofit Organizations, Hospitals, Institutions of Higher Learning: OMB Circular Nos. A-110, A-122, A-129, and A-133; and 7 CFR Parts 3015, 3017, 3018, 3019, 3021 and 3052.

22. Examination of Records. The sponsors must give the NRCS or the Comptroller General, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to this agreement, and retain all records related to this agreement for a period of three years after completion of the terms of this agreement in accordance with the applicable OMB Circular.

23. Signatures

**Wise Soil and Water Conservation
District - Sponsor**
407 Park West Ct, Suite 200
Decatur, Texas 76234

By: Cody Billups

Title: Chairman

Date: 7-12-24

The signing of this supplemental watershed agreement was authorized by the governing body of the Wise Soil and Water Conservation District at a meeting held on _____.

Bill G. [Signature]
Administrative Secretary or Notary

Wise Soil and Water Conservation District
407 Park West Ct, Suite 200
Decatur, Texas 76234

Date: 7-12-24

Wise County Water Control
and Improvement District No. 1 - Sponsor
P.O. BOX 303
Bridgeport, Texas 76426

By: [Signature]

Title: President

Date: 8/7/2024

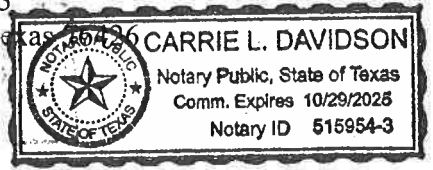
The signing of this supplemental watershed agreement was authorized by the governing body of the Wise County Water Control and Improvement District No. 1 at a meeting held on

[Signature: Carrie L. Davidson]

Administrative Secretary or Notary

Date: 8/7/2024

Wise County Water Control
and Improvement District No. 1
P.O. BOX 303
Bridgeport, Texas 76426



Wise County Commissioners
Court – Sponsor
PO Box 899
Decatur, Texas 76234

By: [Signature]

Title: County Judge

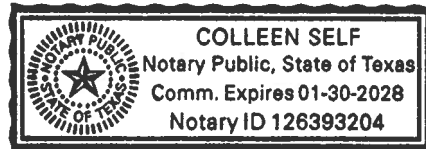
Date: 7/22/24

The signing of this supplemental watershed agreement was authorized by the governing body of the Wise County Commissioners Court at a meeting held on July 22, 2024.

[Signature: Colleen Self]
Administrative Secretary or Notary

Wise County Commissioners Court
PO Box 899
Decatur, Texas 76234

Date: 7/22/24



Upper Elm-Red Soil and Water Conservation District – Sponsor
2200 N. Grand Ave
Gainesville, Texas 76240

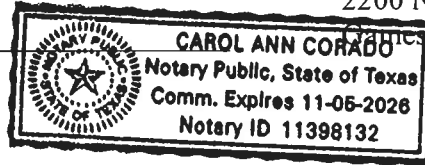
By: J. K. Bmtu
Title: CHAIRMAN
Date: 8/12/24

The signing of this supplemental watershed agreement was authorized by the governing body of the Upper Elm-Red Soil and Water Conservation District at a meeting held on _____

Carol Ann Corado
Administrative Secretary or Notary

Upper Elm-Red Soil and Water Conservation District
2200 N. Grand Ave
Gainesville, Texas 76240

Date: 8/12/24



Tarrant Regional Water District - Sponsor
800 E. Northside Drive
Fort Worth, Texas 76102

By: _____
Title: _____
Date: _____

The signing of this supplemental watershed agreement was authorized by the governing body of the Tarrant Regional Water District at a meeting held on _____.

Administrative Secretary or Notary

Tarrant Regional Water District
800 E. Northside Drive
Fort Worth, Texas 76102

Date: _____

Little Wichita Soil and Water

By: _____

Conservation District - Sponsor
4311 South 31st Street, Suite 125
Temple, Texas 76502
PO Box 658

Title: Monika Kelson Chairman LWCD

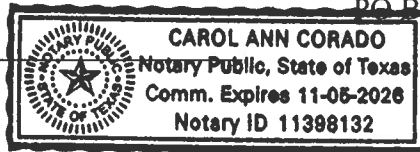
Date: 8/21/24

The signing of this supplemental watershed agreement was authorized by the governing body of the Little Wichita Soil and Water Conservation District at a meeting held on 8/21/24.

Carol Ann Corado
Administrative Secretary or Notary

Little Wichita Soil and Water
Conservation District
4311 South 31st Street, Suite 125
Temple, Texas 76502
PO Box 658

Date: 8/21/24



**Clay County Commissioners
Court – Sponsor**
214 N. Main Street
Henrietta, Texas 76365
PO Box 548

By: Scotty Judd

Title: County Judge

Date: 8/26/2024

The signing of this supplemental watershed agreement was authorized by the governing body of the Clay County Commissioners Court at a meeting held on Aug. 26, 2024.

Monika Kelson
Administrative Secretary or Notary

Clay County Commissioners Court
214 N. Main Street
Henrietta, Texas 76365
PO Box 548

Date: 8/26/2024



Montague County Commissioners
Court - Sponsor
PO Box 416
Montague, Texas 76251

By: [Signature]

Title: County Judge

Date: August 26, 2024

The signing of this supplemental watershed agreement was authorized by the governing body of the Montague County Commissioners Court at a meeting held on August 26, 2024.

[Signature]
Administrative Secretary or Notary

Montague County Commissioners Court
PO Box 416
Montague, Texas 76251

Date: August 26, 2024



City of Bowie, Texas - Sponsor

304 N. Mason
Bowie, Texas 76230

By: [Signature]

Title: City Manager

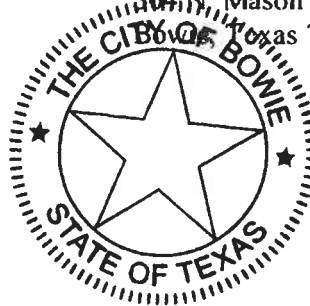
Date: August 26, 2024

The signing of this supplemental watershed agreement was authorized by the governing body of the City of Bowie, Texas at a meeting held on August 26, 2024.

[Signature]
Administrative Secretary or Notary

City of Bowie, Texas
304 N. Mason
Bowie, Texas 76230

Date: August 26, 2024



Natural Resources Conservation Service

U.S. Department of Agriculture

Approved by:

Kristy Oates

State Conservationist

Date: _____

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- Appendix E: Other Supporting Information

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SUMMARY (OFFICE OF MANAGEMENT AND BUDGET FACT SHEET)

SUPPLEMENTAL WATERSHED PLAN NO. 6 & ENVIRONMENTAL ASSESSMENT

for

Floodwater Retarding Structure No. 26
of The Big Sandy Creek Watershed
Wise County, Texas
13th Congressional District

Prepared By: U.S. Department of Agriculture, Natural Resources Conservation Service (NRCS)

Authority: The original watershed work plan was prepared, and the works of improvement were installed, under the authority of the Flood Control Act of 1944 (Public Law 78-534) as amended. The rehabilitation of floodwater retarding structure No. 26 is authorized under Public Law 83-566 as amended, and as further amended by Section 313 of Public Law 106-472.

Sponsors: The project sponsors are:

Wise Soil and Water Conservation District
Wise County Water Control and Improvement District No. 1
Wise County Commissioners Court
Upper Elm-Red Soil and Water Conservation District
Tarrant Regional Water District
Little Wichita Soil and Water Conservation District
Clay County Commissioners Court
Montague County Commissioners Court
City of Bowie, Texas

Hereinafter referred to as the "Sponsors, Sponsoring Local Organizations, or SLOs".

Proposed Action: The proposed action is the structural rehabilitation of Big Sandy Creek Floodwater Retarding Structure No. 26 (Big Sandy 26, FRS 26 or subject dam) to meet current NRCS and Texas Dam Safety standards for small, high hazard dams with a term of 103 years (3 years for design and installation, and a 100 year useful life).

Purpose and Need for Action: Big Sandy FRS 26 was constructed for the purpose of flood protection. FRS 26 was designed and constructed by the United States Department of Agriculture (USDA)'s Soil Conservation Service (SCS, now NRCS) in Big Sandy Creek's third watershed supplement. Measures described in the third watershed supplement included the addition of 56 floodwater retarding structures (including FRS 26), land treatment and critical area stabilization.

FRS 26 was designed as a low hazard structure in 1984. However, the dam is currently classified as high hazard based on current dam safety standards in Texas and the results of dam breach inundation analyses. The existing dam is hydraulically deficient and cannot safely pass the design flood event. As such, FRS 26 does not comply with Texas law for high hazard dams. The

inadequate spillway capacity could result in catastrophic failure during the design flood event and jeopardize human lives and property downstream. The Sponsors' need for action is to address FRS 26's non-compliance with Texas regulatory requirements for high hazard dams.

Description of the Preferred Alternative: Structural Rehabilitation of FRS 26. The structural measures for the high hazard rehabilitation consist of the following activities:

- Widen the vegetated earthen auxiliary spillway channel to a minimum of 250 feet.
- Raise the control section of the existing vegetated auxiliary spillway by approximately 0.7 feet with earth fill to elevation 911.0 feet.
- Install a graded aggregate filter drain at the toe of the maximum embankment section into the foundation.
- Raise the minimum crest of the embankment to elevation 914.0 feet.
- Construct a new energy dissipating structure at the outlet of the principal spillway conduit.
- Perform minor modifications to the principal spillway riser metalwork.

Net Economic Benefit:

The benefit to cost ratio associated with the preferred alternative is approximately 0.02. There are additional benefits associated with the preferred alternative, which include reducing the likelihood of a breach and catastrophic failure during the design flood event. The preferred alternative provides an additional \$4,537 in average annual flood damage reduction benefits (based on amortization of the installation costs using a discount rate of 2.50% and a 100 year period of analysis).

If FRS 26 were decommissioned, an estimated \$223,361 in average annual flood damage reduction benefits currently provided to the area of potential effect would be lost due to increased flooding during the frequency storm events.

Resource Information:

Latitude & Longitude: 33.362914 N, -97.680276 W

8-Digit Hydrological Unit Number: 12030101

Climate and Topography: In Wise County, Texas, which is in the Grand Prairie Physiographic Province, the average temperature is 52.5 degrees F in the winter and 76.3 degrees F in the summer. The last frost of spring normally occurs in the early April and the first frost in the fall occurs in late October. This provides a growing season of approximately 206 days. The average annual precipitation is about 34.8 inches. This precipitation is distributed through the year. The average total snowfall is 1 inch.

Drainage Area:

Watershed	Size (acres)	Percent of Total
Big Sandy Creek ¹	317,000	100.0
Big Sandy 26	435	0.14

1. SCS. (1955). "Work Plan for Big Sandy Creek Watershed." Temple, TX. Includes entire Big Sandy Creek watershed area.

Land Use in FRS 26 Watershed:

Land Use	Current		Proposed Conditions ¹	
	Land Area (acres)	Percentage of Watershed	Land Area (acres)	Percentage of Watershed
Woodland	6.2	1.4%	6.2	1.4%
Brush	135.3	31.1%	135.3	31.1%
Water	19.9	4.6%	19.9	4.6%
Open Space	273.7	62.9%	273.7	62.9%

1. Development within basin not anticipated. Land use within Big Sandy 26 basin will not change as a result of rehabilitation measures.

Land Ownership in FRS 26 Watershed:

	Private Land Ownership	Public Land Ownership
Upstream of Dam	68.9%	31.1%
Downstream of Dam ¹	90%	10%

1. Assumed percentages of properties impacted by the maximum water depth created downstream of the dam site during the 500-year storm, modeled without the dam.

Population and Demographics: Historically, Alvord and Wise County have been rural in nature and relatively unaffected by growth in the Dallas-Fort Worth metropolitan area. However, within the last two years, the North Central Texas Council of Governments, the metropolitan planning organization for the region, has included the City and County as part of the metroplex.

Accompanying this is an expectation of potential accelerated future growth. Although this may be the case, there are not currently any local or regional land use plans reflecting this expectation.¹ The regional transportation plan indicates relatively minor improvements in the Alvord area consisting of incremental improvements to roadway capacity. No new roadways or significant changes to existing roadways are identified. The Texas State Demographer's Office estimated a rate of population increase of less than 1 percent per year over the period 2010-2050.

According to the U.S. Census Bureau's American Community Survey, the population of Alvord is 1,351 and Wise County is 68,632 (U.S. Census Bureau 2020). Approximately 86 percent of individuals in Alvord are White, with individuals of multi-racial heritage comprising 7 percent of the population. For the County, approximately 79 percent of individuals are White, with 11 percent claiming multi-racial heritage. Twenty percent of Wise County and ten percent of Alvord claim Hispanic or Latino heritage.

¹ <https://www.nctcog.org/regional-data/regional-data-center>

The median age of the population of Alvord is 28.3 years, in contrast to the Wise County median of 38.6 years. There is a significantly higher proportion of the population 18 years old or less (29 percent) compared to Wise County or State of Texas, with percent populations under 18 years old of 24.7 and 25.8, respectively. Less than 10 percent of the Alvord population is over 65 years old, while in Wise County and the State, approximately 15 and 13 percent of the population is over 65 years old, respectively.

Approximately 34.2 percent of the residents in Wise County age 25 or older have a high school education or higher, while 41.4 percent of Alvord residents age 25 or older have a high school diploma. About 15.6 percent of Alvord residents have earned a bachelor's degree or higher, while 18.8 percent of Wise County residents 25 or older have a bachelor's degree or higher.

There are 516 Wise County residents who are 16 years of age or older and employed, according to the U.S. Census Bureau 2020. The local economy of Alvord is divided into five categories: private company workers (66.1%); self-employed in own incorporated business (2.7%); private not-for-profit (9.5%); local, state, and federal government (17.8%), and self-employed in own not incorporated business (3.9%). The civilian population over 16 is also divided into the following categories: management, business, science, and arts occupations (26.4%); service occupations (18.8%); sales and office occupations (23.2%); natural resources, construction, and maintenance occupations (14.9%); and production, transportation, and material moving occupations (16.7%).

According to the 2020 Census Bureau, the median household income estimated for Alvord was \$60,469. This compares to \$63,826 per year for the median household income calculated for Texas. The national figure for median household income per year estimated for the same period was \$64,994.

According to the U.S. Census Bureau 2020 estimates, Alvord had 4.6 percent of the population citizens living below the poverty level. That compares to 14.2 percent for State and 12.8 percent for the Nation.

The U.S. Census Bureau 2020 estimates that there were 418 housing units within Alvord. Of the occupied housing units, 56.5 percent were owner-occupied and 29.4 percent renter-occupied. The remaining housing units were vacant.

Cultural Resources: To assess the cultural resources impacts on all action alternatives, the Sponsors commissioned a cultural resources literature review.

A constraints memorandum dated April 6, 2021 identified known cultural resources and previously conducted archeological surveys in the project study area. Part of the eastern portion of the study area was previously surveyed for the United States Forest Service in 2010. There are five state-recognized archeological sites within a kilometer the study area; none were recommended for NRHP listing. No sites have been documented within the project study area. Additionally, no potentially eligible historic structures or other cultural resources have been documented in or adjacent to the study area. Based on the constraints memo there is low potential to adversely impact historic properties. However, there is the potential for undocumented archeological sites to be buried within alluvial settings in the study area. The SHPO has recommended an archaeological survey be conducted within the project area prior to beginning construction. Tribal consultation was initiated on January 11, 2021 and will be ongoing until Tribes and SHPO have had the

opportunity to concur with NRCS's final determination of eligibility and formal findings of effect (after final archaeological report).

Highly Erodible Cropland: No effects are anticipated.

Threatened and Endangered Species: The reservoir was reviewed for occurrence of federally protected species or habitat and reported occurrences of state protected species. The USFWS Environmental Conservation Online System (ECOS) Information for Planning and Consultation (IPaC) was queried for trust resources known or expected to near the project site. There are no records of federally protected species directly on the site, but the databases indicated the potential for protected species in the vicinity. There is also the potential for state protected species at or near the site.

The USFWS's Information, Planning and Conservation System (IPaC) lists a total of four threatened and endangered bird species that may occur in the vicinity of the reservoir, three of which only need to be considered for wind energy projects. The species with potential to be found at the project site is the whooping crane.

The existing dam already creates an impediment to fish and other aquatic species. The project will have negligible impact to fish and wildlife.

The Texas Parks and Wildlife (TPWD) database was accessed to evaluate potential state species of concern on all reservoir alternatives considered. TPWD's database reports the following occurrences of state-listed imperiled and vulnerable species within Wise County (but none confirmed at the project site): two amphibians, nine birds, one insect, eight mammals, three mollusks, six reptiles, and seven plants.

Alternative Plans Considered: The following alternatives to address the need for action were considered:

Alternative 1: *Future Without Federal Investment or FWOFI / NEPA No-Action:* This alternative is the true no-action alternative, where the current condition of the structure will remain for the evaluated period, with routine maintenance activities performed by the Sponsors. The FWOFI and the effects produced by the FWOFI will serve as the baseline for comparing all other action alternatives with respect to the relevant scoping concerns and the affected environment. For FRS 26, the no-action alternative results in the Sponsors continuing to operate a dam that does not meet standards for high hazard dams in Texas. Other dam safety issues identified during past visual inspections, assessments and analyses performed as part of this watershed supplement will remain unaddressed. The dam safety issues worsen over time, promoting other failure mechanisms for FRS 26. The design storm eventually occurs and the dam fails catastrophically, sending a floodwave downstream 3.5 miles to the confluence with Big Sandy Creek. Flooding throughout the City of Alvord, Texas of life, damage to structures, roadways and other property.

Alternative 2: *Decommissioning with Federal Assistance:* This alternative involves a controlled breach of FRS 26, removal of all appurtenant structures, and re-establishing the floodplain, stream, and other nearby areas to a condition similar to before FRS 26 was constructed in 1984. Decommissioning addresses the need for action by removing the dam from service thereby

eliminating the dam safety deficiency. However, the removal of FRS 26 results in significantly increased flooding downstream during a wide array of flood events. Alternative 2 is a Federally-assisted decommissioning project.

Alternative 3: *Rehabilitate to high hazard standards (Texas and NRCS standards) with Federal Assistance:* This alternative involves the structural rehabilitation of FRS 26 to meet Texas and NRCS standards for small, high hazard dams. This alternative generally involves a combination of modifying the existing auxiliary spillway, raising the low areas of the embankment crest slightly with earth fill, installing a graded-aggregate filter through the toe of the embankment, and re-constructing the principal spillway energy dissipating structure. Alternative 3 is a Federally-assisted project. Alternative 3 is the preferred alternative identified in this plan, because it addresses the Sponsors' need for action while continuing to fulfill its purpose of flood control.

Alternative 4: The Sponsors have indicated that their preferred plan is Alternative 3 – Rehabilitate to high hazard standards (Texas and NRCS standards) with federal assistance. However, if federal funds are not available, then the sponsors have indicated that they will rehabilitate the dam to meet Texas standards for high hazard dams. The measures are nearly identical to achieve compliance with both Texas and NRCS standards for high hazard dams. This is the probable plan if the responsible federal official finds no justification for expenditure of federal funds on this project. This alternative includes generally the same measures as Alternative 3.

Alternative 5: Modify the Dam to Reduce the Hazard Classification. FRS 26 is currently classified as a high hazard structure due to the consequences associated with an uncontrolled release of the reservoir during the design storm event. This alternative involves structural modification of the existing FRS 26 to reduce the maximum storage volume of the dam such that an uncontrolled release during the design storm event would result in a significant hazard classification under Texas law. The dam and spillway are currently capable of passing a storm event greater than 50 percent of the Probable Maximum Precipitation. However, after performing a variety of dam breach inundation analyses and subsequent review of the consequences associated with PMP breach events of FRS 26, it is unlikely that this can be accomplished without significant structural modification of the principal spillway riser and auxiliary spillway. Based on these factors, Alternative 5 was considered unfeasible and was not carried forward to detailed analysis.

Alternative 6: Floodproof Downstream Structures. In its current configuration, the design storm event with breach of FRS 26 will result in the inundation of approximately 61 residential structures, 6 commercial structures, a government structure, an agricultural structure, 7 roadways including U.S. 287, and the BNSF railroad. Additionally, significant uncertainty would remain if additional development within the area of potential effect occurs in the future and new hazards were constructed without appropriate flood protection measures, thus reverting FRS 26 back to high hazard. Based on the number of impacted structures associated with a PMP and breach event of FRS 26 and uncertainties surrounding future development within the area of potential effect, floodproofing the downstream hazards was considered unfeasible and was not carried forward to detailed analysis.

Project Costs (Dollars)^{1/}

Item	Cost Allocation	Cost Sharing			
		Public Law 83-566	Percent (%)	SLOs	Percent (%)
Construction	\$2,357,500	\$1,574,810	65	\$782,690	35
Engineering	\$475,000	465,500	98	9,500	2
Real Property Rights	\$187,500	\$0	0	\$187,500	100
Project Admin.	\$75,000	\$25,000	n/a	\$50,000	n/a
Permits	\$100,000	\$0	0	\$100,000	100
Total	\$3,195,000	\$2,065,300	--	\$1,129,700	--

^{1/} Price base: 2023

(Prepared: July 2023)

2/A contingency of 25% was applied to the construction costs and real property rights costs.

Project Benefits: The preferred alternative will provide \$2,000 in average annual flood protection benefits.

The estimated annual benefit to cost ratio is near-zero (approximately 0.02).

Number of Direct Beneficiaries: The population at risk (PAR) is estimated to be on the order of 97. The area of potential effect includes 61 residential structures, six commercial structures, one government structure (a fire station), one agricultural structure, seven roadways, and the BNSF Railway.

Other Beneficial Effects:

- The action will bring FRS 26 into compliance with applicable Texas and NRCS requirements for high hazard dams.
- The action will reduce the number of residential structures impacted during the design flood event from 61 to 3; commercial structures from 6 to 0; government structures from 1 to 0; agricultural structures from 1 to 0; roadway impacts from 7 roads flooded to 4; and 1 Railway to 0.
- This modification will reduce the likelihood of a dam failure if the design storm occurs which will also reduce the likelihood of life loss during the design flood event.
- Reduces the threat of loss of access and loss of emergency services for downstream properties and property owners during the design flood event.
- The existing FRS 26 provides \$226,300 in average annual equivalent flood protection benefits when compared with the dam being decommissioned.

Funding Schedule: The most likely scenario is for the project to be implemented over three years including the design and construction.

Federal funds:

Year 1: \$300,000 for engineering; \$5,000 for project administration.

Year 2: \$165,500 for engineering; \$600,000 for construction; \$10,000 for project administration.

Year 3: \$974,800 for construction; \$10,000 for project administration.

Non-Federal Funds:

Year 1: \$9,500 for engineering; 20,000 for permits; \$10,000 for project administration.

Year 2: \$300,000 for construction; \$187,500 for Real Property Rights; \$15,000 for project administration; \$80,000 for permits.

Year 3: \$482,700 for construction; \$25,000 for project administration,

Period of Analysis: 103 years (includes 1.5 year for design and 1.5 years for construction)

Affected Environment

Project Life: 100 years

Environmental Effects/Impacts of the Proposed Action (EcoSystem Services):

Ecosystem Services Item	Impacts of Preferred Alternative
Provisioning (tangible goods provided for direct human use and consumption)	
Food	Provides flood protection for approximately 10.7 acres of croplands within the area of potential effect.
Regulating (maintain world in which it is possible for people to live, providing critical benefits that buffer against environmental catastrophe)	
Flood and Disease Control	The project will result in FRS 26 meeting applicable dam safety standards for high hazard dams in Texas. Will provide additional benefits by reducing the likelihood of a breach during the design storm event.
Supporting (underlying processes maintaining conditions for life on Earth)	
No relevant resource concerns identified	Not applicable.
Cultural (make the world a place in which people want to live)	
No relevant resource concerns identified	No known cultural resource concerns have been identified, Tribal consultation was initiated on January 11, 2021 and will be ongoing until Tribes and SHPO have had the opportunity to concur with NRCS's final determination of eligibility and formal

Ecosystem Services Item	Impacts of Preferred Alternative
	findings of effect (after final archaeological report). The draft archaeological report was submitted to NRCS and USFS on March 20, 2024. S106 consultation was completed following NRCS review of the archaeological report.

Environmental Effects/Impacts of the Proposed Action (Other Typical Scoping Concerns):

<u>Resource</u>	<u>Impact</u>
Land Use	No land use changes are anticipated for the preferred alternative.
Prime and Unique Farmlands	Marginal encroachment on prime farmland is anticipated at the toe of the embankment.
Air Quality	Temporary increase in particulate matter on site during construction. Effects are short-term – indirect, minor, and adverse impacts. These effects can be largely mitigated with erosion and sediment control during construction. No long-term effects.
Water Resources, Waters of the U.S.	Coordination with the USACE will be necessary due to work in close proximity to waters of the U.S. No long-term impacts are anticipated.
Floodplain Management	The structural rehabilitation will protect the floodplain against damage resulting from a catastrophic failure of FRS 26.
Streams, Lakes and Wetlands	Temporary impacts to the downstream tributary, FRS 26 reservoir and an estimated 2.44 acres of wetlands located around the reservoir are anticipated. Less than 0.1 acre of permanent wetlands disturbance is anticipated. The normal pool elevation of FRS 26 will not change. A wetlands
Forest Resources	No known timbering activities are occurring within the project area. Approximately ½-acre of trees will be removed during construction. Tree cutting/clearing will be conducted in consultation with relevant State and Federal agencies, and outside of the sensitive or vulnerable time periods for any species identified by said agencies.
Endangered and Threatened Plant Species	No effect. No threatened or endangered plant species were identified in the project area.
Invasive Plant Species	No effect. No invasive plant species have been identified in project area.
Ecologically Critical Areas	No ecologically critical areas were identified within the project area.

<u>Resource</u>	<u>Impact</u>
Fish and Wildlife Resources	The current lake level may be drained and maintained in a drained state during part of construction. Temporary impacts may occur. No long-term effects are anticipated.
Threatened and Endangered Animal Species	Potential for one threatened species (whooping crane) in the project area subject to short-term impacts during construction. No long-term effects.
State Species of Concern	No permanent effects are anticipated for the preferred alternative.
Migratory Birds, Golden Eagles, Bald Eagles	No additional permanent loss of habitat is expected from the proposed alternative. Construction activity may deter migratory birds from this area temporarily.
Invasive Animal Species	No effect. No invasive animal species have been identified in the project area.
Public Health and Safety	The proposed alternative will result in improved public health and safety by greatly reducing the likelihood of a failure and breach during the design flood event.
Environmental Justice	No unfair or disparate treatment to disadvantaged communities will result from the proposed action.
Scenic Beauty	No effect.
Cultural and Historic Properties	Section 106 Consultation is ongoing. No known historic properties have yet been identified, Tribal consultation is ongoing until Tribes have had the chance to concur with NRCS's final determination of eligibility and formal findings of effect (final archaeological report submitted to NRCS March 20, 2024).
Local and Regional Economy	The rehabilitation will reduce the likelihood of a failure of FRS 26 during the design flood, which will support the local and regional economy by not impacting commuters and local roadways during a major hydrologic event.
Recreation	No effect.
Park Lands	No effect.

Major Conclusions: The sole purpose of FRS 26 is flood control. The Sponsors' need for action is to address a dam safety deficiency associated with FRS 26. The preferred alternative will result in the Sponsors meeting requirements for high hazard dams in Texas. The proposed action will result in an estimated \$2,000 in additional average annual flood protection benefits as compared with the existing condition. The selected alternative will reduce the likelihood of the dam overtopping and failing during the design flood event, which provides protection to approximately 58 residential structures, 6 commercial structures, 1 agricultural structure, 1 government structure, 4 roadways and the BNSF Railway. Unavoidable adverse effects would result from

implementation of the proposed action. These effects are anticipated to be short-term and minor overall. Most of the adverse impacts identified in the Plan-Environmental Assessment can be mitigated prior to and during construction.

Areas of Controversy: None.

Issues to be Resolved: None.

Evidence of Unusual Congressional or Local Interest: None.

Is this report in compliance with executive orders, public laws, and other statutes governing the formulation of water resource projects? Yes

TARRANT REGIONAL WATER DISTRICT

AGENDA ITEM 8

DATE: December 17, 2024

SUBJECT: Consider Authorizing the General Manager to Sign the Landowners' Petition Requesting Establishment of an Operating Public Improvement District for Panther Island

FUNDING: Fiscal Year 2025 General Fund Budget

RECOMMENDATION:

Management recommends authorizing the General Manager to sign the landowners' petition requesting establishment of an Operating Public Improvement District for Panther Island by the City of Fort Worth.

DISCUSSION:

An Operating Public Improvement District (O-PID) is a defined area in which specific public improvements and supplemental services are provided through a special assessment on property within that area. O-PIDs are used to fund services that go beyond what local government typically provides.

The creation of an O-PID for Panther Island has long been contemplated to provide enhanced maintenance of the canals and other public infrastructure, open space maintenance, trash removal, security, management of public events, and other services. With the TRV Signature Bridges and first canal segment in place, additional infrastructure improvements on the horizon, and development imminent, the public and private landowners are working to establish the Panther Island O-PID this fiscal year.

PIDs are established by the City under Chapter 372 of the Local Government Code and are initiated through a petition of landowners within the proposed district. Under state law, a PID petition must be signed by:

1. Owners of taxable real property representing more than 50 percent of the appraised value of taxable real property liable for assessment; and
2. Record owners of real property liable for assessment under the proposal who:
 - a. Constitute more than 50 percent of all record owners of property that is liable for assessment under the proposal; or
 - b. Own taxable real property that constitutes more than 50 percent of the area of all taxable real property that is liable for assessment under the proposal.

The Panther Island O-PID petition will be signed by the owners described in #1 and #2a, above. Because TRWD is a tax-exempt entity, TRWD cannot sign the petition under #1. TRWD can, however, sign the petition under #2a by agreeing to self-assess and thus

contribute to the funding of the PID.

City policy requires that the petition include the types of improvements and services that will be undertaken within the O-PID as well as a budget that includes all the O-PID's projected revenues. The proposed five-year budget and service plan includes a proposed assessment rate of 0.165 per \$100 valuation and assumes that other tax-exempt entities within the PID boundary will agree to self-assessment. The draft petition and proposed budget are attached for review.

Signing the landowners' petition indicates TRWD's intent to fund the future PID budget beginning in Fiscal Year 2026 from the General Fund, at an approximate amount of \$150,000 per year. The amount will vary by year based on land ownership and value. The commitment to self-assessment will be formalized with the execution of an Exempt Entity Agreement, as required by State statutes, following the petitioning process.

Establishment of the Panther Island O-PID requires two public hearings in the Spring and late Summer to approve the Service and Assessment Plan (SAP) and to levy the assessment, respectively.

This item was reviewed by the Real Estate Committee on December 12, 2024.

Submitted By:

Kate Beck
Central City Flood Control Program Director

Draft Budget

DRAFT Panther Island O-PID Budget

Public Participation?	Yes
Tax Rate (Public)	0.165

		BUDGET FORECAST										
		2026		2027		2028		2029		2030		
Private Taxable Value:		109,842,285		115,334,399		126,867,839		139,554,623		160,487,817		
YoY Growth				5.00%		10.00%		10.00%		15.00%		
Revenues												
PRIVATE ASSESSMENTS		181,361	52.6%	190,429	53.3%	209,471	55.2%	230,419	57.1%	264,981	60.0%	
PUBLIC ASSESSMENTS		Assessed Value	163,341	47.4%	166,608	46.7%	169,940	44.8%	173,339	42.9%	176,805	40.0%
TRWD Assessment		88,699,166	146,451	149,380	152,368	155,415	158,523					
TCC Assessment		9,387,062	15,499	15,809	16,125	16,448	16,777					
CoFW Assessment		401,402	663	676	690	703	717					
Tarrant County Assessment		440,850	728	742	757	772	788					
CoFW Parks Department		0	0	0	0	0	0					
Other Public Assessment		0	0	0	0	0	0					
Total Budgeted Revenues		344,701		357,036		379,411		403,757		441,787		
Use of Fund Balance		0		0		0		0		0		
Total Revenues Available for Use		344,701		357,036		379,411		403,757		441,787		
Expenses												
Management Fee		115,000	35.2%	126,500		139,150		153,065		168,372		
Operation & Maintenance		107,000	32.7%	144,000		151,200		158,760		166,698		
Security		30,000	9.2%	33,000		36,300		39,930		43,923		
Marketing		15,000	4.6%	17,250		19,838		22,813		26,235		
Public Events		10,000	3.1%	11,000		12,100		13,310		14,641		
Reserve Funding		40,000	12.2%	7,500		7,500		0		0		
City Audit		3,000	0.9%	3,000		3,000		3,000		3,000		
City Administrative Fee (2.0%)		6,894	2.1%	7,141		7,588		8,075		8,836		
Total Budgeted Expenses		326,894		349,391		376,676		398,953		431,704		
Contribution to Fund Balance		17,807		7,646		2,736		4,804		10,082		
Total Expenses		344,701		357,036		379,411		403,757		441,787		
Net Change in Fund Balance		17,807		7,646		2,736		4,804		10,082		
Estimated Fund Balance (BOY)		40,000		57,807		65,453		68,188		72,992		
Estimated Fund Balance (EOY)		57,807		65,453		68,188		72,992		83,075		
Reserve Requirement (16.67% of FY BE)		58,232		62,779		66,492		71,951		71,951		
Over (Under) Reserve		(424)		2,674		1,696		1,042		11,124		

Draft Petition Agreement

PETITION REQUESTING THE ESTABLISHMENT OF THE PANTHER ISLAND FORT WORTH PUBLIC IMPROVEMENT DISTRICT

Article I – Request to Establish District

A. This petition (“Petition”) is submitted to the City of Fort Worth, Texas (“City”) by _____ (“Petitioner”), and on behalf of the undersigned property owners (“Owners”) as set forth in Exhibit “A,” requesting the establishment of a public improvement district to be known as Panther Island Fort Worth Public Improvement District (“District”) pursuant to Chapter 372 of the Texas Local Government Code (“Code”), as amended, and the City’s Policy for Operating Public Improvement Districts, adopted by the City Council on December 15, 2020 through Resolution No. 5312-12-2020, as amended (“Operating PID Policy”).

B. Based on the information provided herein, the Owners request, and concur with, the establishment of the District and the levy of assessments against the property within the District to pay for the costs associated with Improvements and Services (as defined hereinafter) to the extent that the same complies with the Code and Operating PID Policy.

C. Petitioner and Owners are the owners of, and hold fee simple title to, taxable real property representing more than 50 percent of the appraised value of taxable real property liable for assessment to be included within the District hereunder.

D. As more fully set forth below, Petitioner submits this Petition for the establishment and creation of the Panther Island Fort Worth Public Improvement District on 406.56 acres, more or less, of real property located within Tarrant County, Texas, on and within which the proposed improvements and services are to be made. A copy of the current roll of the Tarrant Appraisal District (with original signatures of each property owner shown next to each parcel within the boundaries of the proposed District that is liable for assessment) is provided as Exhibit “A”.

E. The establishment of the District pursuant to this Petition will confer a special benefit on all property within the District, and promote the interest of the City, District, and all property within the District.

Article II – General Nature of Proposed District Improvements and Services

A. The general nature of the proposed public improvements and services authorized by the Code to be undertaken and financed from time-to-time for the special benefit of the District includes, but is not limited to, those improvements and services set forth in Exhibit “B” (“Improvements and Services”). In addition to the Improvements and Services, the Petitioner requests that the District be authorized to engage in any activity permitted under the Code, subject to annual approval by the City Council. The manager of the District will recommend each year, to both property owners within the District and to the City Council, an annual service plan and budget setting forth in detail the Improvements and Services proposed for the District.

B. The Improvements and Services will be for the use and benefit of all property owners within the District and contribute to, create, and maintain a sense of individual and community pride

within the District. Taken together, these benefits will help to enhance, preserve, protect both the District, and the various areas within the District, that will provide an increased tax base for the City far into the future.

C. The District will not make any improvements to private properties located within the District and there will not be a contingency plan in place to maintain or dispose of improvements to private property.

Article III – Estimated Cost of Proposed District Improvements and Services

A. The Petitioner estimates that the District’s first-year budget, beginning on October 1, 2025, will be approximately \$344,701.00, which will result in an assessment for the first year of \$0.165 per \$100 of valuation for taxable property within the District.

B. An itemized estimate of the District’s budget for the first five years together with a five-year service plan summary for the District (including, without limitation, estimated sources of revenues for the District, e.g., subsidy revenues that the Petitioner may provide) are set forth in Exhibit “C”. The amount, if any, of the Petitioner’s annual subsidy is within the sole discretion of the Petitioner.

C. Each annual service plan and budget for the District, although prepared and recommended by the District’s manager, will be subject to approval by the City Council in accordance with the Code and Operating PID Policy. Each annual service plan and budget will fully fund all costs incurred by the City in connection with the administration of the District, including, but not limited to, the costs for personnel, data services, appraisals, notifications, and collection fees.

D. All assessment revenue funds will be managed in accordance with accounting methods approved by the City.

Article IV – Annual Service Plan and Budget Review Process

A. Beginning on October 1, 2025, and by October 1 of each year thereafter during the existence of the District, the District’s manager will prepare and recommend to the City Council an annual service plan and budget that must cover a period of at least five years and define the projected costs for the Improvements and Services.

B. Prior to presenting each annual service plan and budget to the City Council, the District’s manager will submit the service plan and budget to any informal advisory boards for the District and will conduct at least one public hearing within the District at which time the proposed annual service plan and budget, including any comments from the informal advisory board’s review, will be presented and property owners within the District given an opportunity for public comment. The District’s manager will give individual, written notice to the office of the City Manager and to each property owner within the District not less than 15 days before the date of each hearing, which notice will be accompanied by an outline of the proposed annual service plan and budget, or revisions thereto, as the case may be. This public hearing is in addition to the public hearing that will be held by the City Council as required by the Code before approving and adopting an annual service plan and budget for the District.

C. Petitioner and Owners understand that the annual service plan and budget, assessment plan, and assessment levy for the District are subject to review by the Director of the City’s Economic

Development Department (or that person's authorized designee) and with final approval by the City Council in accordance with the Code and Operating PID Policy.

Article V – Boundaries of the Proposed District

The District contains approximately 406.56 acres (including tax exempt areas) of property shown on the map that is attached as Exhibit "D" and more particularly described by the legal descriptions on the attached Exhibit "E".

Article VI – Proposed Method of Assessment

A. The City Council is authorized by the Code to apportion the costs of the Improvements and Services to be assessed against property in the District on the basis of special benefits accruing to such property because of the Improvements and Services.

B. The Petitioner proposes all property within the District be assessed annually for the Improvements and Services to be performed within the District according to the appraised values of the properties, as determined by the then current tax roll of the Tarrant Appraisal District. The assessment of each property within the District may be adjusted following the review of the annual service plan and budget. The District's assessment will be in accordance with the Code and Operating PID Policy and is not expected to exceed \$0.165 per each \$100.00 of appraised valuation.

Article VII – Proposed Apportionment of Costs Between the District and City; Participation in Assessments of City and Tarrant Regional Water District ("TRWD"); Participation by Other Public or Exempt Entities

A. Except as provided in this Article VII, Petitioner proposes that all costs of the District be apportioned solely to the District to the extent allowed by the Code and Operating PID Policy.

B. City intends to participate in the assessments and City-owned property within the District (as shown in Exhibit "D") will be assessed and City be obligated to pay any assessments levied against the District as provided by City Council authorization and applicable law. Additionally, and as provided by City Council authorization and applicable law, the City will contribute to the District each year an amount equal to the costs that the City would have paid or incurred for the maintenance of any City-owned property within the District for which the District provides maintenance. Further participation, if any, by the City in the costs of the District will be at the discretion of the City Council.

C. TRWD intends to participate in the assessments and TRWD-owned property within the District (as shown in Exhibit "D") will be assessed and TRWD will be obligated to pay any assessments levied against the District as provided by TRWDs Board authorization and applicable law. Additionally, and as provided by TRWDs Board authorization and applicable law, TRWD will contribute to the District each year an amount equal to the costs that TRWD would have paid or incurred for the maintenance of any TRWD-owned property within the District for which the District provides maintenance. Further participation, if any, by TRWD in the costs of the District will be at the discretion of TRWDs Board.

D. Assessment of property within the District owned by public entities or exempt jurisdictions is subject to assessment provided the same is has been established by contract in accordance with the Code.

Article VIII – Management of Proposed District

The Petitioner proposes the District be managed by the City with, at the City’s option, the assistance of a third-party administrator contracted by the City and paid for as part of the administrative costs of the District.

Article IX – Advisory Body

The Petitioner proposes that the District be established and managed with the assistance of an “advisory body” but, understands that, pursuant to the Code, the establishment of such a body is within the sole and exclusive discretion of the City Council.

Article X – Establishment and Dissolution of the Proposed District

The District will be established and dissolved pursuant to the Code. Establishment of the District will occur on the date that the City Council adopted the resolution authorizing the District and will continue in full force and effect until its dissolved pursuant to the Code

Article XI – Establishment of Proposed District Does Not Obligate City

Except as provided herein, establishment of the District does not obligate the City to fund or perform any District Improvements or Services, even if the District is dissolved. The Petitioner and Owners understand the construction of improvements in the public right-of-way will be maintained by assessments from the District and does not in any way obligate the City to future maintenance or operational costs, unless otherwise stated in a subsequent agreement.

Article XII – Application Fee

Petitioner will pay the City an application fee covering all costs incurred by the City that are associated with evaluating this Petition and establishing the District, including, but not limited to, salaries for City staff, consultant fees, attorneys’ fees, independent appraisal fees, and all other reasonable and appropriate expenses. Such fees are anticipated to be reimbursed to the City during the first year of the District’s operation from assessment revenues.

Article XIII – Sales Disclosures

The Petitioner will provide written communication to all property owners within the District informing them of their obligation to disclose the existence of the District in any deeds related to future land transfers, along with a statement that the City is not obligated to fund or perform any District services, even if the District is terminated.

Respectfully submitted,

[Petitioner signature block]

Signed on the ____ day of _____, 2024.

LIST OF EXHIBITS
(to follow this petition)

Exhibit "A"	Proposed District – (2024) Tarrant Appraisal District Roll with Owners' Signatures
Exhibit "B"	Summary of Initial District Improvements and Services
Exhibit "C"	Five-Year Itemized Estimate of Revenues and Expenses
Exhibit "D"	Map of Proposed District
Exhibit "E"	Legal Description of Proposed District (to be completed later)

Exhibit "A"

Proposed District – (2024) Tarrant Appraisal District Roll with Owners' Signatures

Y/N (Signed Petition Form) Appraised Value & Land Area	Y/N (Signed Petition Form) Record Owners Liable for Assessment	AccountNumber	TaxYear	Situs	LegalDescr	Owner	OwnerAddr	OwnerLastline	OwnerZip	Total Market	Total Appraised	Taxable	Total Acres
		06230993	2024	2499 W 7TH ST	CRAWLEY, RICHARD SL FORT WORTH & WESTERN RRPO BOX 122269		FORT WORTH, T: 76121-2269			-	-	-	11.63
		06230991	2024	601 N HOUSTON ST	BAUGH, JOHN SURVEY FORT WORTH & WESTERN RRPO BOX 122269		FORT WORTH, T: 76121-2269			-	-	-	5.97
		01943316	2024	812 E NORTHSIDE	DINORTH PARK BUSINESS CIDEMA II LP	PO BOX 121969	FORT WORTH, T: 76121-1969			2,475,000	2,475,000	2,475,000	3.1244
		01897790	2024	700 N MAIN ST	NORTH FORT WORTH B 700 CATS LLC	6871 FOUR SIXES RAN NORTH RICHLAN 76182				62,500	62,500	62,500	0.0573
		01897802	2024	702 N MAIN ST	NORTH FORT WORTH B 700 CATS LLC	6871 FOUR SIXES RAN NORTH RICHLAN 76182				56,450	56,450	56,450	0.0573
		07873699	2024	703 N HENDERSON	EPESTER-WYNN ADDITH KHALIL, SAMIR	PO BOX 1767	COLLEYVILLE, T: 76034			340,002	340,002	340,002	0.609
		01897225	2024	501 N MAIN ST	NORTH FORT WORTH B KIDWILL, KEITH A	PO BOX 4481	FORT WORTH, T: 76164-481			525,000	525,000	525,000	0.4591
		01897233	2024	505 N MAIN ST	NORTH FORT WORTH B KIDWILL, KEITH A	PO BOX 4481	FORT WORTH, T: 76164-481			355,850	355,850	355,850	0.3287
		01897241	2024	507 N MAIN ST	NORTH FORT WORTH B MILLER INTERNATIONAL INC	8500 ZUNI ST	DENVER, CO 80260			324,254	324,254	324,254	0.2908
		01897268	2024	509 N MAIN ST	NORTH FORT WORTH B MILLER INTERNATIONAL INC	8500 ZUNI ST	DENVER, CO 80260			330,184	330,184	330,184	0.2908
		01897276	2024	511 N MAIN ST	NORTH FORT WORTH B MILLER INTERNATIONAL INC	8500 ZUNI ST	DENVER, CO 80260			330,500	330,500	330,500	0.3034
		01897284	2024	513 N MAIN ST	NORTH FORT WORTH B MILLER INTERNATIONAL INC	8500 ZUNI ST	DENVER, CO 80260			415,105	415,105	415,105	0.3057
		01897306	2024	541 N MAIN ST	NORTH FORT WORTH B JTS PROPERTIES LLC	5524 BYERS AVE	FORT WORTH, T: 76107			834,000	834,000	834,000	0.7649
		01897314	2024	500 N MAIN ST	NORTH FORT WORTH B PANTHER ISLAND PARTNERS	2204 LAKE AUSTIN BLAUSTIN, TX	78703			237,500	237,500	237,500	0.218
		01897330	2024	505 N MAIN ST	NORTH FORT WORTH B DEAN VENTURES LLC	8500 ZUNI ST	DENVER, CO 80260			237,500	237,500	237,500	0.218
		01897349	2024	534 N MAIN ST	NORTH FORT WORTH B DEAN VENTURES LLC	8500 ZUNI ST	DENVER, CO 80260			2,813,384	2,813,384	2,813,384	0.7633
		01897357	2024	534 N MAIN ST	NORTH FORT WORTH B DEAN VENTURES LLC	8500 ZUNI ST	DENVER, CO 80260			118,750	118,750	118,750	0.109
		01897365	2024	534 N MAIN ST	NORTH FORT WORTH B DEAN VENTURES LLC	8500 ZUNI ST	DENVER, CO 80260			59,375	59,375	59,375	0.0545
		01897373	2024	534 N MAIN ST	NORTH FORT WORTH B DEAN VENTURES LLC	8500 ZUNI ST	DENVER, CO 80260			59,375	59,375	59,375	0.0545
		01897381	2024	500 N MAIN ST	NORTH FORT WORTH B PANTHER ISLAND PARTNERS	2204 LAKE AUSTIN BLAUSTIN, TX	78703			237,500	237,500	237,500	0.218
		01897454	2024	200 NE 5TH ST	NORTH FORT WORTH B DEAN VENTURES LLC	8500 ZUNI ST	DENVER, CO 80260			700,328	700,328	700,328	0.5596
		01897470	2024	648 N COMMERCE	S NORTH FORT WORTH B PANTHER ISLAND PARTNERS	2204 LAKE AUSTIN BLAUSTIN, TX	78703			285,000	285,000	285,000	0.218
		01897489	2024	600 N MAIN ST	NORTH FORT WORTH B PANTHER ISLAND PARTNERS	2204 LAKE AUSTIN BLAUSTIN, TX	78703			238,500	238,500	238,500	0.218
		01897497	2024	625 N COMMERCE	S NORTH FORT WORTH B TC JONES PARTNERS	301 COMMERCE ST ST FORT WORTH, T: 76102-4150				810,000	810,000	810,000	0.8264
		01897500	2024	648 N MAIN ST	NORTH FORT WORTH B TC JONES PARTNERS LP	301 COMMERCE ST ST FORT WORTH, T: 76102-4150				427,500	427,500	427,500	0.4361
		01897519	2024	601 N COMMERCE	S NORTH FORT WORTH B PANTHER ISLAND PARTNERS	2204 LAKE AUSTIN BLAUSTIN, TX	78703			142,500	142,500	142,500	0.218
		01897527	2024	601 N MAIN ST	NORTH FORT WORTH B STILLWATER PARTNERS LP	301 COMMERCE ST ST FORT WORTH, T: 76102-4150				427,500	427,500	427,500	0.4361
		01897543	2024	643 N MAIN ST	NORTH FORT WORTH B RED BARON REAL ESTATE LP	301 COMMERCE ST ST FORT WORTH, T: 76102-4150				172,900	172,900	172,900	0.3053
		01897551	2024	609 N HOUSTON ST	NORTH FORT WORTH B RED BARON REAL ESTATE LP	301 COMMERCE ST ST FORT WORTH, T: 76102-4150				1,483,000	1,483,000	1,483,000	2.617
		01897578	2024	200 NW 6TH ST	NORTH FORT WORTH B MITCHELL, JERRY WAYNE	1402 S CAGE BLVD UNPHARR, TX	78577			75,000	75,000	75,000	0.1147
		01897634	2024	700 N THROCKMORT	NORTH FORT WORTH B MITCHELL, JERRY WAYNE	1402 S CAGE BLVD UNPHARR, TX	78577			75,000	75,000	75,000	0.1147
		01897608	2024	701 N MAIN ST	NORTH FORT WORTH B AL SHMAISANI, ISSAM	5608 NORMANDY DR	COLLEYVILLE, T: 76034-5568			137,786	137,786	137,786	0.1147
		01897616	2024	705 N MAIN ST	NORTH FORT WORTH B AL SHMAISANI, ISSAM	5608 NORMANDY DR	COLLEYVILLE, T: 76034-5568			133,075	133,075	133,075	0.1147
		01897624	2024	709 N MAIN ST	NORTH FORT WORTH B AL SHMAISANI, ISSAM	5608 NORMANDY DR	COLLEYVILLE, T: 76034-5568			139,853	139,853	139,853	0.1147
		01897632	2024	713 N MAIN ST	NORTH FORT WORTH B LOVE STYLE CORPORATION	713 N MAIN ST	FORT WORTH, T: 76106			75,000	75,000	75,000	0.1147
		01897640	2024	716 N HOUSTON ST	NORTH FORT WORTH B LOVE STYLE CORPORATION	713 N MAIN ST	FORT WORTH, T: 76106			205,200	205,200	205,200	0.1951
		01897659	2024	717 N MAIN ST	NORTH FORT WORTH B BOTTIS, JOHN	3 FOX GLEN RUN	FRODO, TX 76034			512,875	512,875	512,875	0.47
		01897675	2024	719 N MAIN ST	NORTH FORT WORTH B MOFID, SHERRI	401 COLLEGE AVE	FORT WORTH, T: 76104			307,500	307,500	307,500	0.3529
		01897683	2024	721 N MAIN ST	NORTH FORT WORTH B LOVE STYLE CORPORATION	713 N MAIN ST	FORT WORTH, T: 76106			239,989	239,989	239,989	0.1721
		01897721	2024	748 N HOUSTON ST	NORTH FORT WORTH B LOVE STYLE CORPORATION	713 N MAIN ST	FORT WORTH, T: 76106			65,000	65,000	65,000	0.1147
		01897748	2024	744 N HOUSTON ST	NORTH FORT WORTH B LOVE STYLE CORPORATION	713 N MAIN ST	FORT WORTH, T: 76106			65,000	65,000	65,000	0.1147
		01897756	2024	735 N MAIN ST	NORTH FORT WORTH B LOVE STYLE CORPORATION	713 N MAIN ST	FORT WORTH, T: 76106			252,511	252,511	252,511	0.1721
		01897780	2024	130 NW 6TH ST	NORTH FORT WORTH B AL SHMAISANI, ISSAM	5608 NORMANDY DR	COLLEYVILLE, T: 76034-5568			226,000	226,000	226,000	0.3443
		01897810	2024	704 N MAIN ST	NORTH FORT WORTH B COBURN CATERING SERVICE	801 N MAIN ST	FORT WORTH, T: 76164-9430			260,969	260,969	260,969	0.2295
		01897829	2024	708 N MAIN ST	NORTH FORT WORTH B RICHARD & BARBARA BLOOM 369 SPYGLASS DR	ALEDO, TX 76008				126,000	126,000	126,000	0.1147
		01897837	2024	712 N MAIN ST	NORTH FORT WORTH B RICHARD & BARBARA BLOOM 369 SPYGLASS DR	ALEDO, TX 76008				126,000	126,000	126,000	0.1147
		01897861	2024	732 N MAIN ST	NORTH FORT WORTH B HUDGINS REALTY II LTD	722 N MAIN ST	FORT WORTH, T: 76164-9435			763,300	763,300	763,300	0.7
		01897918	2024	707 N COMMERCE	S NORTH FORT WORTH B RICHARD & BARBARA BLOOM 369 SPYGLASS DR	ALEDO, TX 76008				76,000	76,000	76,000	0.1147
		01897926	2024	701 N COMMERCE	S NORTH FORT WORTH B RICHARD & BARBARA BLOOM 369 SPYGLASS DR	ALEDO, TX 76008				76,000	76,000	76,000	0.1147
		01897934	2024	730 N COMMERCE	S NORTH FORT WORTH B PANTHER ISLAND PARTNERS	2204 LAKE AUSTIN BLAUSTIN, TX	78703			1,350,000	1,350,000	1,350,000	2.7548
		01897950	2024	201 NE 7TH ST	NORTH FORT WORTH B DEAN VENTURES LLC	8500 ZUNI ST	DENVER, CO 80260			780,000	780,000	780,000	1.1478
		01897977	2024	825 N CALHOUN ST	NORTH FORT WORTH B HUDGINS REALTY I LTD	722 N MAIN ST	FORT WORTH, T: 76164-9435			452,000	452,000	452,000	0.6887
		01897993	2024	840 N MAIN ST	NORTH FORT WORTH B TEXAS REFINERY CORP	840 N MAIN ST	FORT WORTH, T: 76164-9486			240,000	240,000	240,000	0.3673
		01898000	2024	835 N CALHOUN ST	NORTH FORT WORTH B TEXAS REFINERY CORP	840 N MAIN ST	FORT WORTH, T: 76164-9486			200,500	200,500	200,500	0.3053
		01898019	2024	800 N MAIN ST	NORTH FORT WORTH B MILLER INTERNATIONAL INC	8500 ZUNI ST	DENVER, CO 80260			375,100	375,100	375,100	0.3443
		01898027	2024	808 N MAIN ST	NORTH FORT WORTH B MILLER INTERNATIONAL INC	8500 ZUNI ST	DENVER, CO 80260			375,200	375,200	375,200	0.3443
		01898035	2024	818 N MAIN ST	NORTH FORT WORTH B SELLERS, JUDY	4112 BIG BEND TR	FORT WORTH, T: 76135-2406			624,351	624,351	624,351	0.4591
		01898043	2024	820 N MAIN ST	NORTH FORT WORTH B BRUMLEY, WILLIAM R	820 N MAIN ST	FORT WORTH, T: 76164-9419			405,143	405,143	405,143	0.2295

01898051	2024	840 N MAIN ST	NORTH FORT WORTH B TEXAS REFINERY CORP	840 N MAIN ST	FORT WORTH, TX 76164-8488	469,750	469,750	469,750	0.5739
01898078	2024	801 N MAIN ST	NORTH FORT WORTH B BACKSTAGE CLUB	801 N MAIN ST	FORT WORTH, TX 76164-9420	761,811	761,811	761,811	0.8887
01898353	2024	1020 N COMMERCE	NORTH FORT WORTH B MCKINLEY, ROBERT	3337 STANFORD AVE	DALLAS, TX 75225-7617	136,662	136,662	136,662	0.2295
01898361	2024	1024 N COMMERCE	NORTH FORT WORTH B MCKINLEY, ROBERT	3337 STANFORD AVE	DALLAS, TX 75225-7617	69,338	69,338	69,338	0.1147
01898388	2024	1023 N CALHOUN ST	NORTH FORT WORTH B MCKINLEY, ROBERT	3337 STANFORD AVE	DALLAS, TX 75225-7617	67,500	67,500	67,500	0.1147
01898396	2024	1019 N CALHOUN ST	NORTH FORT WORTH B MCKINLEY, ROBERT	3337 STANFORD AVE	DALLAS, TX 75225-7617	135,000	135,000	135,000	0.2295
01899477	2024	1024 N MAIN ST	NORTH FORT WORTH B JENSEN, KEITH M	1024 N MAIN ST	FORT WORTH, TX 76164-9319	306,861	306,861	306,861	0.2789
04345994	2024	529 N THROUGHMORT	COLONNANT, ADOLPH 111 ST LOUIS SOUTHWESTERN	RF 1400 DOUGLAS STOP	OMAHA, NE 68179-2022	1,968,039	1,968,039	1,968,039	6.02
41515978	2024	300 NE 7TH ST	LAGRAVE ADDITION B6 PANTHER ISLAND PARTNERS	2204 LAKE AUSTIN BLAUSTIN, TX	78703	821,457	821,457	821,457	1.796
41515994	2024	301 NE 7TH ST	LAGRAVE ADDITION B6 PANTHER ISLAND PARTNERS	2204 LAKE AUSTIN BLAUSTIN, TX	78703	358,197	358,197	358,197	0.783
40925404	2024	301 NE 7TH ST	LAGRAVE ADDITION B6 PANTHER ISLAND PARTNERS	2204 LAKE AUSTIN BLAUSTIN, TX	78703	535,132	535,132	535,132	1.1699
04424778	2024	749 N MAIN ST	NORTH FORT WORTH B LOVE STYLE CORPORATION	713 N MAIN ST	FORT WORTH, TX 76106	500,000	500,000	500,000	0.3443
04896874	2024	749 N HOUSTON ST	NORTH FORT WORTH B LOVE STYLE CORPORATION	713 N MAIN ST	FORT WORTH, TX 76106	30,875	30,875	30,875	0.0545
04896982	2024	736 N HOUSTON ST	NORTH FORT WORTH B LOVE STYLE CORPORATION	713 N MAIN ST	FORT WORTH, TX 76106	30,875	30,875	30,875	0.0545
00878472	2024	200 VIOLA ST	EVANS-PEARSON-WES TEXAS TOWING PROPERTIES	205 S COMMERCIAL ST	FORT WORTH, TX 76107-1409	188,000	188,000	188,000	0.241
00878677	2024	205 COMMERCIAL	STEVANS-PEARSON-WES TEXAS TOWING PROPERTIES	205 S COMMERCIAL ST	FORT WORTH, TX 76107-1409	440,000	440,000	440,000	1.2775
00878731	2024	1717 WHITE SETTLE	EVANS-PEARSON-WES SAROSI FAMILY INVESTMENT	112 DWIGHT DR	AZLE, TX 76020-2610	375,300	375,300	375,300	0.3122
00878766	2024	112 AUSTIN ST	EVANS-PEARSON-WES SAROSI FAMILY INVESTMENT	112 DWIGHT DR	AZLE, TX 76020-2610	148,529	148,529	148,529	0.2754
00878820	2024	115 VIOLA ST	EVANS-PEARSON-WES SCHUSLER, JAMES B	PO BOX 470248	FORT WORTH, TX 76147-246	20,503	20,503	20,503	0.1377
00878839	2024	113 VIOLA ST	EVANS-PEARSON-WES SAROSI FAMILY INVESTMENT	112 DWIGHT DR	AZLE, TX 76020-2610	214,672	214,672	214,672	0.1377
01897047	2024	350 N MAIN ST	NORTH FORT WORTH B ONCOR ELECTRIC DELIVERY	(PO BOX 139100)	DALLAS, TX 75313	21,027	21,027	21,027	0.3786
01897055	2024	350 N MAIN ST	NORTH FORT WORTH B ONCOR ELECTRIC DELIVERY	(PO BOX 139100)	DALLAS, TX 75313	11,943	11,943	11,943	0.26
01897098	2024	400 N MAIN ST	NORTH FORT WORTH B ONCOR ELECTRIC DELIVERY	(PO BOX 139100)	DALLAS, TX 75313	33,323	33,323	33,323	0.6
01828398	2024	1111 SAMUELS AVE	MULLIGAN ADDITION L6 LAPONT, CARY TIM	1109 SAMUELS AVE	FORT WORTH, TX 76102-1126	36,083	36,083	36,083	5.9168
04854072	2024	AMERICAN CYANAMID	ONCOR ELECTRIC DELIVERY (PO BOX 139100)	DALLAS, TX 75313	10,106	10,106	10,106	0.22	
42354096	2024	N 7TH ST	NORTH FORT WORTH B PANTHER ISLAND PARTNERS	2204 LAKE AUSTIN BLAUSTIN, TX	78703	143,748	143,748	143,748	2.2
42354100	2024	N 7TH ST	NORTH FORT WORTH B PANTHER ISLAND PARTNERS	2204 LAKE AUSTIN BLAUSTIN, TX	78703	278,504	278,504	278,504	4.263
42354118	2024	N 7TH ST	NORTH FORT WORTH B PANTHER ISLAND PARTNERS	2204 LAKE AUSTIN BLAUSTIN, TX	78703	361,461	361,461	361,461	5.532
04330064	2024	612 N HENDERSON	S VALLEY VIEW ADDITION MEXICAN INN #2	2340 INTERSTATE 20	VARLINGTON, TX 76017-7901	265,024	265,024	265,024	0
04867239	2024	1701 WHITE SETTLE	EVANS-PEARSON-WES SAROSI FAMILY INVESTMENT	112 DWIGHT DR	AZLE, TX 76020-2610	1,023,750	1,023,750	1,023,750	0.3122
04868594	2024	400 N MAIN ST	NORTH FORT WORTH B ONCOR ELECTRIC DELIVERY	(PO BOX 139100)	DALLAS, TX 75313	26,456	26,456	26,456	0.576
04868608	2024	508 N MAIN ST	NORTH FORT WORTH B PANTHER ISLAND PARTNERS	2204 LAKE AUSTIN BLAUSTIN, TX	78703	237,500	237,500	237,500	0.218
04868624	2024	512 N MAIN ST	NORTH FORT WORTH B PANTHER ISLAND PARTNERS	2204 LAKE AUSTIN BLAUSTIN, TX	78703	190,000	190,000	190,000	0.1744
04868640	2024	520 N MAIN ST	NORTH FORT WORTH B PANTHER ISLAND PARTNERS	2204 LAKE AUSTIN BLAUSTIN, TX	78703	106,875	106,875	106,875	0.0981
04868657	2024	522 N MAIN ST	NORTH FORT WORTH B PANTHER ISLAND PARTNERS	2204 LAKE AUSTIN BLAUSTIN, TX	78703	59,375	59,375	59,375	0.0545
04868663	2024	524 N MAIN ST	NORTH FORT WORTH B PANTHER ISLAND PARTNERS	2204 LAKE AUSTIN BLAUSTIN, TX	78703	59,375	59,375	59,375	0.0545
04868705	2024	424 N MAIN ST	NORTH FORT WORTH B PANTHER ISLAND PARTNERS	2204 LAKE AUSTIN BLAUSTIN, TX	78703	59,375	59,375	59,375	0.0545
04868721	2024	522 N MAIN ST	NORTH FORT WORTH B PANTHER ISLAND PARTNERS	2204 LAKE AUSTIN BLAUSTIN, TX	78703	59,375	59,375	59,375	0.0545
04868756	2024	520 N MAIN ST	NORTH FORT WORTH B PANTHER ISLAND PARTNERS	2204 LAKE AUSTIN BLAUSTIN, TX	78703	59,375	59,375	59,375	0.0545
04868772	2024	512 N MAIN ST	NORTH FORT WORTH B PANTHER ISLAND PARTNERS	2204 LAKE AUSTIN BLAUSTIN, TX	78703	59,375	59,375	59,375	0.0545
04868799	2024	508 N MAIN ST	NORTH FORT WORTH B PANTHER ISLAND PARTNERS	2204 LAKE AUSTIN BLAUSTIN, TX	78703	59,375	59,375	59,375	0.0545
04868810	2024	508 N MAIN ST	NORTH FORT WORTH B PANTHER ISLAND PARTNERS	2204 LAKE AUSTIN BLAUSTIN, TX	78703	59,375	59,375	59,375	0.0545
04868837	2024	508 N MAIN ST	NORTH FORT WORTH B PANTHER ISLAND PARTNERS	2204 LAKE AUSTIN BLAUSTIN, TX	78703	59,375	59,375	59,375	0.0545
04868853	2024	609 N MAIN ST	NORTH FORT WORTH B STILLWATER PARTNERS LP	301 COMMERCE ST ST FORT WORTH, TX 76102-4150	1,068,750	1,068,750	1,068,750	1.0904	
04868861	2024	613 N MAIN ST	NORTH FORT WORTH B STILLWATER PARTNERS LP	301 COMMERCE ST ST FORT WORTH, TX 76102-4150	53,438	53,438	53,438	0.0545	
04868888	2024	617 N MAIN ST	NORTH FORT WORTH B STILLWATER PARTNERS LP	301 COMMERCE ST ST FORT WORTH, TX 76102-4150	53,438	53,438	53,438	0.0545	
04868996	2024	621 N MAIN ST	NORTH FORT WORTH B STILLWATER PARTNERS LP	301 COMMERCE ST ST FORT WORTH, TX 76102-4150	53,438	53,438	53,438	0.0545	
04868918	2024	625 N MAIN ST	NORTH FORT WORTH B STILLWATER PARTNERS LP	301 COMMERCE ST ST FORT WORTH, TX 76102-4150	53,438	53,438	53,438	0.0545	
04868926	2024	625 N HOUSTON ST	NORTH FORT WORTH B STILLWATER PARTNERS LP	301 COMMERCE ST ST FORT WORTH, TX 76102-4150	53,438	53,438	53,438	0.0545	
04868934	2024	621 N HOUSTON ST	NORTH FORT WORTH B STILLWATER PARTNERS LP	301 COMMERCE ST ST FORT WORTH, TX 76102-4150	53,438	53,438	53,438	0.0545	
04868942	2024	617 N HOUSTON ST	NORTH FORT WORTH B STILLWATER PARTNERS LP	301 COMMERCE ST ST FORT WORTH, TX 76102-4150	53,438	53,438	53,438	0.0545	
04868950	2024	613 N HOUSTON ST	NORTH FORT WORTH B STILLWATER PARTNERS LP	301 COMMERCE ST ST FORT WORTH, TX 76102-4150	53,438	53,438	53,438	0.0545	
04868999	2024	721 N MAIN ST	NORTH FORT WORTH B HUDGINS REALTY B LTD	722 N MAIN ST	FORT WORTH, TX 76164-9435	501,000	501,000	501,000	0.4591
04893454	2024	675 N HENDERSON	EVANS-PEARSON-WES ONEAL OIL & GAS CO	675 N HENDERSON ST	FORT WORTH, TX 76107-1479	1,500,000	1,500,000	1,500,000	1.2478
40905630	2024	713 N MAIN ST	NORTH FORT WORTH B LOVE STYLE CORPORATION	713 N MAIN ST	FORT WORTH, TX 76106	77,000	77,000	77,000	0.1147
04451019	2024	207 NE 4TH ST	UNION LAND CO INDIUS KIDZWILL, KEITH A	PO BOX 4461	FORT WORTH, TX 76164-4461	300,000	300,000	300,000	0.4591
00878499	2024	204 VIOLA ST	EVANS-PEARSON-WES TEXAS TOWING PROPERTIES	205 S COMMERCIAL ST	FORT WORTH, TX 76107-1409	12,313	12,313	12,313	0.1205
01897160	2024	501 N HOUSTON ST	NORTH FORT WORTH B 501 N HOUSTON LLC	13740 SOUTHERN OAK	BURLESON, TX 76028	490,517	490,517	490,517	0.3632
01897217	2024	541 N HOUSTON ST	NORTH FORT WORTH B ROBBINS, JAY D	4821 HOPPER RD	BURLESON, TX 76028-3043	234,000	234,000	234,000	0.3581
42132779	2024	N MAIN ST	AMERICAN CYANAMID PANTHER ISLAND PARTNERS	2204 LAKE AUSTIN BLAUSTIN, TX	78703	1,498,815	1,498,815	1,498,815	2.294
42354070	2024	NE 7TH ST	LAGRAVE ADDITION B6 PANTHER ISLAND PARTNERS	2204 LAKE AUSTIN BLAUSTIN, TX	78703	144,663	144,663	144,663	2.214

		03220346	2024	502 N COMMERCE S UNION LAND CO INDUS' ATMOS ENERGY CORPORATI PO BOX 650205	DALLAS, TX	75265-205	216	216	216	0.0033		
		04667247	2024	1709 WHITE SETTLELEVANS-PEARSON-WESI SAROSI FAMILY INVESTMENT 112 DWIGHT DR	AZLE, TX	76020-2610	566,100	566,100	566,100	0.1561		
		06416594	2024	812 N HENDERSON S VALLEY VIEW ADDITION MEXICAN INN OPERATIONS #2 2340 W INTERSTATE 2 ARLINGTON, TX	76017-7901		82,500	82,500	82,500	0.8887		
		42693631	2024	401 N MAIN ST	NORTH FORT WORTH B ENCORE OLYMPUS PANTHER 6900 DALLAS PKWY 3F PLANO, TX	75024	16,294,520	16,294,520	16,294,520	0.9849		
		42693622	2024	447 N MAIN ST	NORTH FORT WORTH B ENCORE OLYMPUS PANTHER 6900 DALLAS PKWY 3F PLANO, TX	75024	47,505,480	47,505,480	47,505,480	2.154		
		01828363	2024	1017 SAMUELS AVE	MULLIGAN ADDITION Lo 1017 SAMUELS LLC	2504 MONTGOMERY S FORT WORTH, T	76107	83,162	83,162	83,162	3.7215	
		41713508	2024	300 N MAIN ST	AMERICAN CYANAMID C ONCOR ELECTRIC DELIVERY (PO BOX 139100	DALLAS, TX	75313	522,720	522,720	522,720	1.2	
		41713540	2024	300 N MAIN ST	TEXAS ELEC CO FT W P ONCOR ELECTRIC DELIVERY (PO BOX 139100	DALLAS, TX	75313	958,320	958,320	958,320	2.2	
		06386695	2024	600 N HENDERSON S VALLEY VIEW ADDITION AVALON PARKWAY PROPERTI PO BOX 460189	HOUSTON, TX	77056	1,500,000	1,500,000	1,500,000	1.4414		
		06386709	2024	917 WOODWARD ST	VALLEY VIEW ADDITION BRANSON FLOOR SERVICE IN 917 WOODWARD ST	FORT WORTH, T	76107-1446	139,047	139,047	139,047	0.3443	
		06386717	2024	937 WOODWARD ST	VALLEY VIEW ADDITION CRYANT WOODWARD LLC	777 MAIN ST SUITE 150 FORT WORTH, T	76102	354,167	354,167	354,167	0.3443	
		42235685	2024	SAMUELS AVE	MULLIGAN ADDITION Lo VOJURAS, CHRISTINE	2009 DAIRY RD	HENDRIX, OK	74741	83,162	83,162	83,162	3.7215
		42235693	2024	SAMUELS AVE	MULLIGAN ADDITION Lo CANELAKES, ALEXANDRA	7011 TOKALON DR	DALLAS, TX	75214	83,162	83,162	83,162	3.7215
		42236001	2024	SAMUELS AVE	MULLIGAN ADDITION Lo MITCHAKES, HELEN	4621 GOLDEN MEW DF CARROLLTON, T	75010	83,162	83,162	83,162	3.7215	
		41713516	2024	300 N MAIN ST	NORTH FORT WORTH B ONCOR ELECTRIC DELIVERY (PO BOX 139100	DALLAS, TX	75313	683,890	683,890	683,890	1.5699	
		41713532	2024	300 N MAIN ST	NORTH FORT WORTH B ONCOR ELECTRIC DELIVERY (PO BOX 139100	DALLAS, TX	75313	200,380	200,380	200,380	0.46	
		07281390	2024	601 N MAIN ST	NORTH FORT WORTH B STELLWATER PARTNERS LP	301 COMMERCE ST ST FORT WORTH, T	76102-4150	299,250	299,250	299,250	0.3053	
		05653347	2024	1076 CALVERT ST	VALLEY VIEW ADDITION TARRANT REGIONAL WATER (800 E NORTHSIDE DR	FORT WORTH, T	76102-1016	652,092	652,092	-	9.8799	
		06333052	2024	1001 N MAIN ST	MULLIKEN, FELIX G SUP TARRANT REGIONAL WATER (800 E NORTHSIDE DR	FORT WORTH, T	76102-1016	217,800	217,800	-	0.5	
		41579002	2024	405 NW 5TH ST	GOUGHENANT, ADOLPH I TARRANT REGIONAL WATER (800 E NORTHSIDE DR	FORT WORTH, T	76102-1016	2,078,250	2,078,250	-	4.771	
		01583404	2024	2000 WHITE SETTLELEVITAN, REBECCA ADI TARRANT REGIONAL WATER (800 E NORTHSIDE DR	FORT WORTH, T	76102-1016	579,928	579,928	-	5.3253		
		01502403	2024	301 NE 8TH ST	NORTH FORT WORTH B TARRANT REGIONAL WATER (800 E NORTHSIDE DR	FORT WORTH, T	76102-1016	617,195	617,195	-	0.9162	
		01502616	2024	901 N THROCKMORT NORTH FORT WORTH B TARRANT REGIONAL WATER (800 E NORTHSIDE DR	FORT WORTH, T	76102-1016	725,960	725,960	-	1.6605		
		01502624	2024	801 N THROCKMORT NORTH FORT WORTH B TARRANT REGIONAL WATER (800 E NORTHSIDE DR	FORT WORTH, T	76102-1016	1,086,420	1,086,420	-	2.494		
		01502632	2024	725 N THROCKMORT NORTH FORT WORTH B TARRANT REGIONAL WATER (800 E NORTHSIDE DR	FORT WORTH, T	76102-1016	1,263,240	1,263,240	-	2.9		
		01502640	2024	707 N THROCKMORT NORTH FORT WORTH B TARRANT REGIONAL WATER (800 E NORTHSIDE DR	FORT WORTH, T	76102-1016	1,565,620	1,565,620	-	3.5641		
		01502659	2024	601 N THROCKMORT NORTH FORT WORTH B TARRANT REGIONAL WATER (800 E NORTHSIDE DR	FORT WORTH, T	76102-1016	1,750,000	1,750,000	-	4.0174		
		01897596	2024	205 NW 7TH ST	NORTH FORT WORTH B TARRANT REGIONAL WATER (800 E NORTHSIDE DR	FORT WORTH, T	76102-1016	1,650,000	1,650,000	-	2.5252	
		01897888	2024	734 N MAIN ST	NORTH FORT WORTH B TARRANT REGIONAL WATER (800 E NORTHSIDE DR	FORT WORTH, T	76102-1016	750,000	750,000	-	0.8887	
		01898096	2024	819 N MAIN ST	NORTH FORT WORTH B TARRANT REGIONAL WATER (800 E NORTHSIDE DR	FORT WORTH, T	76102-1016	562,500	562,500	-	0.6887	
		01898094	2024	827 N MAIN ST	NORTH FORT WORTH B TARRANT REGIONAL WATER (800 E NORTHSIDE DR	FORT WORTH, T	76102-1016	937,500	937,500	-	1.1478	
		01898108	2024	801 N HOUSTON ST	NORTH FORT WORTH B TARRANT REGIONAL WATER (800 E NORTH SIDE DR	FORT WORTH, T	76102	142,500	142,500	-	0.3271	
		01898116	2024	815 N HOUSTON ST	NORTH FORT WORTH B TARRANT REGIONAL WATER (800 E NORTHSIDE DR	FORT WORTH, T	76102-1016	47,500	47,500	-	0.109	
		01898124	2024	819 N HOUSTON ST	NORTH FORT WORTH B TARRANT REGIONAL WATER (800 E NORTHSIDE DR	FORT WORTH, T	76102-1016	190,000	190,000	-	0.4361	
		01898140	2024	841 N HOUSTON ST	NORTH FORT WORTH B TARRANT REGIONAL WATER (800 E NORTHSIDE DR	FORT WORTH, T	76102-1016	246,240	246,240	-	0.5652	
		01898159	2024	901 N THROCKMORT NORTH FORT WORTH B TARRANT REGIONAL WATER (800 E NORTHSIDE DR	FORT WORTH, T	76102-1016	302,540	302,540	-	0.6945		
		01898167	2024	848 N THROCKMORT NORTH FORT WORTH B TARRANT REGIONAL WATER (800 E NORTHSIDE DR	FORT WORTH, T	76102-1016	95,000	95,000	-	0.218		
		01898191	2024	920 N MAIN ST	NORTH FORT WORTH B TARRANT REGIONAL WATER (800 E NORTHSIDE DR	FORT WORTH, T	76102-1016	1,406,250	1,406,250	-	1.7217	
		01898248	2024	904 N COMMERCE S	NORTH FORT WORTH B TARRANT REGIONAL WATER (800 E NORTHSIDE DR	FORT WORTH, T	76102-1016	1,189,875	1,189,875	-	1.821	
		01898254	2024	922 N COMMERCE S	NORTH FORT WORTH B TARRANT REGIONAL WATER (800 E NORTHSIDE DR	FORT WORTH, T	76102-1016	75,000	75,000	-	0.1147	
		01898272	2024	929 N CALHOUN ST	NORTH FORT WORTH B TARRANT REGIONAL WATER (800 E NORTHSIDE DR	FORT WORTH, T	76102-1016	75,000	75,000	-	0.1147	
		01898280	2024	927 N CALHOUN ST	NORTH FORT WORTH B TARRANT REGIONAL WATER (800 E NORTHSIDE DR	FORT WORTH, T	76102-1016	75,000	75,000	-	0.1147	
		01898329	2024	1000 N COMMERCE	NORTH FORT WORTH B TARRANT REGIONAL WATER (800 E NORTHSIDE DR	FORT WORTH, T	76102-1016	562,500	562,500	-	0.5739	
		01898345	2024	1018 N COMMERCE	NORTH FORT WORTH B TARRANT REGIONAL WATER (800 E NORTHSIDE DR	FORT WORTH, T	76102-1016	142,500	142,500	-	0.218	
		01898418	2024	1005 N CALHOUN ST	NORTH FORT WORTH B TARRANT REGIONAL WATER (800 E NORTHSIDE DR	FORT WORTH, T	76102-1016	225,000	225,000	-	0.3443	
		01898426	2024	1001 N CALHOUN ST	NORTH FORT WORTH B TARRANT REGIONAL WATER (800 E NORTHSIDE DR	FORT WORTH, T	76102-1016	225,000	225,000	-	0.2295	
		01898434	2024	1012 N MAIN ST	NORTH FORT WORTH B TRANSFORM 1012 N MAIN STR 1617 PARK PLACE AVE FORT WORTH, T	76110	1,033,900	1,033,900	-	1.2646		
		01898430	2024	1101 N CALHOUN ST	NORTH FORT WORTH B TARRANT REGIONAL WATER (800 E NORTHSIDE DR	FORT WORTH, T	76102-1016	7,500	7,500	-	0.1147	
		01898630	2024	1112 N CALHOUN ST	NORTH FORT WORTH B TARRANT COUNTY WATER DIST 800 E NORTHSIDE DR	FORT WORTH, T	76102	6,250	6,250	-	0.1147	
		01898671	2024	1124 N CALHOUN ST	NORTH FORT WORTH B TARRANT COUNTY WATER DIST 800 E NORTHSIDE DR	FORT WORTH, T	76102	3,875	3,875	-	0.0711	
		01898696	2024	1126 N CALHOUN ST	NORTH FORT WORTH B TARRANT COUNTY WATER DIST 800 E NORTHSIDE DR	FORT WORTH, T	76102	1,750	1,750	-	0.0321	
		01898728	2024	1 TRINITY RIVER LEV	NORTH FORT WORTH B TARRANT COUNTY WATER DIST 800 E NORTHSIDE DR	FORT WORTH, T	76102	17,000	17,000	-	0.7805	
		03896935	2024	401 HOUSTON ST	GOUGHENANT, ADOLPH I TARRANT REGIONAL WATER (800 E NORTHSIDE DR	FORT WORTH, T	76102	432,987	432,987	-	9.94	
		03897095	2024	1020 CALVERT ST	GOUGHENANT, ADOLPH I WATER BOARD	PO BOX 4508	FORT WORTH, T	76164-608	65,340	65,340	-	1
		03897109	2024	1 TRINITY RIVER LEV	GOUGHENANT, ADOLPH I WATER BOARD	PO BOX 4508	FORT WORTH, T	76164-608	165,528	165,528	-	7.8
		04332865	2024	2001 DAKOTA ST	BUSSELL, WILLIAM SUR MOSLAH MOTOR CORPS	PO BOX 471572	FORT WORTH, T	76147-1400	73,203	73,203	-	0
		04413873	2024	303 ARTHUR ST	EVANS-PEARSON-WESI TARRANT REGIONAL WATER (800 E NORTHSIDE DR	FORT WORTH, T	76102-1016	1,111,094	1,111,094	-	2.2871	
		06141803	2024	921 N HENDERSON S	EVITAN, REBECCA ADI TARRANT REGIONAL WATER (800 E NORTHSIDE DR	FORT WORTH, T	76102-1016	352,942	352,942	-	3.376	
		06595383	2024	101 COMMERCIAL	EVANS-PEARSON-WESI TARRANT REGIONAL WATER (800 E NORTHSIDE DR	FORT WORTH, T	76102-1016	32,025	32,025	-	0.147	
		41515986	2024	302 NE 7TH ST	LAGRAVE ADDITION Bo TARRANT REGIONAL WATER (800 E NORTHSIDE DR	FORT WORTH, T	76102-1016	441,010	441,010	-	0.9642	
		41497236	2024	529 N THROCKMORT BAUGH, JOHN SURVEY	TARRANT REGIONAL WATER (800 E NORTHSIDE DR	FORT WORTH, T	76102-1016	5,182,330	5,182,330	-	11.897	

01898663	2024	1122 N CALHOUN ST NORTH FORT WORTH B MCCARTY, EARNEST LEE	1122 N CALHOUN ST	FORT WORTH, T:76164-6202	133,543	67,909	-	0.0998
01898666	2024	918 N COMMERCE S NORTH FORT WORTH B TARRANT REGIONAL WATER (800 E NORTHSIDE DR		FORT WORTH, T:76102-1016	75,000	75,000	-	0.1147
01898637	2024	1014 N COMMERCE N NORTH FORT WORTH B TARRANT REGIONAL WATER (800 E NORTHSIDE DR		FORT WORTH, T:76102-1016	75,000	75,000	-	0.1147
01898647	2024	1112 N CALHOUN ST NORTH FORT WORTH B TARRANT COUNTY WATER DIST 800 E NORTHSIDE DR		FORT WORTH, T:76102	5,625	5,625	-	0.1033
01898655	2024	1120 N CALHOUN ST NORTH FORT WORTH B TARRANT COUNTY WATER DIST 800 E NORTHSIDE DR		FORT WORTH, T:76102	5,938	5,938	-	0.109
03897044	2024	1020 CALVERT ST	GOUHENANT, ADOLPH I WATER BOARD	PO BOX 4508	FORT WORTH, T:76164-508	21,780	21,780	1
03897117	2024	351 N MAIN ST	GOUHENANT, ADOLPH I TARRANT REGIONAL WATER (800 E NORTHSIDE DR		FORT WORTH, T:76102	5,227	5,227	2.4
03897125	2024	351 N MAIN ST	GOUHENANT, ADOLPH I TARRANT REGIONAL WATER (800 E NORTHSIDE DR		FORT WORTH, T:76102	14,375	14,375	6.6
08149588	2024	600 N COMMERCE S NORTH FORT WORTH B TARRANT COUNTY OF	100 E WEATHERFORD	FORT WORTH, T:76102-2100	440,850	440,850	-	0.6887
07823530	2024	800 E NORTHSIDE DIFRLAHWIRTH ADDITION I TARRANT COUNTY WATER CC 800 E NORTHSIDE DR		FORT WORTH, T:76102-1016	7,810,561	7,810,561	-	18.0375
41516001	2024	303 NE 7TH ST	LAGRAVE ADDITION B10 TARRANT REGIONAL WATER (800 E NORTHSIDE DR		FORT WORTH, T:76102-1016	1,022,238	1,022,238	2.235
41505573	2024	200 NE 4TH ST	AMERICAN CYANAMID C TARRANT REGIONAL WATER (800 E NORTHSIDE DR		FORT WORTH, T:76102-1016	2,872,483	2,872,483	4
41658414	2024	250 NE 4TH ST	UNION LAND CO INDUS TARRANT REGIONAL WATER (800 E NORTHSIDE DR		FORT WORTH, T:76102-1016	4,240,026	4,240,026	5.8179
40925412	2024	300 NE 7TH ST	LAGRAVE ADDITION B10 TARRANT REGIONAL WATER (800 E NORTHSIDE DR		FORT WORTH, T:76102	3,959,563	3,959,563	7.306
04451600	2024	500 N COMMERCE S UNION LAND CO INDUS TARRANT REGIONAL WATER (800 E NORTHSIDE DR		FORT WORTH, T:76102-1016	1,125,000	1,125,000	-	1.7217
00877778	2024	2001 WHITE SETTLEIEVANS-PEARSON-WEST TARRANT REGIONAL WATER (800 E NORTHSIDE DR		FORT WORTH, T:76102-1016	40,800	40,800	-	0.1873
00877921	2024	300 ARTHUR ST	EVANS-PEARSON-WEST TARRANT REGIONAL WATER (800 E NORTHSIDE DR		FORT WORTH, T:76102-1016	27,756	27,756	0.1377
00878235	2024	1909 WHITE SETTLEIEVANS-PEARSON-WEST TARRANT REGIONAL WATER (800 E NORTHSIDE DR		FORT WORTH, T:76102-1016	34,000	34,000	-	0.1561
00878790	2024	209 VIOLA ST	EVANS-PEARSON-WEST TARRANT REGIONAL WATER (800 E NORTHSIDE DR		FORT WORTH, T:76102-1016	28,128	28,128	0.3608
06245641	2024	935 N MAIN ST	MULLIKEN, FELIX G SUJ TARRANT REGIONAL WATER (800 E NORTHSIDE DR		FORT WORTH, T:76102-1016	396,400	396,400	0.91
06252306	2024	1012 N COMMERCE N NORTH FORT WORTH B TARRANT REGIONAL WATER (800 E NORTHSIDE DR		FORT WORTH, T:76102-1016	75,000	75,000	-	0.1147
03522809	2024	702 N HENDERSON E CRAWLEY, RICHARD SL TARRANT REGIONAL WATER (800 E NORTHSIDE DR		FORT WORTH, T:76102-1016	34,500	34,500	-	0.264
03822903	2024	801 N HENDERSON E CRAWLEY, RICHARD SL TARRANT REGIONAL WATER (800 E NORTHSIDE DR		FORT WORTH, T:76102-1016	301,086	301,086	-	2.3086
03822990	2024	801 N HENDERSON E CRAWLEY, RICHARD SL TARRANT REGIONAL WATER (800 E NORTHSIDE DR		FORT WORTH, T:76102-1016	57,488	57,488	-	0.4309
03823091	2024	930 N HENDERSON E CRAWLEY, RICHARD SL TARRANT REGIONAL WATER (800 E NORTHSIDE DR		FORT WORTH, T:76102-1016	161,087	161,087	-	1.8676
01897179	2024	505 N HOUSTON ST	NORTH FORT WORTH B TARRANT REGIONAL WATER (800 E NORTHSIDE DR		FORT WORTH, T:76102	273,475	273,475	0.417
01897187	2024	509 N HOUSTON ST	NORTH FORT WORTH B TARRANT REGIONAL WATER (800 E NORTHSIDE DR		FORT WORTH, T:76102	270,960	270,960	0.4146
01897195	2024	513 N HOUSTON ST	NORTH FORT WORTH B TARRANT REGIONAL WATER (800 E NORTHSIDE DR		FORT WORTH, T:76102	255,315	255,315	0.3907
01897209	2024	517 N HOUSTON ST	NORTH FORT WORTH B TARRANT REGIONAL WATER (800 E NORTHSIDE DR		FORT WORTH, T:76102	257,100	257,100	0.3934
04654054	2024	360 N MAIN ST	AMERICAN CYANAMID C TARRANT REGIONAL WATER (800 E NORTHSIDE DR		FORT WORTH, T:76102-1016	15,342,817	15,342,817	21.417
02203855	2024	1720 WHITE SETTLEIEVANS-PEARSON-WEST TARRANT REGIONAL WATER (800 E NORTHSIDE DR		FORT WORTH, T:76102-1016	159,600	159,600	-	0.7327
02203863	2024	801 N HENDERSON EPIESTER-WYNN ADDITION TARRANT REGIONAL WATER (800 E NORTHSIDE DR		FORT WORTH, T:76102-1016	216,450	216,450	-	1.1042
42132761	2024	NE 7TH ST	LAGRAVE ADDITION B10 TARRANT REGIONAL WATER (800 E NORTHSIDE DR		FORT WORTH, T:76102	980,775	980,775	1.668
42554088	2024	NE 7TH ST	LAGRAVE ADDITION B10 TARRANT REGIONAL WATER (800 E NORTHSIDE DR		FORT WORTH, T:76102-1016	16,916	16,916	0.037
06822770	2024	117 COMMERCIAL ST	LEVITAN, REBECCA ADI TARRANT REGIONAL WATER (800 E NORTHSIDE DR		FORT WORTH, T:76102-1016	23,362	23,362	0.2234
03761193	2024	2001 DAKOTA ST	BUSSELL, WILLIAM SUR TARRANT COUNTY WATER DIST 800 E NORTHSIDE DR		FORT WORTH, T:76102	8,712	8,712	2
40719995	2024	360 N MAIN ST	AMERICAN CYANAMID C TARRANT COUNTY COLLEGE 1300 TRINITY CAMPUS I		FORT WORTH, T:76102	1,908,230	1,908,230	4.422
40720003	2024	330 N MAIN ST	TEXAS ELEC CO FT W P TARRANT COUNTY COLLEGE 1300 TRINITY CAMPUS I		FORT WORTH, T:76102	156,820	156,820	0.36
04836596	2024	500 E NORTHSIDE DIGLAZER SUBDIVISION B TARRANT REGIONAL WATER (800 E NORTHSIDE DR		FORT WORTH, T:76102-1016	2,975,179	2,975,179	-	2.39
05881528	2024	1850 WHITE SETTLEIEVITAN, REBECCA ADI TARRANT REGIONAL WATER (800 E NORTHSIDE DR		FORT WORTH, T:76102-1016	209,440	209,440	-	1.202
05881544	2024	1854 WHITE SETTLEIEVITAN, REBECCA ADI TARRANT REGIONAL WATER (800 E NORTHSIDE DR		FORT WORTH, T:76102-1016	76,072	76,072	-	0.4657
42693649	2024	425 N MAIN ST	NORTH FORT WORTH B TARRANT REGIONAL WATER (800 E NORTHSIDE DR		FORT WORTH, T:76102-1016	137,215	137,215	0.3246
42693657	2024	201 NW 4TH ST	NORTH FORT WORTH B TARRANT REGIONAL WATER (800 E NORTHSIDE DR		FORT WORTH, T:76102-1016	165,731	165,731	0.3581
00466344	2024	350 N MAIN ST	CENTRAL ADDITION L41 TARRANT COUNTY COLLEGE 1300 TRINITY CAMPUS I		FORT WORTH, T:76102	16,740	16,740	0.0384
00466352	2024	342 N MAIN ST	CENTRAL ADDITION L41 TARRANT COUNTY COLLEGE 1300 TRINITY CAMPUS I		FORT WORTH, T:76102	1,421,420	1,421,420	3.263
04895343	2024	220 COMMERCIAL STEVANS-PEARSON-WEST TARRANT REGIONAL WATER (800 E NORTHSIDE DR		FORT WORTH, T:76102-1016	24,300	24,300	-	0.3099
00877786	2024	2005 WHITE SETTLEIEVANS-PEARSON-WEST TARRANT REGIONAL WATER (800 E NORTHSIDE DR		FORT WORTH, T:76102-1016	68,000	68,000	-	0.3122
00877794	2024	2017 WHITE SETTLEIEVANS-PEARSON-WEST TARRANT REGIONAL WATER (800 E NORTHSIDE DR		FORT WORTH, T:76102-1016	132,600	132,600	-	0.6088
00877808	2024	110 ARTHUR ST	EVANS-PEARSON-WEST TARRANT REGIONAL WATER (800 E NORTHSIDE DR		FORT WORTH, T:76102-1016	29,250	29,250	0.2984
00877816	2024	300 ARTHUR ST	EVANS-PEARSON-WEST TARRANT REGIONAL WATER (800 E NORTHSIDE DR		FORT WORTH, T:76102	307,040	307,040	0.5968
00877824	2024	208 ARTHUR ST	EVANS-PEARSON-WEST TARRANT REGIONAL WATER (800 E NORTHSIDE DR		FORT WORTH, T:76102	14,625	14,625	0.1482
00877832	2024	212 ARTHUR ST	EVANS-PEARSON-WEST TARRANT REGIONAL WATER (800 E NORTHSIDE DR		FORT WORTH, T:76102-1016	27,455	27,455	0.1482
00877840	2024	216 ARTHUR ST	EVANS-PEARSON-WEST TARRANT REGIONAL WATER (800 E NORTHSIDE DR		FORT WORTH, T:76102-1016	27,455	27,455	0.1482
00877859	2024	220 ARTHUR ST	EVANS-PEARSON-WEST TARRANT REGIONAL WATER (800 E NORTHSIDE DR		FORT WORTH, T:76102-1016	27,455	27,455	0.1482
00877867	2024	224 ARTHUR ST	EVANS-PEARSON-WEST TARRANT REGIONAL WATER (800 E NORTHSIDE DR		FORT WORTH, T:76102-1016	27,455	27,455	0.1482
00877875	2024	225 GREENLEAF ST	EVANS-PEARSON-WEST TARRANT REGIONAL WATER (800 E NORTHSIDE DR		FORT WORTH, T:76102-1016	26,743	26,743	0.1482
00877883	2024	221 GREENLEAF ST	EVANS-PEARSON-WEST TARRANT REGIONAL WATER (800 E NORTHSIDE DR		FORT WORTH, T:76102-1016	26,743	26,743	0.1482
00877891	2024	217 GREENLEAF ST	EVANS-PEARSON-WEST TARRANT REGIONAL WATER (800 E NORTH SIDE DR		FORT WORTH, T:76102	165,238	165,238	0.2984
00877906	2024	213 GREENLEAF ST	EVANS-PEARSON-WEST TARRANT REGIONAL WATER (800 E NORTHSIDE DR		FORT WORTH, T:76102	14,625	14,625	0.1482
00877913	2024	101 GREENLEAF ST	EVANS-PEARSON-WEST TARRANT REGIONAL WATER (800 E NORTHSIDE DR		FORT WORTH, T:76102-1016	58,500	58,500	0.5968
00877956	2024	308 ARTHUR ST	EVANS-PEARSON-WEST TARRANT REGIONAL WATER (800 E NORTHSIDE DR		FORT WORTH, T:76102-1016	1,931,923	1,931,923	1.1237

00878049	2024	337 GREENLEAF ST	EVANS-PEARSON-WES	TARRANT REGIONAL WATER	800 E NORTHSIDE DR	FORT WORTH, T:76102-1016	982,389	982,389	-	0.5968
00878055	2024	321 GREENLEAF ST	EVANS-PEARSON-WES	TARRANT REGIONAL WATER	800 E NORTHSIDE DR	FORT WORTH, T:76102	161,000	161,000	-	0.1492
00878073	2024	317 GREENLEAF ST	EVANS-PEARSON-WES	TARRANT REGIONAL WATER	800 E NORTHSIDE DR	FORT WORTH, T:76102	161,000	161,000	-	0.1492
00878081	2024	306 GREENLEAF ST	EVANS-PEARSON-WES	TARRANT REGIONAL WATER	800 E NORTHSIDE DR	FORT WORTH, T:76102	322,000	322,000	-	0.2984
00878103	2024	305 GREENLEAF ST	EVANS-PEARSON-WES	TARRANT REGIONAL WATER	800 E NORTHSIDE DR	FORT WORTH, T:76102-1016	19,125	19,125	-	0.1492
00878111	2024	301 GREENLEAF ST	EVANS-PEARSON-WES	TARRANT REGIONAL WATER	800 E NORTHSIDE DR	FORT WORTH, T:76102-1016	19,125	19,125	-	0.1492
00878219	2024	1901 WHITE SETTLE	EVANS-PEARSON-WES	TARRANT REGIONAL WATER	800 E NORTHSIDE DR	FORT WORTH, T:76102-1016	60,450	60,450	-	0.2775
00878227	2024	1905 WHITE SETTLE	EVANS-PEARSON-WES	TARRANT REGIONAL WATER	800 E NORTHSIDE DR	FORT WORTH, T:76102-1016	60,450	60,450	-	0.2775
00878243	2024	1923 WHITE SETTLE	EVANS-PEARSON-WES	TARRANT REGIONAL WATER	800 E NORTHSIDE DR	FORT WORTH, T:76102-1016	68,000	68,000	-	0.3122
00878251	2024	112 COMMERCIAL	STEVANS-PEARSON-WES	TARRANT REGIONAL WATER	800 E NORTHSIDE DR	FORT WORTH, T:76102-1016	60,750	60,750	-	0.2747
00878294	2024	116 COMMERCIAL	STEVANS-PEARSON-WES	TARRANT REGIONAL WATER	800 E NORTHSIDE DR	FORT WORTH, T:76102-1016	12,150	12,150	-	0.1540
00878308	2024	124 COMMERCIAL	STEVANS-PEARSON-WES	TARRANT REGIONAL WATER	800 E NORTHSIDE DR	FORT WORTH, T:76102-1016	12,150	12,150	-	0.1540
00878332	2024	205 ARTHUR ST	EVANS-PEARSON-WES	TARRANT REGIONAL WATER	800 E NORTHSIDE DR	FORT WORTH, T:76102	278,169	278,169	-	0.4648
00878340	2024	205 ARTHUR ST	EVANS-PEARSON-WES	TARRANT REGIONAL WATER	800 E NORTHSIDE DR	FORT WORTH, T:76102	344,907	344,907	-	0.4648
00878359	2024	203 ARTHUR ST	EVANS-PEARSON-WES	TARRANT REGIONAL WATER	800 E NORTHSIDE DR	FORT WORTH, T:76102	78,289	78,289	-	0.1540
00878367	2024	201 ARTHUR ST	EVANS-PEARSON-WES	TARRANT REGIONAL WATER	800 E NORTHSIDE DR	FORT WORTH, T:76102	101,172	101,172	-	0.1540
00878375	2024	119 ARTHUR ST	EVANS-PEARSON-WES	TARRANT REGIONAL WATER	800 E NORTHSIDE DR	FORT WORTH, T:76102-1016	178,575	178,575	-	0.2324
00878383	2024	115 ARTHUR ST	EVANS-PEARSON-WES	TARRANT REGIONAL WATER	800 E NORTHSIDE DR	FORT WORTH, T:76102-1016	221,356	221,356	-	0.2324
00878391	2024	1801 WHITE SETTLE	EVANS-PEARSON-WES	TARRANT REGIONAL WATER	800 E NORTHSIDE DR	FORT WORTH, T:76102-1016	74,800	74,800	-	0.3434
00878405	2024	1809 WHITE SETTLE	EVANS-PEARSON-WES	TARRANT REGIONAL WATER	800 E NORTHSIDE DR	FORT WORTH, T:76102-1016	74,800	74,800	-	0.3434
00878421	2024	118 VIOLA ST	EVANS-PEARSON-WES	TARRANT REGIONAL WATER	800 E NORTHSIDE DR	FORT WORTH, T:76102-1016	11,812	11,812	-	0.1205
00878456	2024	112 VIOLA ST	EVANS-PEARSON-WES	TARRANT REGIONAL WATER	800 E NORTHSIDE DR	FORT WORTH, T:76102-1016	287,455	287,455	-	0.241
00878626	2024	201 COMMERCIAL	STEVANS-PEARSON-WES	TARRANT REGIONAL WATER	800 E NORTHSIDE DR	FORT WORTH, T:76102-1016	225,750	225,750	-	0.241
00878655	2024	203 COMMERCIAL	STEVANS-PEARSON-WES	TARRANT REGIONAL WATER	800 E NORTHSIDE DR	FORT WORTH, T:76102-1016	148,175	148,175	-	0.2145
00878684	2024	205 VIOLA ST	EVANS-PEARSON-WES	TARRANT REGIONAL WATER	800 E NORTHSIDE DR	FORT WORTH, T:76102-1016	14,525	14,525	-	0.1377
06523374	2024	1017 N COMMERCE	NORTH FORT WORTH B	TARRANT REGIONAL WATER	800 E NORTHSIDE DR	FORT WORTH, T:76102-1016	300,000	300,000	-	0.4591
03822931	2024	930 N HENDERSON	SCRAWLEY, RICHARD SL	TARRANT REGIONAL WATER	800 E NORTHSIDE DR	FORT WORTH, T:76102-1016	145,760	145,760	-	1.6899
03823040	2024	930 N HENDERSON	SCRAWLEY, RICHARD SL	TARRANT REGIONAL WATER	800 E NORTHSIDE DR	FORT WORTH, T:76102-1016	106,947	106,947	-	1.2399
03823059	2024	930 N HENDERSON	SCRAWLEY, RICHARD SL	TARRANT REGIONAL WATER	800 E NORTHSIDE DR	FORT WORTH, T:76102-1016	87,228	87,228	-	2.6699
01896970	2024	900 N MAIN ST	NORTH FORT WORTH B	TARRANT REGIONAL WATER	800 E NORTHSIDE DR	FORT WORTH, T:76102-1016	468,750	468,750	-	0.5739
01896999	2024	904 N MAIN ST	NORTH FORT WORTH B	TARRANT REGIONAL WATER	800 E NORTHSIDE DR	FORT WORTH, T:76102-1016	420,000	420,000	-	0.5142
01887053	2024	401 HOUSTON ST	NORTH FORT WORTH B	TARRANT REGIONAL WATER	800 E NORTHSIDE DR	FORT WORTH, T:76102	15,922	15,922	-	0.3655
02484226	2024	648 N HENDERSON	ERBINSON, A Ltd 48 LES	TARRANT COUNTY WATER	DI:800 E NORTHSIDE DR	FORT WORTH, T:76102	43,520	43,520	-	1.2488
42303531	2024	N MAIN ST	NORTH FORT WORTH B	TARRANT REGIONAL WATER	800 E NORTH SIDE DR	FORT WORTH, T:76102	1,587,765	1,587,765	-	2.43
42303549	2024	N MAIN ST	NORTH FORT WORTH B	TARRANT REGIONAL WATER	800 E NORTH SIDE DR	FORT WORTH, T:76102	264,082	264,082	-	2.425
03220419	2024	1 TRINITY RIVER	LEUNION LAND CO INDUS	TARRANT COUNTY WATER	DI:800 E NORTHSIDE DR	FORT WORTH, T:76102	100	100	-	0
04329511	2024	805 E NORTHSIDE	DMALLIKEN, FELIX G SUF MOSLAH TEMPLE CLOWNS	PO BOX 1320		FORT WORTH, T:76101-1320	186,920	186,920	-	0
04967158	2024	120 COMMERCIAL	STEVANS-PEARSON-WES	TARRANT REGIONAL WATER	800 E NORTHSIDE DR	FORT WORTH, T:76102-1016	12,150	12,150	-	0.1540
03747441	2024	505 NW 5TH ST	BAUGH, JOHN SURVEY	TARRANT REGIONAL WATER	800 E NORTHSIDE DR	FORT WORTH, T:76102-1016	2,994,900	2,994,900	-	6.875
04686985	2024	806 N THROCKMORT	NORTH FORT WORTH B	TARRANT REGIONAL WATER	800 E NORTHSIDE DR	FORT WORTH, T:76102-1016	142,500	142,500	-	0.3271
04687027	2024	804 N THROCKMORT	NORTH FORT WORTH B	TARRANT REGIONAL WATER	800 E NORTHSIDE DR	FORT WORTH, T:76102-1016	71,250	71,250	-	0.1635
04687035	2024	800 N THROCKMORT	NORTH FORT WORTH B	TARRANT REGIONAL WATER	800 E NORTHSIDE DR	FORT WORTH, T:76102-1016	23,750	23,750	-	0.0545
04687043	2024	800 N THROCKMORT	NORTH FORT WORTH B	TARRANT REGIONAL WATER	800 E NORTHSIDE DR	FORT WORTH, T:76102-1016	23,750	23,750	-	0.0545
04687051	2024	800 N THROCKMORT	NORTH FORT WORTH B	TARRANT REGIONAL WATER	800 E NORTHSIDE DR	FORT WORTH, T:76102-1016	23,750	23,750	-	0.0545
04687078	2024	300 E 8TH ST	NORTH FORT WORTH B	TARRANT REGIONAL WATER	800 E NORTHSIDE DR	FORT WORTH, T:76102-1016	70,000	70,000	-	0.1606
04687086	2024	1100 N COMMERCE	NORTH FORT WORTH B	TARRANT REGIONAL WATER	800 E NORTHSIDE DR	FORT WORTH, T:76102-1016	19,950	19,950	-	0.3053
04687094	2024	1107 N CALHOUN ST	NORTH FORT WORTH B	TARRANT REGIONAL WATER	800 E NORTHSIDE DR	FORT WORTH, T:76102-1016	11,550	11,550	-	0.1767
04687108	2024	1103 N CALHOUN ST	NORTH FORT WORTH B	TARRANT REGIONAL WATER	800 E NORTHSIDE DR	FORT WORTH, T:76102-1016	15,000	15,000	-	0.2295
40118320	2024	927 N MAIN ST	TEXAS REFINERY ADDI	TARRANT REGIONAL WATER	800 E NORTHSIDE DR	FORT WORTH, T:76102-1016	30,490	30,490	-	0.0699
40179952	2024	300 N MAIN ST	NORTH FORT WORTH B	TARRANT COUNTY COLLEGE	1300 TRINITY CAMPUS	FORT WORTH, T:76102	39,200	39,200	-	0.0899
40179960	2024	250 N MAIN ST	NORTH FORT WORTH B	TARRANT COUNTY COLLEGE	1300 TRINITY CAMPUS	FORT WORTH, T:76102	43,560	43,560	-	0.1
40179967	2024	352 N MAIN ST	CENTRAL ADDITION Ltd	TARRANT COUNTY COLLEGE	1300 TRINITY CAMPUS	FORT WORTH, T:76102	343,320	343,320	-	0.7881
401720012	2024	376 N MAIN ST	AMERICAN CYANAMID	TARRANT COUNTY COLLEGE	1300 TRINITY CAMPUS	FORT WORTH, T:76102	87,120	87,120	-	2
401720020	2024	411 N MAIN ST	TEXAS ELEC CO FT W P	TARRANT COUNTY COLLEGE	1300 TRINITY CAMPUS	FORT WORTH, T:76102	2,545,220	2,545,220	-	5.843
401720098	2024	380 N MAIN ST	TEXAS ELEC CO FT W P	TARRANT COUNTY COLLEGE	1300 TRINITY CAMPUS	FORT WORTH, T:76102	1,055,400	1,055,400	-	2.4228
401720152	2024	409 N MAIN ST	GOUHENANT, ADOLPH I	TARRANT COUNTY COLLEGE	1300 TRINITY CAMPUS	FORT WORTH, T:76102	949,600	949,600	-	2.18
40851850	2024	350 N MAIN ST	NORTH FORT WORTH B	TARRANT COUNTY COLLEGE	1300 TRINITY CAMPUS	FORT WORTH, T:76102	3,982	3,982	-	0.0914
07352417	2024	750 N HENDERSON	SPACE ADDITION-FORT	TARRANT REGIONAL WATER	800 E NORTHSIDE DR	FORT WORTH, T:76102-1016	133,329	133,329	-	1.437
06673453	2024	1030 CALVERT ST	GOUHENANT, ADOLPH I	FORT WORTH CITY OF	1800 THROCKMORT	FORT WORTH, T:76102-8312	150	150	-	0.45
41618211	2024	GREENLEAF ST	EVANS-PEARSON-WES	TARRANT REGIONAL WATER	800 E NORTHSIDE DR	FORT WORTH, T:76102	60,868	60,868	-	0.5589
07062516	2024	201 VIOLA ST	EVANS-PEARSON-WES	TARRANT REGIONAL WATER	800 E NORTHSIDE DR	FORT WORTH, T:76102	19,125	19,125	-	1.0339

N	03105113	2024	909 N MAIN ST	TEXAS REFINERY ADDI	TARRANT REGIONAL WATER I 800 E NORTHSIDE DR	FORT WORTH, T:76102-1016	1,254,530	1,254,530	-	2.88
N	04037496	2024	935 N MAIN ST	MULLIKEN, FELIX G SUF	TARRANT REGIONAL WATER I 800 E NORTHSIDE DR	FORT WORTH, T:76102-1016	100,190	100,190	-	0.23
N	41355054	2024	E BELFF ST	LAND 600 ADDITION	Luf TARRANT REGIONAL WATER I 800 E NORTHSIDE DR	FORT WORTH, T:76102-1016	73,568	73,568	-	0.175
N	41713034	2024	300 N MAIN ST	NORTH FORT WORTH B	TARRANT COUNTY COLLEGE 1300 TRINITY CAMPUS I	FORT WORTH, T:76102	14,370	14,370	-	0.0329
N	42174072	2024	499 HAROLD ST	EVANS-PEARSON-WEST	TARRANT REGIONAL WATER I 800 E NORTHSIDE DR	FORT WORTH, T:76102	182,952	182,952	-	0.36
N	06386687	2024	1020 CALVERT ST	GOLHENANT, ADOLPH I	TARRANT COUNTY WATER BOPO BOX 4508	FORT WORTH, T:76164-508	100	100	-	12.224
N	06386725	2024	900 WOODWARD ST	VALLEY VIEW ADDITION	FORT WORTH CITY OF 200 TEXAS ST	FT WORTH, TX 76102-6311	303,052	303,052	-	4.638
N	06386733	2024	920 WOODWARD ST	VALLEY VIEW ADDITION	FORT WORTH CITY OF 200 TEXAS ST	FT WORTH, TX 76102-6311	10,125	10,125	-	0.1549
N	06386776	2024	1000 CALVERT ST	VALLEY VIEW ADDITION	TARRANT REGIONAL WATER I 800 E NORTHSIDE DR	FORT WORTH, T:76102-1016	406,742	406,742	-	6.225
N	03105088	2024	351 N MAIN ST	TEXAS ELEC CO FT W	TARRANT REGIONAL WATER I 800 E NORTHSIDE DR	FORT WORTH, T:76102	37,871	37,871	-	5.75
N	03105121	2024	921 N MAIN ST	TEXAS REFINERY ADDI	TARRANT REGIONAL WATER I 800 E NORTHSIDE DR	FORT WORTH, T:76102-1016	226,510	226,510	-	0.5199
N	04037499	2024	1 TRINITY RIVER	LEVAMULLIKEN, FELIX G SUF	TARRANT COUNTY WATER CC 800 E NORTHSIDE DR	FORT WORTH, T:76102-1016	480,340	480,340	-	11.027
N	04037669	2024	1 TRINITY RIVER	LEVAMULLIKEN, FELIX G SUF	WATER BOARD PO BOX 4508	FORT WORTH, T:76164-508	307,765	307,765	-	7.0653
N	06386741	2024	801 CALVERT ST	VALLEY VIEW ADDITION	FORT WORTH CITY OF 200 TEXAS ST	FT WORTH, TX 76102-6311	88,125	88,125	-	1.3487
N	06386768	2024	801 CALVERT ST	VALLEY VIEW ADDITION	TARRANT COUNTY WATER DI 800 E NORTHSIDE DR	FORT WORTH, T:76102	14,500	14,500	-	0.1664
N	07263554	2024	1000 N MAIN ST	NORTH FORT WORTH B	TARRANT REGIONAL WATER I 800 E NORTHSIDE DR	FORT WORTH, T:76102-1016	562,725	562,725	-	6.8899
N	40549410	2024	927 HENDERSON ST	LEVITAN, REBECCA ADI	TARRANT REGIONAL WATER I 800 E NORTHSIDE DR	FORT WORTH, T:76102-1016	65,085	65,085	-	0.5976
							210,198,331	210,132,697	109,842,285	406.56

	Appraised Value	%	Land Area	%	# of Property Owners	%
Total	109,842,285.00	100%	95.901	100%	133	100%
50%	54,921,142.50	50%	47.9505	50%	66.5	50%
Confirmed	-	0.00%	0	0%	0	0%
Unconfirmed	109,842,285.00	100.00%	95.901	100%	133	100%

346,719

Signatures required: petition must be signed by:

1. Owners of taxable real property representing more than 50% of the appraised value of taxable real property liable for the assessment
 "Total Appraised Value" will exclude government/exempt entity appraised values because property owned by governments is not taxable
 AND

2a. Record owners of the property who constitute more than 50% of all record owners of the property liable for the assessment
 "Total Record Owners Counts" will exclude all of tax exempt/gov entity record owners as they are not liable for assessment, unless, the entity opts to pay assessments (either by City Council approval for the City or by contract with other tax exempt jurisdiction). If the exempt entity opts to pay assessments into the PID per section 372.014 (b), then we can include those values into the total calculation.

or

2b. record owners who own taxable real property that constitutes more than 50% of the area of all taxable real property liable for the assessment.
 "Total Area Value" will exclude government/exempt entity area values because property owned by governments is not taxable

Exhibit “B”

Summary Proposed District Improvements and Services

The general nature of the proposed improvements and services to be provided in the District, include, without limitation, the following:

1. Enhancements to improve District operations and maintenance for green spaces, public areas, and the canal public realm; ensure clean and safe functions across the District; and address potential ongoing or capital maintenance needs related to the District’s infrastructure and water recreation.
2. Improvements to enhance the District’s community including, without limitation, litter abatement, illegal dumping, landscaping, promotional sign and banner programs, lighting, and various other streetscape and capital improvements, including streets, sidewalks, roadways, and rights-of-way.
3. Improvements that promote safety and security within the District, without limitation, security lighting, security camera installation, additional security patrols, safety technologies, street calming measures and capital improvements to improve pedestrian, bike, and transit shelter safety.
4. Additional special supplemental services for improvement and promotion of the District, including services relating to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business development, and cultural enhancements.
5. Payment of expenses incurred in the establishment, administration, and operation of the District.
6. Any other improvements and services to the District as allowed pursuant to the Code for a home-rule municipal corporation.

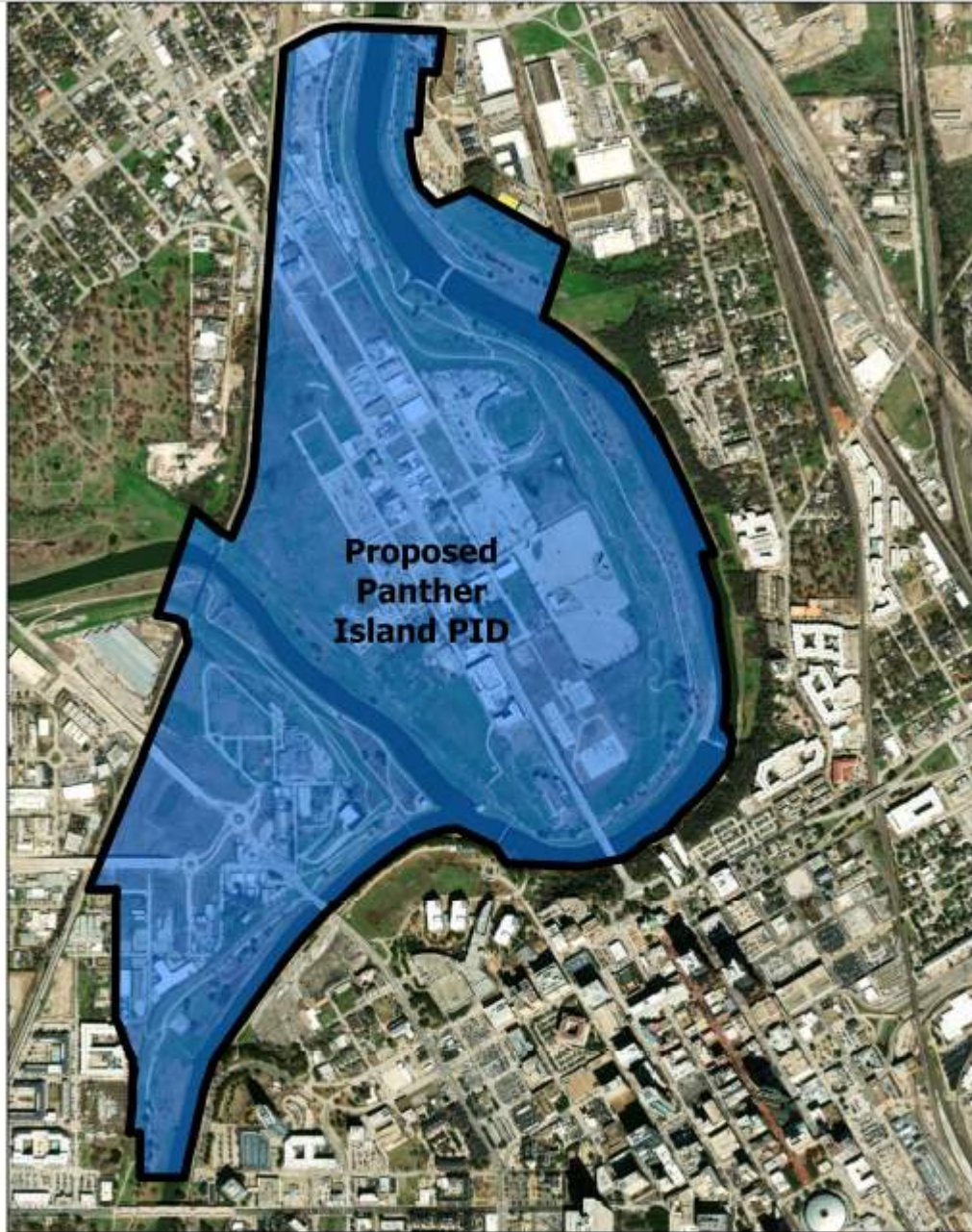
Exhibit "C"

Five-Year Itemized Estimate of Revenues and Expenses



Revenues	2026	2027	2028	2029	2030
PRIVATE ASSESSMENTS	181,361	190,429	209,471	230,419	264,981
PUBLIC ASSESSMENTS	163,341	166,608	169,940	173,339	176,805
Total Budgeted Revenues	344,701	357,036	379,411	403,757	441,787
Use of Fund Balance	0	0	0	0	0
Total Revenues Available for Use	344,701	357,036	379,411	403,757	441,787
Expenses					
Management Fee	115,000	126,500	139,150	153,065	168,372
Operation & Maintenance	107,000	144,000	151,200	158,760	166,698
Security	30,000	33,000	36,300	39,930	43,923
Marketing	15,000	17,250	19,838	22,813	26,235
Public Events	10,000	11,000	12,100	13,310	14,641
Reserve Funding	40,000	7,500	7,500	0	0
City Audit	3,000	3,000	3,000	3,000	3,000
City Administrative Fee (2.0%)	6,894	7,141	7,588	8,075	8,836
Total Budgeted Expenses	326,894	349,391	376,676	398,953	431,704
Contribution to Fund Balance	17,807	7,646	2,736	4,804	10,082
Total Expenses	344,701	357,036	379,411	403,757	441,787

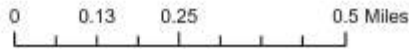
Exhibit "D"

Map of Proposed District



Legend

-  Proposed Boundary
-  Assessed Properties



Source: Economic Development
Date: October 2024

TARRANT REGIONAL WATER DISTRICT

AGENDA ITEM 9

DATE: December 17, 2024

SUBJECT: Consider Adoption of Recreation Master Plan

FUNDING: N/A

RECOMMENDATION:

Management recommends the adoption of the Recreation Master Plan.

DISCUSSION:

Parks, open space, and recreational opportunities are important, not only to enhance quality of life and neighborhood vitality, but also to preserve natural resources and provide alternative transportation links between our neighborhoods, business districts, and other destinations. Dunaway has provided a Recreation Master Plan for the District's trailheads, parks, recreation facilities, trails and their usage.

The Recreation Master Plan is in alignment with the District's Strategic Plan mission of improving the quality of life through water supply, flood control and recreation. One approach to improving the quality of life identified in the Strategic Plan is to "complete the first ever TRWD Recreation Master Plan to align our future investments with the community's needs."

This item was reviewed by the Recreation Committee reviewed on December 11, 2024.

Submitted By:

Darrell Beason
Chief Operations Officer



RECREATION MASTER PLAN



 **DUNAWAY**

pros
consulting
INC.

DECEMBER 2024



For 100 years, TRWD has improved the quality of life in the communities we serve by providing a reliable and sustainable water supply, vital flood protection and an outstanding variety of recreational opportunities.

ACKNOWLEDGMENTS

TRWD BOARD OF DIRECTORS

Leah M. King, President
James Hill, Vice President
Mary Kelleher, Secretary
C.B. Team
Paxton Motheral

TRWD TEAM

Dan Buhman, General Manager
Alan Thomas, Deputy General Manager
Darrell Beason, Chief Operations Officer
David Geary, Reservoirs Director
Lexi McCalip, Floodway and Construction Director
Paris Sanchez, RLA, Landscape Architect Manager
Natasha Hill, Director of Outreach and Communications

PLANNING TEAM

Philip Neeley, PLA, ASLA, Dunaway
Adam Brewster, PLA, ASLA, Dunaway
Kourtney Gomez, Dunaway
Brian Trusty, PROS Consulting



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INTRODUCTION

1

A scenic view of a river flowing through a dense forest. The water is calm and reflects the surrounding greenery. Several people are kayaking on the river. A large, semi-transparent number '1' is overlaid on the center of the image.



RECREATION:

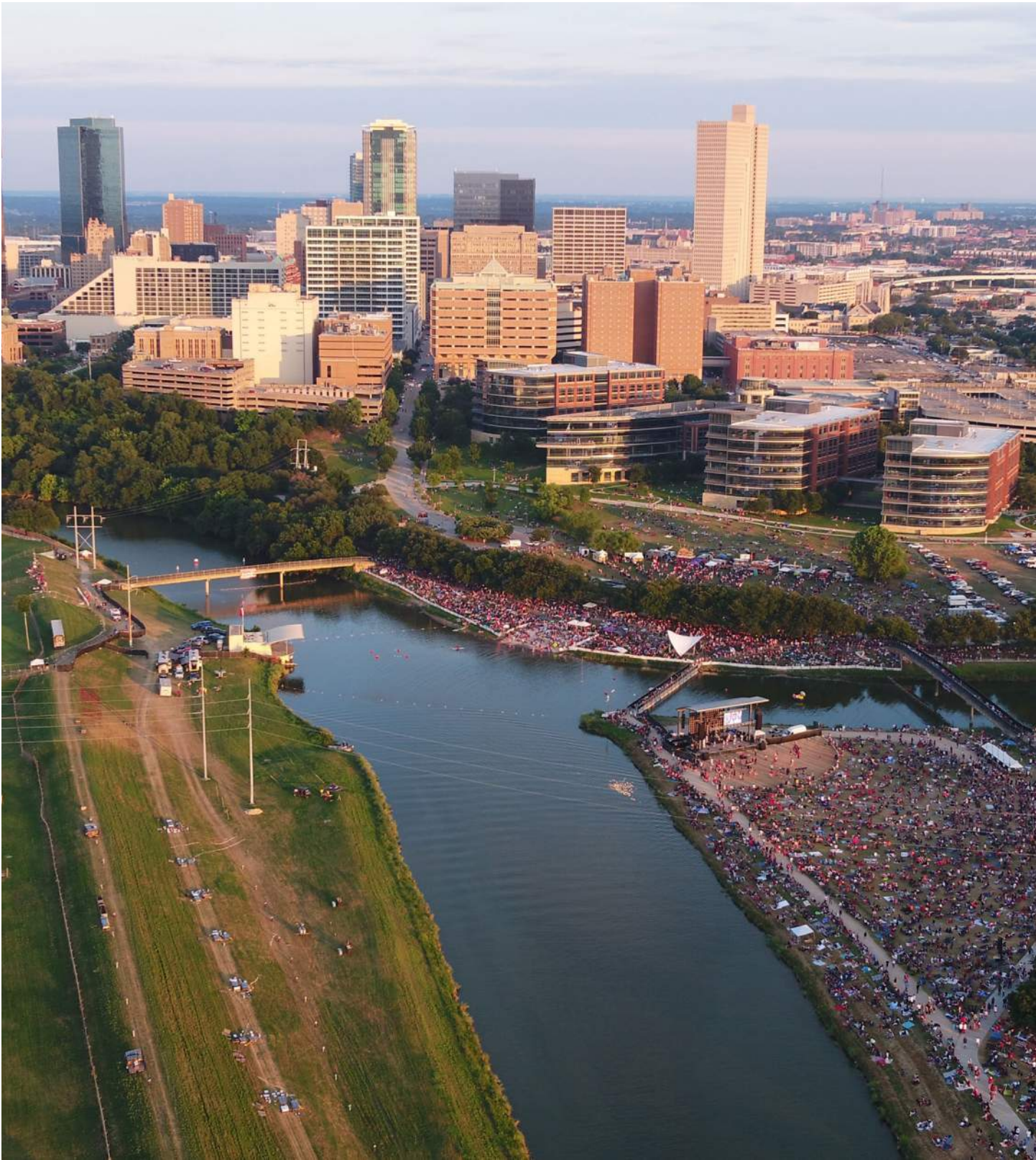
activity done for *enjoyment*; refreshment of *strength, spirit, mind, and body*; encompassing an array of *activities for leisure and enjoyment*



INTRODUCTION

The Tarrant Regional Water District (TRWD) was established in 1924 and has become the regional provider of water supply and flood management for Tarrant County and 10 additional North Texas counties. The third mission – Recreation – is a byproduct of the natural resources owned by TRWD for accomplishing its primary missions of water supply and flood control. ***The focus of this Recreation Master Plan is to create alignment between the public, partners, TRWD Board of Directors, and staff in order to define the district's unique role in the recreation landscape.*** From the over 100 miles of trails along the floodways, to destination amenities such as Panther Island Pavilion, Eagle Mountain Park, and Twin Points Park, TRWD provides tremendous value to local residents and communities. The district also provides regional attractions that draw visitors from beyond the immediate study area of this Recreation Master Plan.

This Master Plan is based upon various input from local communities across Tarrant County – including user groups, key stakeholders, and community leaders. Having a new plan will help guide the district in expanding and enhancing the user experiences and complement the offerings and amenities of other regional partners. TRWD will continue to provide stewardship of the natural resources under its management, adding to the quality of life throughout Tarrant County.



Fort Worth Fourth Festival

RECREATION MASTER PLAN

This Plan establishes a vision for a safe interconnected system of trails, parks, and natural spaces along the banks of Trinity River, shores of the Tarrant County lakes, and other areas controlled by TRWD.

Attracting people and wildlife from around the region, these waterways and lands have a myriad of users and influences to consider. So, a broad range of stakeholders including municipalities, agencies, advocacy groups, and individual community members were engaged to provide input.

This project seeks to build on existing plans and leverage existing assets with new high-quality enhancements that improve recreational access, enhance quality of life, and promote environmental awareness and water conservation.

AS PART OF TRWD'S 100-YEAR
CELEBRATION, THE DISTRICT
SEEKS TO DEFINE A
**CLEAR VISION FOR RECREATION &
OPEN SPACE OPPORTUNITIES.**

EXISTING CONDITIONS



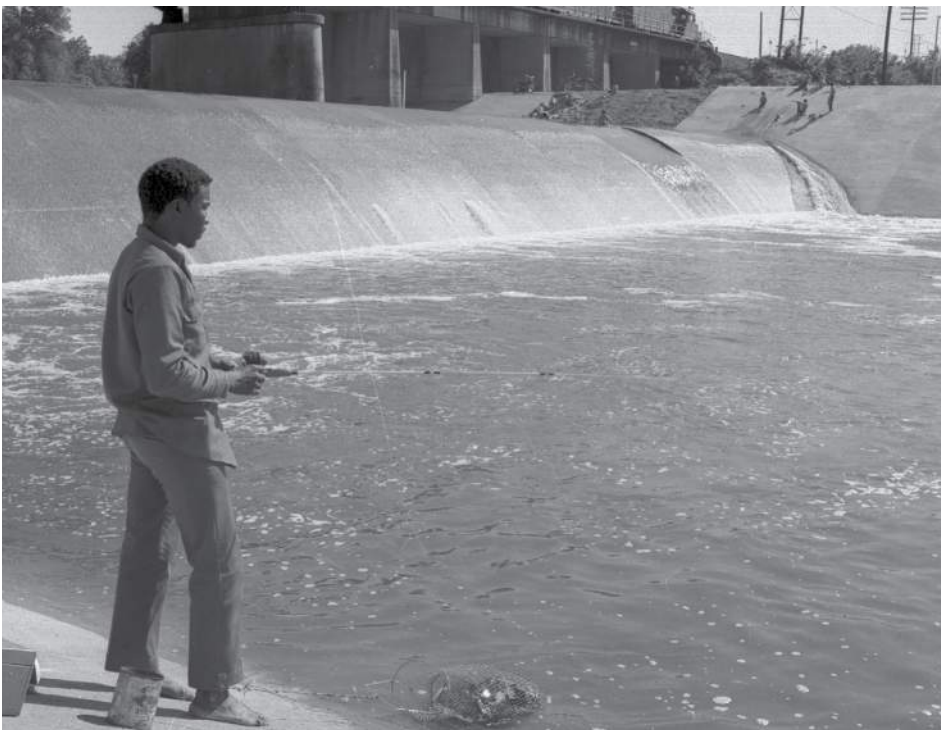


Downtown Fort Worth views from the Trinity River

EXISTING CONDITIONS

The planning process began with a tour of TRWD resources, allowing the Dunaway Team a firsthand look at the TRWD-owned properties and recreation resources. Additionally, the Team was provided with a wealth of existing information, including previous maps, studies, GIS files, roadways, parking, utilities, hydrology and drainage information, and historical planning efforts. This exhaustive dataset was beneficial to the Team in understanding current activities, as well as allowing the planning Team to appreciate the unique characteristics of each property.

In addition to the analysis of TRWD's physical attributes, the planning Team reviewed all previous recommendations for programs and services. This encompassed a holistic examination of programs and services offered by both TRWD and other organizations, ensuring a comprehensive understanding of the potential collaborative opportunities to enhance the recreational mix. The study areas are shown on the map provided on page 17. The existing conditions maps and in-depth analyses for each study area (refer to pages 19 - 30) have played a pivotal role in shaping the overarching planning process. These insights facilitated meaningful discussions with TRWD leaders on planning goals, objectives, and potential recreational programming elements.



Recreation activities over the years

HISTORY

The Trinity River is a crucial Texas waterway that has influenced the development of North Texas, ever since the people first settled along its banks. Originally a small outpost, on the bluffs overlooking the confluence of the Clear Fork and West Fork, Fort Worth is now a major city intertwined with the Trinity River.

Throughout the years, there have been significant changes to both the river and the city; each impacting the other. The river provided water for drinking, agriculture, and transportation fueling the city's expansion from the sleepy town on the bluffs to a sprawling modern city that eventually encroached on the river's natural floodplain. Tragically, neighborhoods and businesses in low-lying areas were devastated twice by catastrophic floods, in 1922 and 1949, resulting in multiple deaths and millions of dollars in damages. This led to the implementation of critical flood control measures including, the floodway levee systems built at Marine Creek Lake and Cement Lake. Transforming the once meandering river into a grass-lined channel, these measures have been extremely successful in reducing flood risk throughout the city.

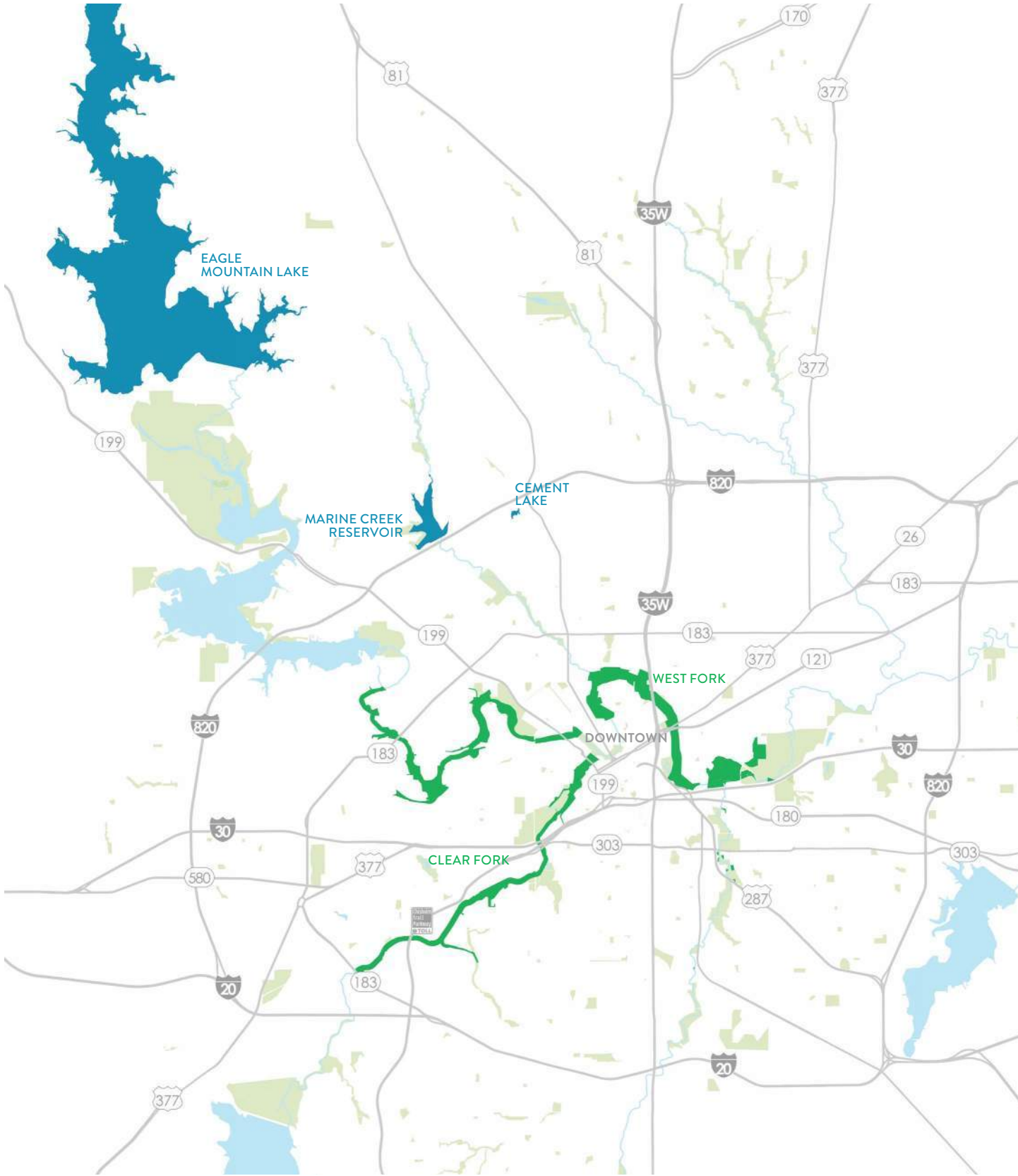
Initially, these channels were uninviting and gained a reputation as an illegal dump site, giving many residents a negative impression of the river. In 1971, Streams & Valleys, Inc. formed as an advocacy group for promoting the Trinity River as the 'City's most valuable resource'. The hard work of this group, TRWD, and partner agencies has spurred a host of beautification efforts, community events, and recreation

projects bringing people back to the river banks and helping to shift public sentiment toward one of appreciation and stewardship. The various areas along the Trinity are now a major recreational amenity and draw for the City hosting daily users and civic celebrations throughout the year.

TRWD is continually evaluating how best to meet the rising water demands of the growing region. No water supply project has been more impactful to the Tarrant County landscape than Eagle Mountain Lake. The dam for this 8,738 acre reservoir was finished in 1931, and the lake was finally filled to conservation level 10 years later. Since then, the lake shores have transitioned from rural ranches to a collection of lake front communities. Boat ramps, marinas, and private docks provide the access to water for recreational boaters, skiers, anglers and swimmers. Parks around the lake allow visitors to escape to nature and enjoy rugged hiking, scenic views, and sandy beaches just minutes from downtown Fort Worth.



Major Ripley A. Arnold Statue



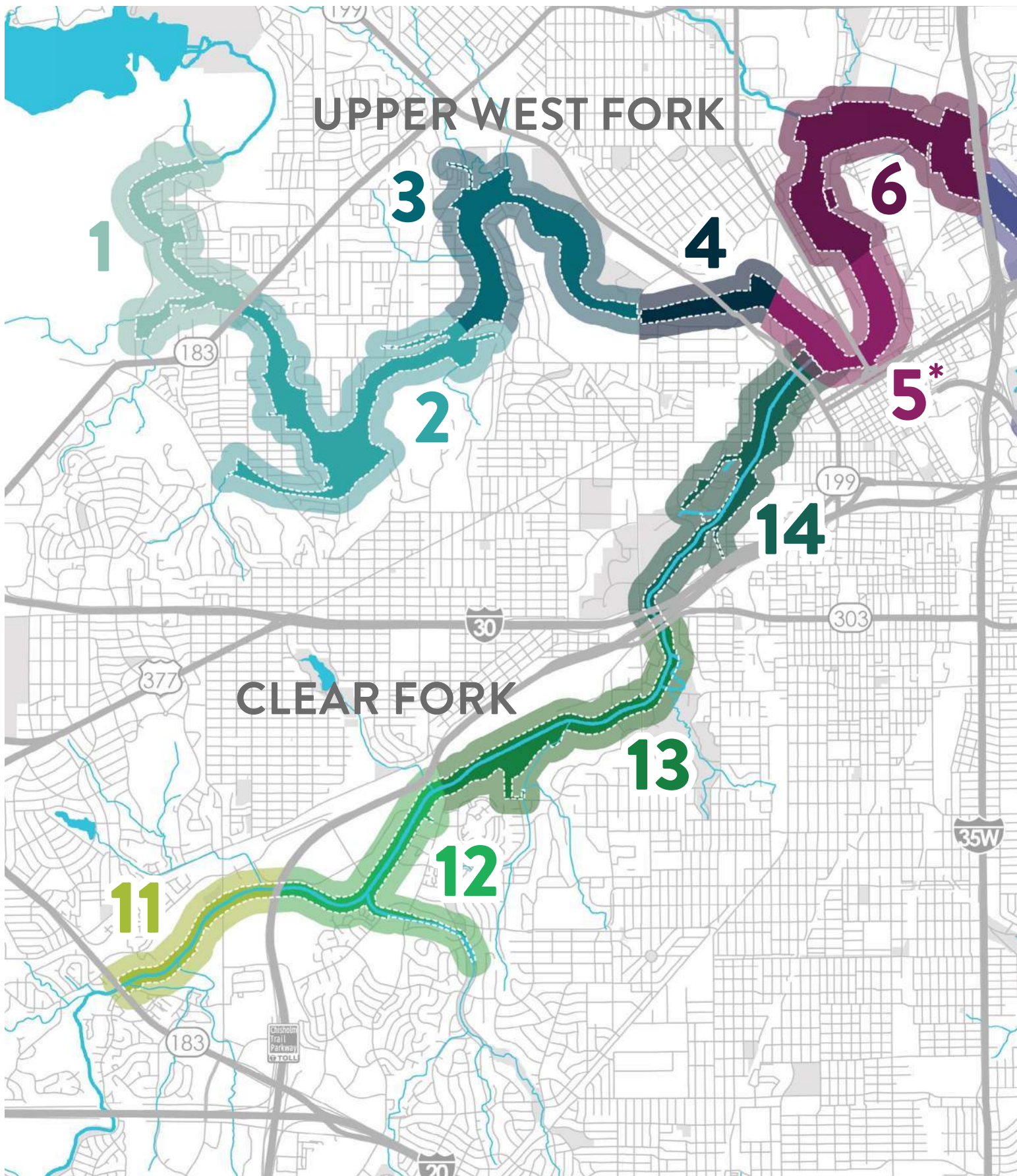
STUDY AREAS

The areas addressed in this planning effort include the Trinity River region, encompassing the Trinity River Floodway (comprising the West Fork, Clear Fork, and major tributaries), Eagle Mountain Lake (encompassing Eagle Mountain Park, Twin Points Park, and the Walnut Creek property), Marine Creek Reservoir, and the Cement Lake property. An overview of the study area is presented on the map on this page.

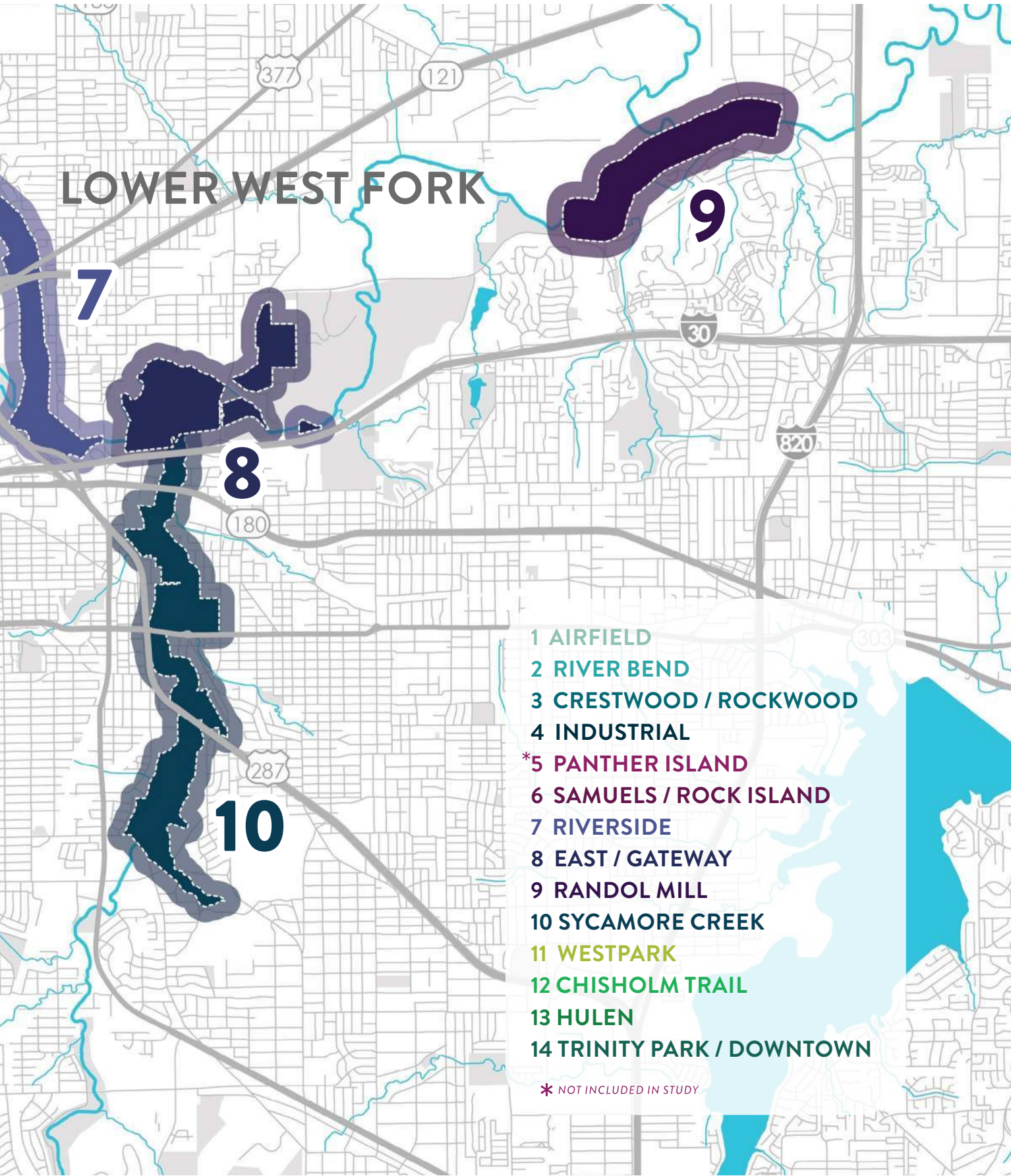
To provide a foundational understanding, detailed existing conditions maps and analyses for each study area were compiled (refer to pages 19 - 30). These visual aids and analytical insights played a crucial role in the planning process, fostering substantive discussions related to planning goals, recreational needs, and potential programming elements.

The visual representation of these study areas in this section offer a spatial context for the planning endeavors, providing a better understanding of the geographical distribution and potential interconnections within the Trinity River region. The existing conditions maps document some of the unique characteristics of each area. These insights gave the planning Team a foundation for informed decision-making as related to regional recreational development.

FLOODWAY CHARACTER ZONES



LOWER WEST FORK



- 1 AIRFIELD
- 2 RIVER BEND
- 3 CRESTWOOD / ROCKWOOD
- 4 INDUSTRIAL
- *5 PANTHER ISLAND
- 6 SAMUELS / ROCK ISLAND
- 7 RIVERSIDE
- 8 EAST / GATEWAY
- 9 RANDOL MILL
- 10 SYCAMORE CREEK
- 11 WESTPARK
- 12 CHISHOLM TRAIL
- 13 HULEN
- 14 TRINITY PARK / DOWNTOWN

* NOT INCLUDED IN STUDY

UPPER WEST FORK

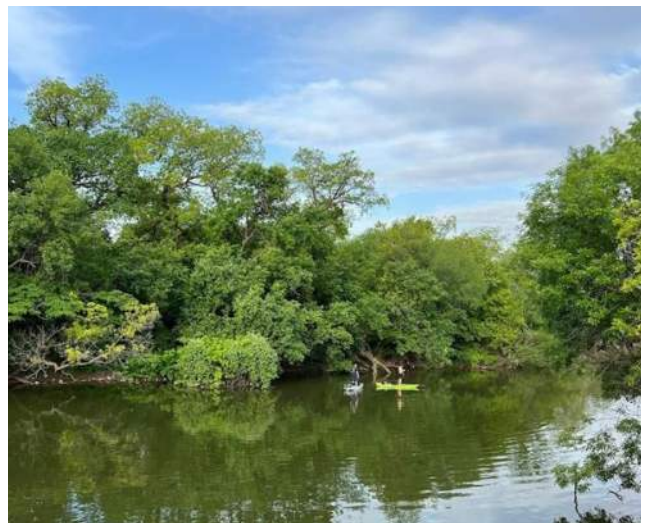
1 Airfield: This area is an underutilized segment with surrounding natural destinations. These destinations include Airfield Falls Conservation Park Trailhead. Other Assets in this area include the maintenance roads on both sides of the river that provide trails and a low water crossing at US 183/Westworth Boulevard. There are opportunities here for loop trails, more trailhead enhancements, and development.



2 River Bend: The River Bend area includes long stretches of straight chat trails for bike riders and distance runners on both sides of the river. This area includes the River Bend Nature Area, a low water crossing, picnic facilities, kayak launch, White Settlement Trailhead, Oak Forest Trailhead, and numerous neighborhood connections. A connection to the River District is needed from this area.



3 Crestwood/Rockwood: Good views of the downtown Fort Worth skyline are seen here when headed south. Existing chat trails are mainly on the South/Crestwood side. There are neighborhood connections at Brookside Drive, Deering Road, Barabara Road, and Isbell Court. Surrounding influences include Anderson-Campbell Park, Rockwood Park & Golf Course, Westside Little League Park, Crestwood neighborhood, and variety of grasses & trees.



4 Industrial: This long straightaway includes an old railroad bridge, and educational signage. The north side of the river is vacant land and some residential communities. The south side of the river is predominantly industrial use. Some opportunities to consider are a trail connection to Oakwood Cemetery and the Northside neighborhood.



5 Panther Island: This is the new urban district with the best downtown skyline views. Panther Island Pavilion and Coyote Drive-In are located here and host many events. This area also hosts spots for bike share, picnic facilities, kayaking, canoeing, and paddlesport vendors. Other influences in the area include apartments, hotels, Tarrant County College, Downtown, and commercial use. This area is not part of this master plan study but still has an important opportunity to elevate the riverfront trail system and blend a connection between Downtown and the nature/trail system. HR&A has completed a Strategic Vision Plan for Panther Island that offers recommendations to guide the design for its future development.



LOWER WEST FORK

6 Samuels/Rock Island: This area includes trails, picnic facilities, bike racks, a bridge crossing over Marine Creek, and Hogsett and Cold Springs Trailheads. The wider section of the river presents an opportunity for water recreation. An opportunity to link Riverside Park to Marine Creek and a connection to Delga Park should be considered. This area is a possible relocation for the Metroplex Ski Club.



7 Riverside: Located in the shadow of downtown just east of I-35 this segment includes the 4th St Trailhead, 4th St low water crossing, Opal's Farm, planned kayak launch, picnic facilities, playground, bike share, and connections to Riverside Park and Greenway Park. The east side of the river is missing trail segments in the north portion of the riverside park and a trail crossing at Riverside Park could provide a recreational trail loop.



8 East/Gateway: This portion of the river includes long straightaways making it desirable for rowing. Recreational assets include the Fort Worth Rowing Club, the Trinity River Oxbow, and a low water crossing east of Beach Street. There is potential for improvements to the valley storage area. Surrounding influences include Hope Church, I-30, and Gateway Park.



9 Randol Mill: This span of floodway includes a recently constructed trail from Quanah Parker Park and runs along the southern edge of the Trinity River up to Handley Ederville Road. This is an ideal spot for pedestrians living in the Riverbend neighborhood and visitors of Quanah Parker Park to experience a deeply shaded trail segment along the West Fork.



10 Sycamore Creek: This area has plenty of tree canopies and rock enhancements at the dams. It is a very active section with multiple trail loop options. There is an opportunity to connect the Trinity River and North Sycamore Park in a future trail expansion.



CLEAR FORK

11 Westpark: The Westpark area has concrete & soft surface trails, picnic facilities, bike racks, River Park Trailhead, and the Southwest 183 trailhead near 183 bridge. The riverbed, downstream of the dam, creates a unique shallow water exposed rock riffle complex. The old oxbow could benefit from a bridge connection.



12 Chisholm Trail: The channel in this section includes the only rock shelf in the floodway. Recreational assets in this area include concrete and chat trails all along the north bank, a low water crossing at Press Cafe, picnic facilities, bike racks, bike share, a signature bridge structure suspended from Clearfork Main Street bridge, and the Riverglen Trailhead with parking.



13 Hulén: There are concrete and chat trails near the railroad switch yard while the south bank includes chat trails for a portion of the segment. The eastern portion has a single concrete trail with a trail bridge installed near I-30. Here you can also find a fishing pier, bike share station, bike racks, kayak launch, picnic facilities, channel with areas of exposed surface rock along the bank, and Crystelle Waggoner Trailhead near the Woodshed restaurant.



14 Trinity Park/Downtown:

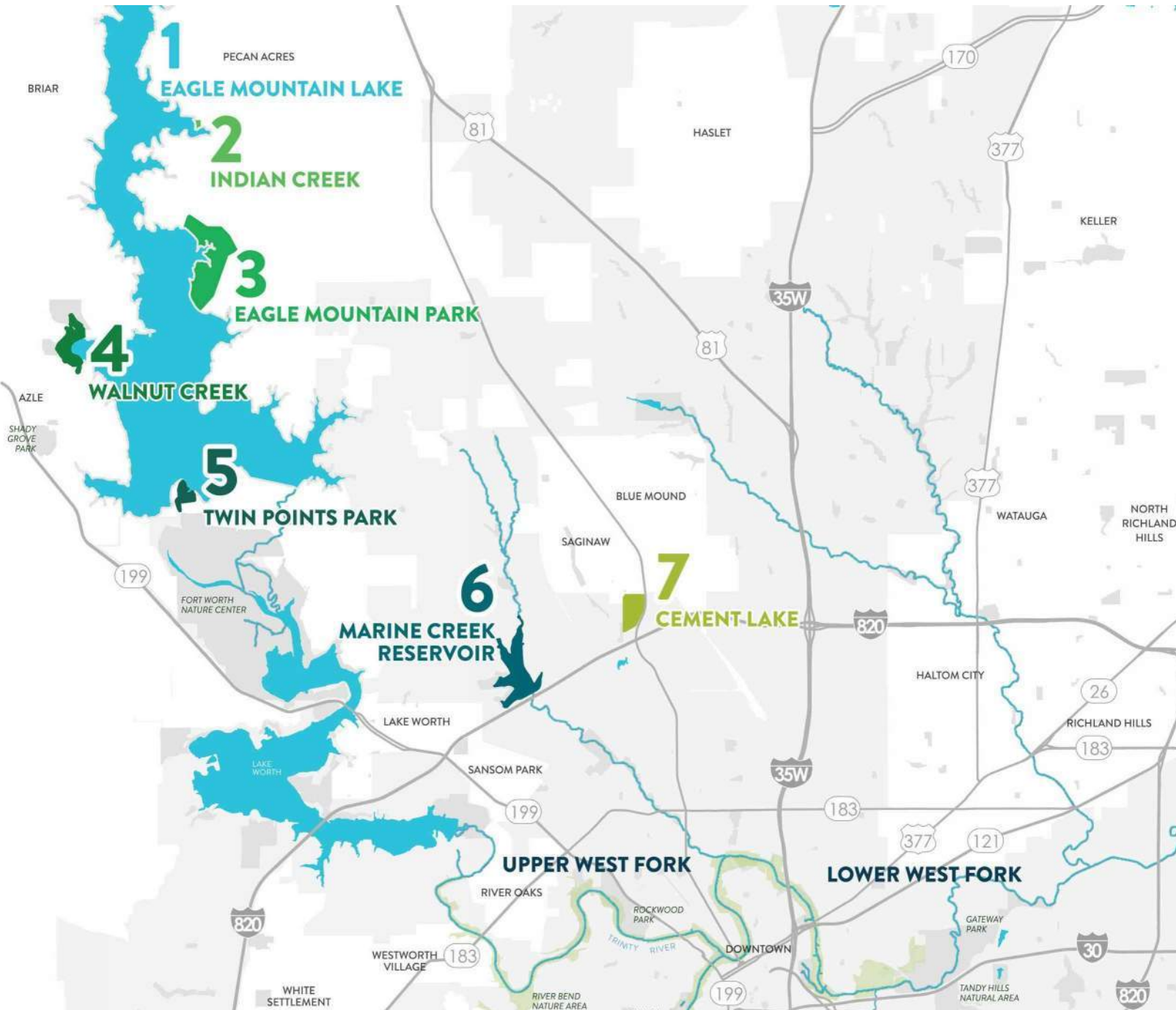
This area is run in partnership with the city of Fort Worth and includes plenty of tree canopies and rock enhancements at the dams. It is a very active section with multiple trail loop options. There are concrete and chat trails of various widths, the Trinity Trails Trailhead, bike racks, bike share, canoe chutes, ADA fishing pier, grill, kayak launch, playground, picnic facilities, the signature Phyllis J. Tilley Memorial Bridge, Rotary Plaza Trailhead, and four dams with rock boulders (one is crossable). A majority of Trinity Park is owned and operation by the City of Fort Worth and included in the PROS Plan.



Inventory of Recreational Resources along the Floodway

	<i>Upper West Fork</i>	<i>Lower West Fork</i>	<i>Clear Fork</i>
Total Trail Miles	26.9	35.1	43.2
Trailheads	7	9	18
Kayak Launches	3	1	5
Emergency 911 Signs	74	108	71
Bike Racks	1	9	24
Doggie Pots	5	5	15
Drinking Fountains	6	9	27
Misters	3	3	6
Park Benches	55	55	307
Pedestrian Bridges	11	15	20
Picnic Tables	14	50	99
Trash Receptacles	22	77	157
Portable Restrooms	3	8	13
Shelter / Pavilions	7	11	17
Slow Zones	0	0	16
Trail Signs	19	22	86
Trail Arts	18	6	3
Historical Markers	6	7	2
Geocache Locations	6	8	14
Designated Fishing Locations	0	1	5
Wildflower /Natural Areas	134.6 ac	77.7 ac	70 ac

LAKE AREA CHARACTER ZONES



1 Eagle Mountain Lake: This lake was constructed in 1931 for flood control and water supply. Secondly, it is very popular for boaters with 6 marinas, 6 boat ramps, 2 camping areas, and a large water supply. The lake is primarily in Tarrant County with the north portion in Wise County. It provides water supply for multiple municipalities including Fort Worth, Azle, Briar, Newark, and Pelican Bay. The shoreline is primarily residential with some private land and natural areas.



2 Indian Creek: Indian Creek property, nestled along Indian Creek Drive just off Morris Dido Newark Road, bordering the serene shores of Eagle Mountain Lake. Once a fishing camp, this picturesque area boasts a rich history and natural beauty. Near The Resort neighborhood, it offers an opportunity to be a tranquil retreat for outdoor enthusiasts and nature lovers alike.



3 Eagle Mountain Park: Some recreational assets at Eagle Mountain Park include nature trails, informational signage, pavilions, parking, primitive picnicking, water fountains, and portable restroom enclosures. The area is overall rugged terrain and shoreline surrounded by mostly undeveloped property, agricultural use, and direct access from Morris Dido Newark Rd (FM 1220). Opportunities here could include expanded hiking trails, nature learning, public shoreline access, and fishing. All future opportunities need to be conscious of environmentally sensitive areas.



4 Walnut Creek: This significant watershed flowing into Eagle Mountain Lake includes a large natural area with dynamic riparian habitat and densely wooded canopy. The area is neighbored by Shady Grove Park, Walnut Creek Elementary School, and residential communities. All future opportunities need to be conscious of this environmentally sensitive area. This property provides potential for enhanced access and educational opportunities, expanded nature trails, swimming, and fishing.



5 Twin Points Park: This park includes day-use access to the swim cove and is home to AYA ballfields. Recreational activities include swim beach, picnicking, volleyball, BBQ grills, boat launches, restrooms, snack & retail vendors, horseshoes, natural areas, and paddlesports. The park is situated on the south end of Eagle Mountain Lake on a peninsula between two natural points. There are opportunities for potential vendor expansion for recreation and retail, and increased shade picnicking. All future opportunities need to be conscious of environmentally sensitive areas.



6 Marine Creek Reservoir: This 250 acre reservoir is the northern-most flood control reservoir in the Fort Worth floodway. Limited boat traffic creates a quiet atmosphere and a well-stocked fishing area. The lake should be no-wake for public safety purposes. Recreational amenities include boat ramps, fishing piers, rowing club, concrete trail loops and neighborhood connections, disc golf, kayak launch, Ten Mile Trailhead, and picnic shelters.



7 Cement Lake: This property provides for the North Texas High School Rodeo Association, Pioneer Youth Baseball & Softball Association, Eagle Mountain Saginaw ISD FFA and 4H club barns, horse boarding for Tarrant County Sheriffs Department, and the Saginaw Youth Association. The biggest opportunity for Windy Ryon is to reorganize the fields and parking for a more efficient layout.



Inventory of Recreational Resources of the Lake Areas

	<i>Marine Creek</i>	<i>Eagle Mountain Park</i>	<i>Twin Points Park</i>
Total Trail Miles	7.2	5.8	0.4
Trailheads	2	1	
Kayak Launches	2		
Emergency 911 Signs	66	16	
Bike Racks		1	
Doggie Pots	4		
Drinking Fountains	1	2	2
Misters	1		2
Park Benches	32	7	8
Pedestrian Bridges	14		
Picnic Tables	5	8	30
Trash Receptacles	8	4	15
Portable Restrooms	3	2	5
Shelter / Pavilions	2	2	6
Trail Signs	8	4	
Geocache Locations	1		

PUBLIC INPUT



PUBLIC MEETING DATES

Hope Church
June 1, 2023

Light House Fellowship
June 6, 2023

River Oaks
Community Center
June 8, 2023

Northwest Library
June 15, 2023

Westworth Village
City Hall
June 20, 2023

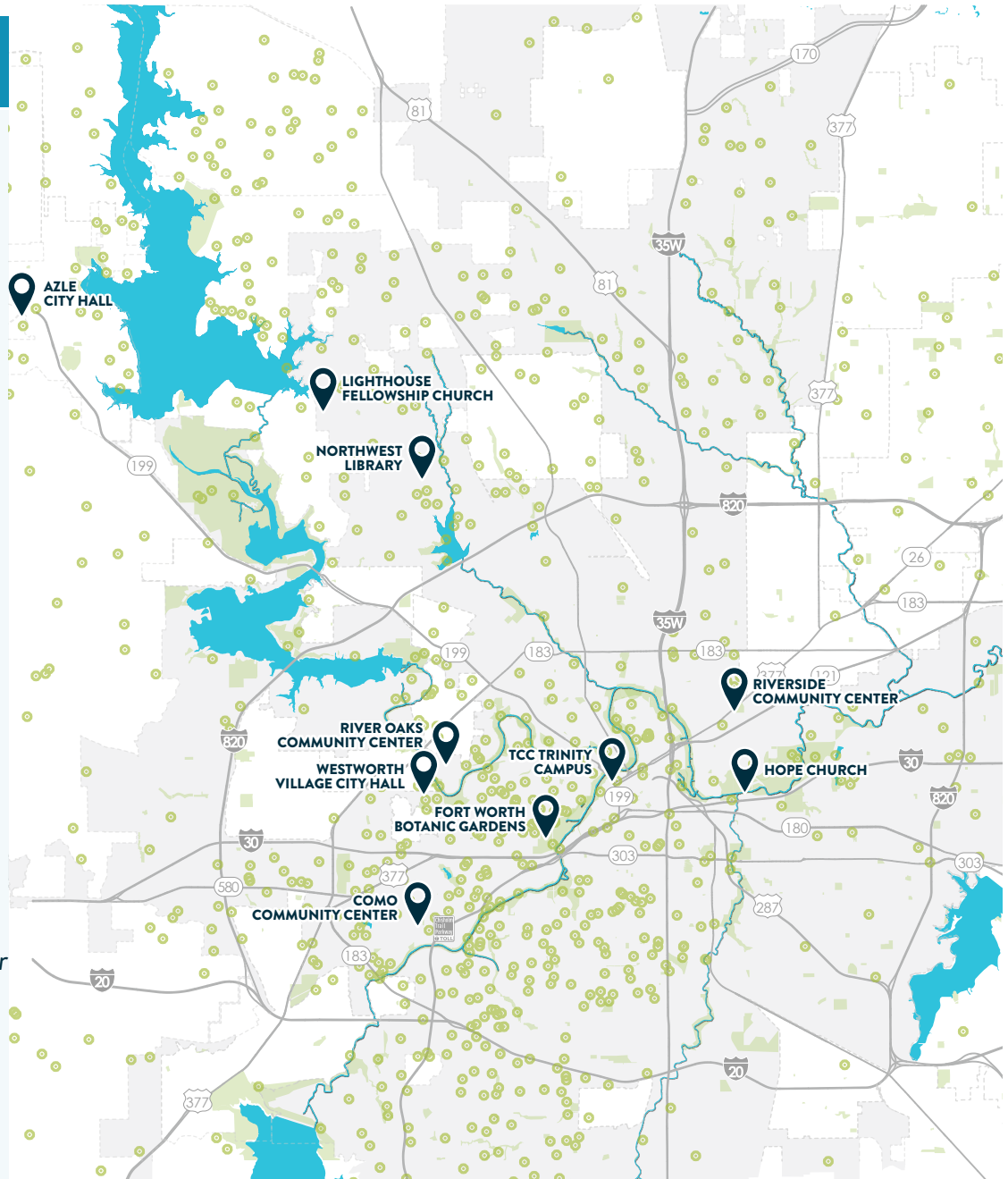
TCC - Trinity River
Campus
June 29, 2023

Azle City Hall
June 29, 2023

Botanic Garden
July 11, 2023

Como Community Center
July 13, 2023

Riverside Community
Center
July 27, 2023



10 Community Meetings were held through the city (See list above and map for meeting locations).

An online survey was also created to receive responses and respondent locations are represented in the map above by green dots. Responses came from the 10 county region surrounding the DFW metroplex. Tarrant County residents provided a majority of the online responses.

PUBLIC INPUT

One dynamic step in the planning process was public engagement. The Team outlined an approach to community engagement that would tap-into diverse user groups and stakeholders. This strategy included in-person community meetings, an online survey, and targeted stakeholder discussions. As expected, people were ready to share ideas about recreational amenities. The planning team recorded this feedback, which helped in developing high-level programming ideas for future recreation at TRWD properties.

Ten (10) community meetings were held across different geographical areas throughout Tarrant County. These meetings were conducted in June and July of 2023, drawing participants from various recreational groups. These sessions commenced with presentations about TRWD's recreational assets and events, followed by interactive discussions with the Dunaway Team. Attendees actively engaged in expressing their preferences and concerns, which helped in identifying recurring themes.

Meanwhile, an online citizen survey was hosted on the TRWD website, allowing citizen feedback in addition to the community meetings. Responses and data collected from each meeting and the online survey were compiled and categorized by major categories. This broad public outreach helped the Dunaway Team and TRWD leaders formulate a recreation program list.

LISTENING TO STAKEHOLDERS

COMMUNITY MEETINGS

The planning Team conducted ten in-person meetings at locations distributed around the county. Each location was in close proximity to one of the study areas, and all meetings were open to the public, fostering participation from a broad spectrum of community members. Attendees included various user groups: cyclists, runners, walkers, fishing enthusiasts, kayakers, and naturalists providing a comprehensive range of perspectives and inputs.

Each meeting began with a presentation providing an overview of TRWD's existing recreational assets and events. This was followed by open discussions and an interactive break-out session where participants provided feedback on the following categories: Trails & Trailheads, Water Recreation, Park Amenities, and Events. Additionally, there was a notable volume of comments concerning Safety & Operations.



*Public Meeting at Hope Church
June 1, 2023*



*Public Meeting at Lighthouse Fellowship Church
June 6, 2023*

COMMUNITY MEETING RESULTS

The format of these meetings promoted interaction between participants and allowed attendees to express a passion for a particular aspect of the plan. The three most common discussion topics were the Trinity Trail expansion, improved rowing and paddling access, and additional natural areas and landscape improvements.

Trail users represented a majority of attendees at each meeting including avid cyclists, leisure walkers, and everyone in between. This diverse group desired improved safety in high traffic/use areas, enhanced security measures, and more frequent rest areas and trailheads.

Paddle crafts include canoes, stand up paddleboards, and kayaks. These popular outdoor activities allow users to exercise while exploring local waterways. Requested improvements from these users included upgraded launches, portage improvements at dams, and trailhead upgrades, that include boat trolley accommodations. These users often enjoy exploring unimproved river segments, natural shorelines and wildlife habitats.

Fishing enthusiasts, including those that fish from the shore, boats, and kayaks, were well represented at every public meeting. This user group utilizes many of TRWD's assets including trailheads, trails, piers, docks, boat ramps, dams, and bridges in search of a perfect fishing spot. Because of their direct interaction with the water this group was also highly sensitive to habitat preservation and water quality.

Overall, the general sentiment at the in-person public meetings was positive. Each user group expressed a desire for improvements to be high quality and a seamless user experience.

COMMON THEMES

TRAIL EXPANSION

*Majority of attendees were trail users and recommended **more trails, safety & security improvements, shade, more frequent rest areas, and additional designed trailheads.***

ROWING + PADDLING

*Increased popularity in water recreation brought users to request **upgraded launches, portage improvements, boat trolley accommodations, and opportunities to explore naturalized areas.***

FISHING + WATER ACCESS

*All types of fishers were well represented in the community meetings and all expressed utilizing existing amenities. Recommendations focus on the **preservation of habitat and water quality.***

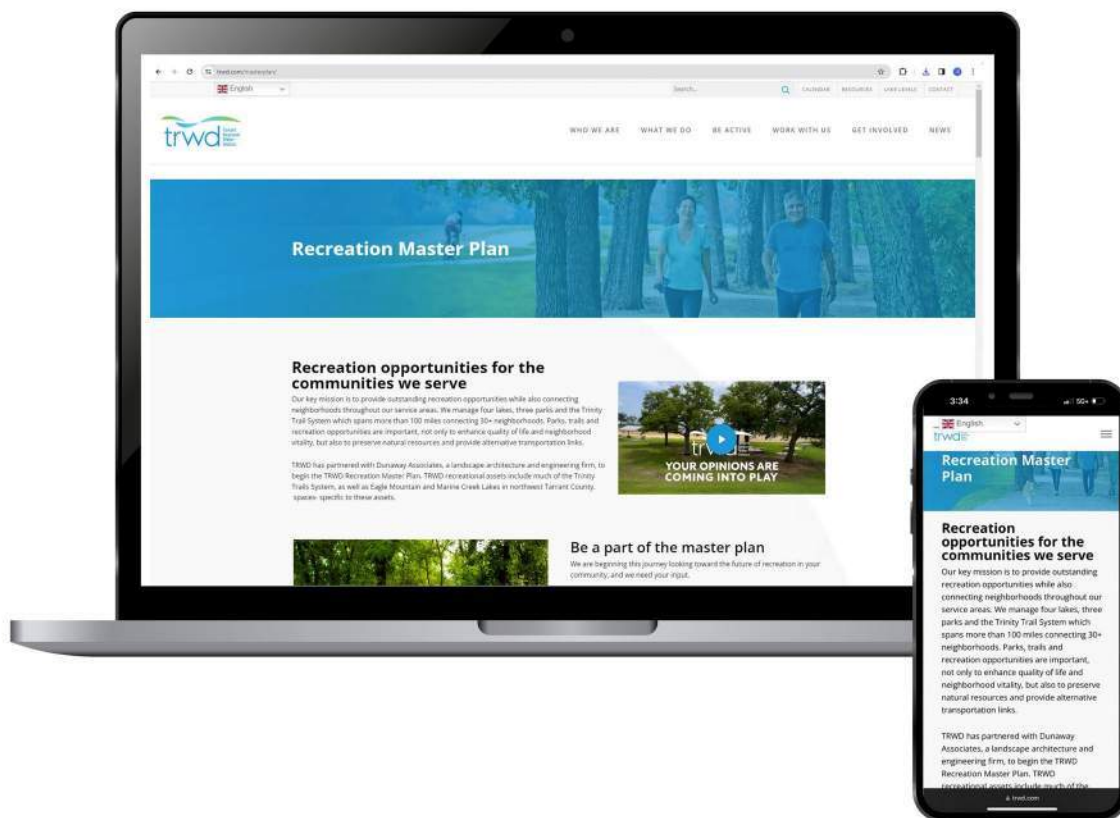
ONLINE SURVEY

To help establish the priorities for this plan, an online survey was developed to gain public feedback. Available online for 8 weeks, this survey recorded 957 respondents, mostly from Tarrant County but reaching as far as Grayson County. The map on page 33 provided illustrates the region-wide draw of the TRWD trails and parks.

Responses were again sorted into categories to evaluate trends and compare feedback with the in-person meeting data. Many comments echoed the same concerns and desires as the in-person meetings. This consistency in feedback across different mediums strengthens the validity of the collected data and

indicates that the identified issues are indeed significant to the community.

The online survey included a section for written comments, enabling respondents to offer more specific and detailed feedback. This resulted in numerous responses that furnished in-depth input and background information crucial for ensuring the direction of the plan and effectively representing the community's voice.



TRWD hosted a citizen survey on their website

SURVEY RESULTS

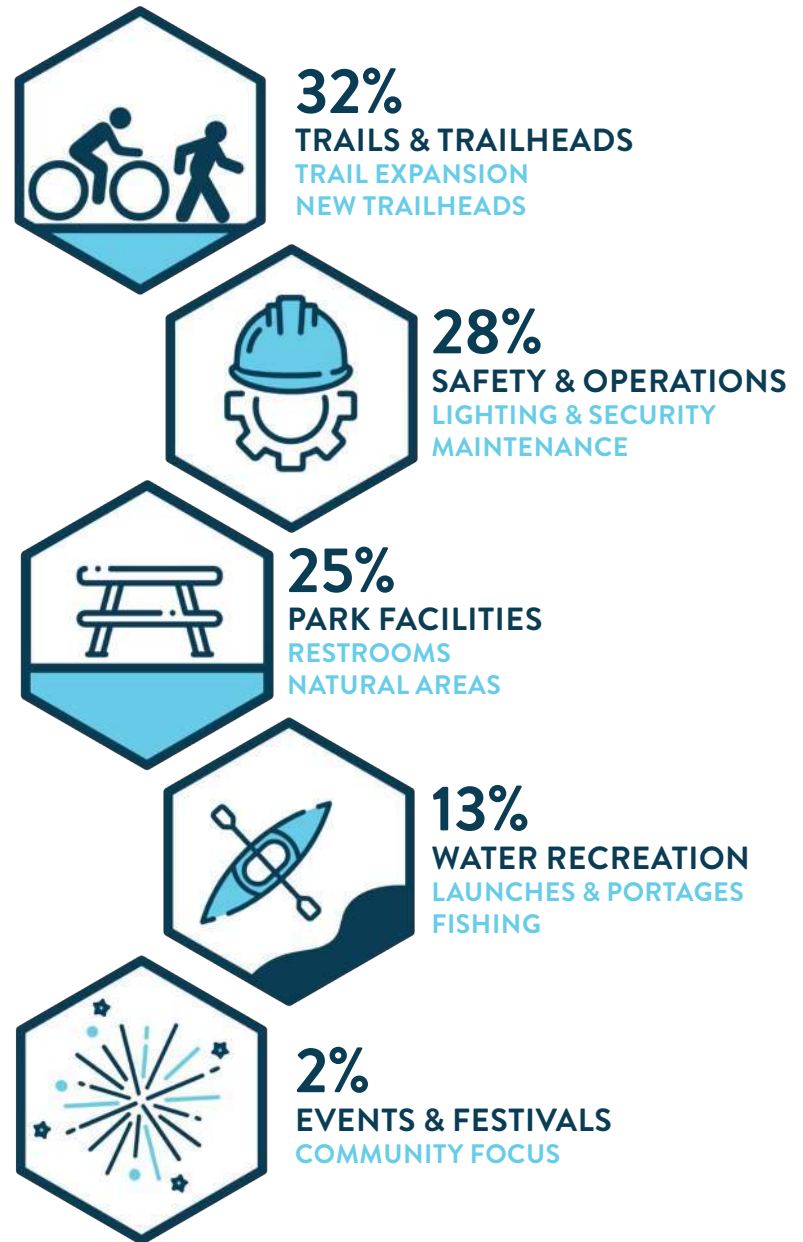
Trail users were the most represented group of online respondents, consisting of 32% of all comments. Many comments were specific like wider concrete trails, or more soft surface trails, or additional pavement markings and signage. Others were aspirational and overarching, such as the desire to create a 'Unified system' with 'inspiring spaces'.

Parks and Facilities comprised a significant amount of input with 25% of all online responses. These comments largely fell into two categories: a desire for more park amenities and a desire for more natural areas and landscape improvements. Topping the list of requested park amenities were clean and safe restrooms followed by shaded rest areas with drinking fountains. Another common request in this category was to expand native grass and wildflower areas and the number of shade trees along the trails.

Water Recreation, 13% of online comments, focused mainly on the creation of more family friendly water play opportunities. The requests included swim beaches, natural swimming areas, and overall water access.

Safety & Operations including stewardship programs, maintenance, and security, made up 28% of online comments. Safety & Operations, which affects all user groups, should be considered with the addition of all new improvements.

Events & Festivals rounded out the remaining 2% of comments.



Percentages based on 1,333 total respondents

**Streams
& Valleys**



FORT WORTH®



**US Army Corps
of Engineers®**



**North Central Texas
Council of Governments**

**FORT WORTH
BOTANIC GARDEN**



**BOTANICAL
RESEARCH INSTITUTE
OF TEXAS**



**TRINITY
COALITION**



Community & Opportunity



River Oaks, Texas



Westworth Village

STAKEHOLDER INTERVIEWS

Stakeholder meetings were held with a dozen agencies and municipalities, and advocacy groups for this plan. These meetings were conversational in style, allowing stakeholders to interact with other members and generally share ideas among the group. Generally, the stakeholders viewed TRWD's recreational and natural resources as assets complementary to each organization's various missions. Summarized statements and common themes discussed in these meetings include:

Trail Expansion

Tarrant County's growing population needs more trails. Future projects will be more difficult to build and require multi-agency collaboration and coordination.

Lake Parks

TRWD lake properties need more outdoor recreation opportunities and park amenities. Adjacent communities provide an opportunity for these resources.

Natural Areas

TRWD has the opportunity to provide access to natural landscapes and incorporate more pause points where users can observe and appreciate nature.

Education & Awareness

The land and waterways are a community asset and the District should promote this through programming, communication, design, and signage that compliment the District's environmental stewardship and water supply mission.

Placemaking

People are inherently drawn to water. New developments along the floodway and lake areas need to incorporate thoughtful 'placemaking' and 'outdoor recreational opportunities' to celebrate these natural resources.



RESPONDING TO STAKEHOLDER FEEDBACK

The themes and information gathered from the public and stakeholders were tools used to inform and direct the planning process.

Feedback gathered included both quantitative and qualitative information that identified the following needs and desires of the various recreational users and stakeholders:

Inspire Planning Concepts

The varied perspectives and general enthusiasm of the public, advocacy groups and stakeholders inspired the planning concept to serve the wide-ranging recreational needs of the community.

Create Priority Projects

The geographic distribution of meetings and survey respondents provided insight into the local dynamics throughout the study area. Some areas need improved trail access and connectivity while others face challenges due to heavy use. This local understanding helped to create priority projects that increase recreational opportunities across Tarrant County.

Guide Future Improvements

Many ideas expressed by stakeholders are general sentiments like enhance safety, provide quality distinctive design, increase naturalized areas and plant more trees. These sentiments will help guide future improvements and operational process decisions.

Outline Potential Partnerships

Advocacy groups and agencies with overlapping services areas and compatible goals were engaged providing an understanding of other active transportation systems area recreation providers. This information will be utilized to outline potential partnership opportunities.

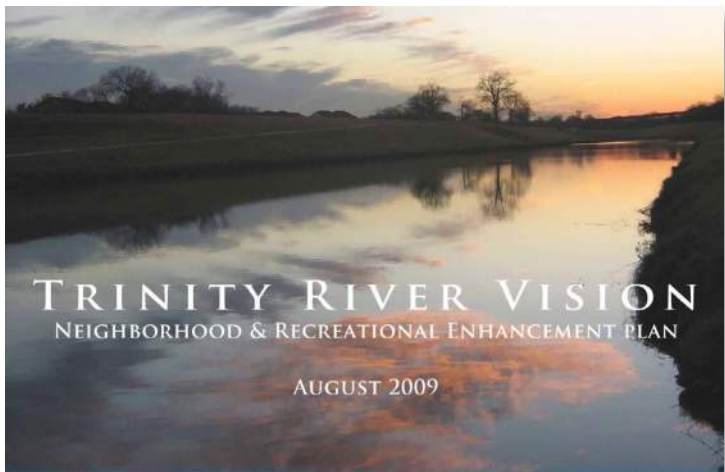


INFLUENCING PLANS

TRWD and Tarrant County communities share a longstanding commitment to advancing recreation within the region, marked by significant investments in planning efforts over the past decade. These various planning efforts set forth visionary ideas for the development of a safe and interconnected system of trails, parks, and natural spaces along the Trinity's waterways and lakes. These visions for recreational development reflect a culmination of dedicated efforts aimed at shaping the trajectory of the Trinity River and elevating the overall quality of life in the region.

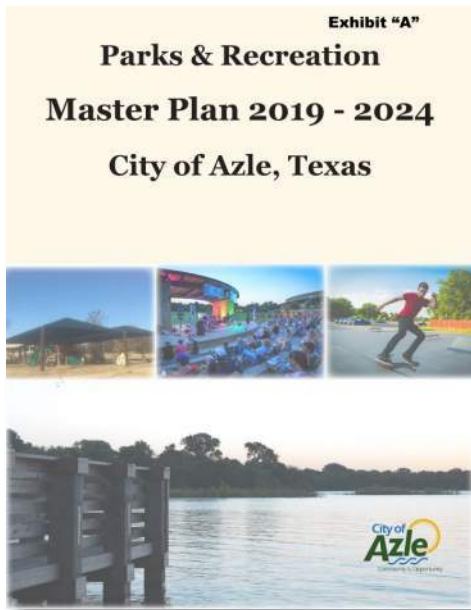
Over the next few pages, a quick overview of previous planning studies is provided. Together, these influential plans establish a robust foundation, informing and expanding the way the TRWD supports recreational sites and infrastructure within the region. This integrated approach ensures a blend of environmental stewardship, community engagement, and strategic foresight – reflecting a commitment to shaping a sustainable future for the Trinity River region. The collaborative vision of a safe interconnected system of trails, parks, and natural spaces is poised to redefine the recreational landscape, embodying the shared dedication of TRWD and Tarrant County communities.





TRINITY RIVER VISION: NEIGHBORHOOD & RECREATION ENHANCEMENT PLAN

This plan aims to transform the Trinity River corridor into a dynamic and resilient urban environment that offers recreational opportunities, fosters economic growth, and celebrates the cultural heritage of Fort Worth. Key components include riverfront development, urban renewal, flood control, and cultural amenities.



AZLE PARKS & RECREATION MASTER PLAN

The Azle Parks and Recreation Master Plan serves as a road map for enhancing the quality of life for residents, promoting community health and wellness, and fostering a sense of place and belonging in Azle through the provision of accessible, diverse, and well-maintained parks and recreational amenities. The plan covers needs assessment, vision and goals, inventory and analysis, community engagement, strategic recommendations, an implementation plan, and a review of policies and guidelines.



GOOD NATURED: GREENSPACE INITIATIVE

The "Good Natured Green Space Initiative" in Fort Worth is a comprehensive program aimed at expanding and enhancing the city's green spaces to promote environmental sustainability, public health, and community well-being.



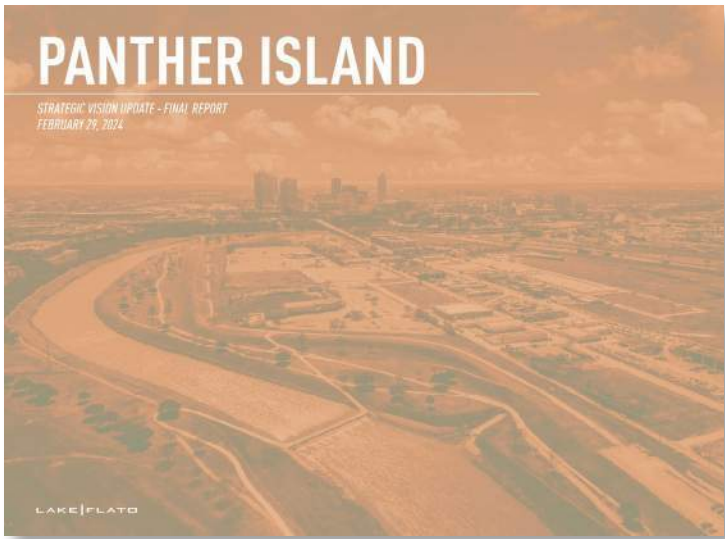
TRWD STRATEGIC PLAN

The TRWD Strategic Plan was approved to serve as a guide on how TRWD will continue to enrich communities and improve quality of life through water supply, flood protection, and recreation. The plan focuses on the following: an opportunity to invest in their people, meet the rapid growth in their communities, fulfill their role in the Central City Flood Control project, support local stakeholders in the development of Panther Island, further enhance fiscal responsibility, and improve community stewardship.



CONFLUENCE: THE TRINITY RIVER STRATEGIC MASTER PLAN

This plan builds on past planning efforts to continue the evolution in the river system. It centers on sustaining a healthy and thriving river that connects citizens and communities, catalyzes economic development, and offers an abundance of active transportation and recreational amenities for the region.



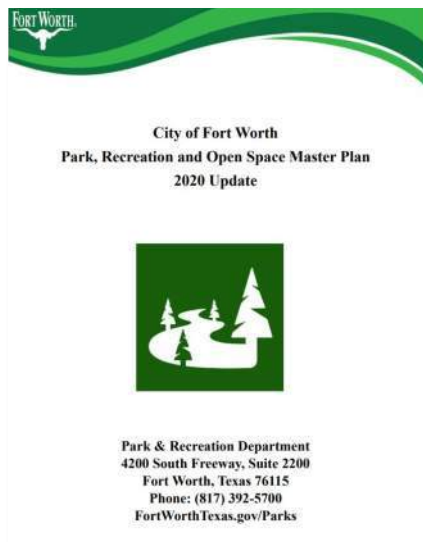
PANTHER ISLAND STRATEGIC VISION

HR&A updated the strategic vision for Panther Island and it is characterized by a comprehensive approach to creating a vibrant and sustainable community by including a distributed and connected open space network, featuring both active and passive public spaces at various scales with unique programming. Ensuring continuous public waterfront access is a priority, with signature waterfront public spaces and pathways along the canals and entire waterfront.



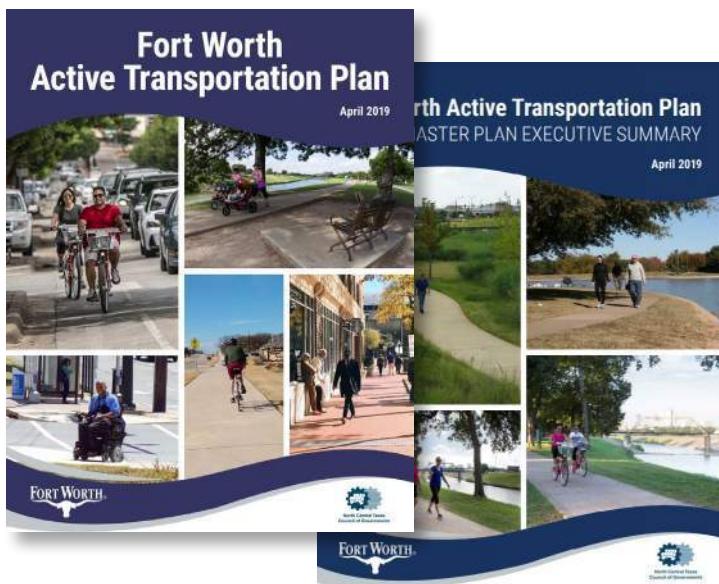
CITY OF FORT WORTH 2022 COMPREHENSIVE PLAN

The Comprehensive Plan is the City of Fort Worth’s official guide for making decisions about growth and development. The Plan is a summary of the goals, objectives, policies, strategies, programs, and projects that will enable the city to achieve its mission of focusing on the future, working together to build strong neighborhoods, develop a sound economy, and provide a safe community.



CITY OF FORT WORTH PARKS, RECREATION AND OPEN SPACE MASTER PLAN

Park and recreational opportunities are primarily offered through the Park & Recreation Department, whose mission is “to enrich the lives of our citizens through the stewardship of our resources and the responsive provision of quality recreational opportunities and community services.” Additionally, the City of Fort Worth has developed an interdepartmental Open Space Conservation Program to identify and preserve high-quality natural areas for future generations.



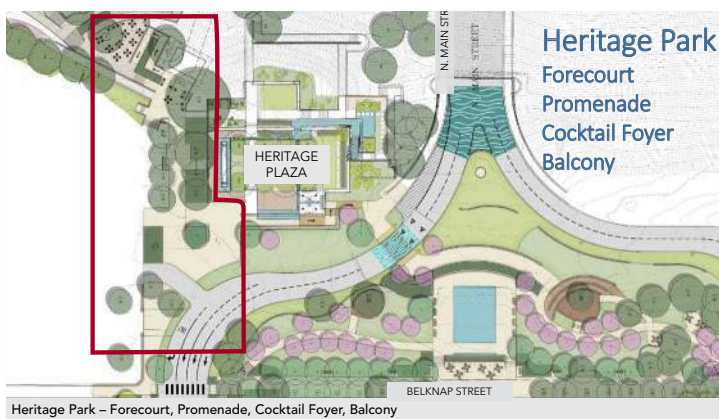
CITY OF FORT WORTH ACTIVE TRANSPORTATION PLAN

The Fort Worth Active Transportation Plan serves as an update to the city's 2010 Bike Fort Worth Plan and the 2014 Walk Fort Worth Plan, and the city's first ever citywide trails master plan. Active transportation includes walking, bicycling, wheelchair use, and all non-motorized means of travel for transportation and recreation.



OTHER RELEVANT PLANS & PLANNING EFFORTS

Other planning efforts were reviewed to be incorporated and considered when planning for the Trinity River Recreation Plan. Some of these plans include the Gateway Park Master Plan and the Heritage Park Master Plan.



Heritage Park – Forecourt, Promenade, Cocktail Foyer, Balcony

VISION & GOALS





The Trinity River corridor is a major destination in the DFW region

VISION & GOALS

It was important to define a clear vision and supporting goals to guide the implementation of this Master Plan. With the vision and goals as the foundation, a series of strategic initiatives help frame future capital investment by the District.

The **Vision** is comprised of core recreational values – Safety, Resource Stewardship, and Community Enrichment. These values are a guide, helping the District to provide a vibrant recreational environment that will benefit visitors and steward natural resources.

The supporting **Goals** focus on four key things: Stream, River, Watershed and Lake Health; Creating Natural Resource Advocates; Community Health; and Connecting Communities. All of these foster a stronger connection between the local community and their natural surroundings.

And finally, six **Strategic Initiatives** will help guide actual capital projects year-by-year. These include: Safety & Security Enhancements; Continued Trail Developments and Key Connections; Support Water Recreation; Environmental Education, Programming and Events; Expand Natural Land Management Processes; and Facilitate Strategic Partnerships. By integrating these initiatives in planning recreational improvements, daily users and group activities will be enriched.

SAFETY



COMMUNITY



**CORE
RECREATION
VALUES**

RESOURCE

STEWARDSHIP



CORE RECREATION VALUES

Utilizing the extensive community input received during the planning process – along with collaborative work sessions with TRWD leaders – the following Core Recreation Values were established.

SAFETY

The TRWD is committed to public safety at every level. This includes all efforts to expand and improve recreational opportunities. Safety is important for neighborhoods adjacent to District assets and access points, as well as safety for those enjoying trails, waterways, and parks.

RESOURCE STEWARDSHIP

For 100 years, the District has protected natural resources as part of their overall mandate. This includes the management of environmental assets, as well as the responsible stewardship of financial resources. Education, transparency, and accountability will continue to be keys to success

COMMUNITY ENRICHMENT

Over the decades, the District has focused on enriching the lives of the people they serve. This includes flood protection and providing a reliable water supply. But this also includes providing recreational opportunities where possible, either directly or through creative partnerships.

RECREATION MISSION GOALS AND OBJECTIVES

These four goals are vital in how the District approaches all decisions impacting the local communities and surrounding environment.

Stream, River, Watershed and Lake Health ensures both the protection and availability of water for future generations.

Create Natural Resource Advocates that help champion conservation and recreational development.

Community Health focuses on physical and mental health through active lifestyles in the outdoor environment.

Connecting Communities emphasizes providing access to recreational amenities for all residents.

GOAL 1

Promote Healthy Ecosystems

Enhance the health of streams, rivers, and lakes through responsible land utilization to ensure a balance of recreational opportunities and environmental impacts allowing for the cleanest surface water for our communities.

Objective 1.1: Implement a comprehensive watershed protection program, including the establishment of reservoir buffer properties, to safeguard water quality.

Objective 1.2: Restore prairies, wetlands, and riparian corridors to promote diverse flora and fauna, enhancing ecological balance and habitat quality.

GOAL 2

Foster Environmental Advocacy

Engage the public to cultivate a community of natural resource advocates who appreciate and protect local ecosystems.

Objective 2.1: Organize programming, festivals, and events—such as Mayfest, Flyfest, Trash Bash, Kid Fish, and Youth Hunts—to promote awareness, appreciation, and respect for natural resources.

Objective 2.2: Provide outdoor education initiatives, including stream trailers, watershed experiences, and partnerships with the FWISD Outdoor Learning Center, Texas Girls' Choir, and Girl Scouts Camp, to encourage public engagement with nature and enhance environmental literacy.

GOAL 3

Enhance Community Health and Well-Being

Improve the health and well-being of community members by providing diverse opportunities for exercise, social interaction, and connection with the natural world.

Objective 3.1: Develop and maintain safe and accessible lakes, trails, parks, and open spaces—such as Twin Points, Eagle Mountain Park, and Airfield Falls Conservation Park—to promote active living and social interaction.

Objective 3.2: Cultivate partnerships with organizations like Opal's Community Garden, the Girl Scouts, and local outdoor learning centers to leverage open spaces for community gardens, educational programs, and health initiatives.

GOAL 4

Strengthen Community Connections

Build trails, waterways, public art, parks, and greenbelts that connect people and neighborhoods, fostering personal relationships and promoting community identity and stability.

Objective 4.1: Expand the Trinity Trails and National Paddle Trail networks, including the development of trail bridges, portages, and crossings, to enhance connectivity and accessibility between neighborhoods.

Objective 4.2: Create community spaces and organize events like Fort Worth Fourth (FW4TH) to celebrate culture and promote community engagement.

STRATEGIC INITIATIVES

Building on the core recreational values and goals, six (6) strategic initiatives were identified for this Master Plan. These strategic initiatives provide a framework to support all recommendations and future capital projects. These will help the District in planning projects and pursuing key partners to bring new projects to reality.

1

SAFETY & SECURITY ENHANCEMENTS

2

CONTINUE TRAIL DEVELOPMENTS AND KEY CONNECTIONS

3

SUPPORT WATER RECREATION

4

ENVIRONMENTAL EDUCATION, PROGRAMMING, AND EVENTS

5

EXPAND NATURAL LAND MANAGEMENT PROCESSES

6

FACILITATE STRATEGIC PARTNERSHIPS

1 SAFETY & SECURITY ENHANCEMENTS

Improving and maintaining safety of recreational sites and amenities, as well as that of users and visitors of these assets is not only a core recreation value of this plan, but a strategic initiative through which projects will be identified and prioritized. Projects and recommendations that are founded in the safety initiative could include, but not be limited to lighting, access and egress to parks and trails, signage, emergency response options, site and facility design, and environmental protection.



2 CONTINUE TRAIL DEVELOPMENTS AND KEY CONNECTIONS

Continuing to develop trails and key connections that link neighborhoods, districts, and communities both physically and socially is a high priority initiative of this master plan. With over 100 miles of existing trails along the Trinity River and tributaries, the trail network is a highly valued social and recreational asset across Tarrant County. Building on that success into the future is one of the most important priorities heard from the community with better and more access, improved connectivity, and overall trail improvements where possible and needed.



3 SUPPORT WATER RECREATION OPPORTUNITIES

Supporting and enhancing water recreation opportunities along the floodway and at the lakes and parks is also a strategic initiative of this master plan. There are broad and diverse interests in water-based recreation amongst existing user groups, as well as segments of the community that may not currently utilize TRWD water recreation assets. Recommendations within this master plan are designed to properly manage water recreation opportunities and to enhance safety and accessibility to both the floodways and TRWD-managed lakes.



4 ENVIRONMENTAL EDUCATION, PROGRAMMING, AND EVENTS

Developing environmental education amenities at key locations to help the public to learn more about water conservation, natural resources, and regional stewardship is a priority to TRWD. Engaging the public and park visitors in both personal and community-based resource stewardship principles better supports TRWD in its ability to meet its objectives in this part of their organizational mission. Provide places and spaces where programs and events can be held to promote environmental learning.



5 EXPAND NATURAL LAND MANAGEMENT PROCESSES

Stewardship of our natural resources through eco-friendly practices and sustainable land management techniques prioritizes the health and resilience of our ecosystems. Promoting biodiversity, restoring native habitats, and managing invasive species supports healthy rivers, lakes, wetlands, forests, and open spaces. One key technique for achieving these goals is prescribed burns, which help maintain healthy ecosystems by reducing the buildup of flammable vegetation, improving soil quality, and encouraging the growth of fire-resistant plants. These efforts will foster a deeper appreciation for our natural resources, encouraging residents to become active participants in conservation initiatives.



6 FACILITATE STRATEGIC PARTNERSHIPS

Facilitating strategic partnerships with other agencies and organizations that help provide a wide range of recreational resources and events is an important goal of this master plan. TRWD is one organization in a much larger ecosystem of park and recreation providers in the Tarrant County region and has an important role to play. In order to best meet the needs of communities and neighborhoods, as well as the organizational effectiveness of TRWD, strategic partnerships are critical to the overall success of meeting community needs.



CONCEPT PLAN & RECOMMENDATIONS

5



Downtown Fort Worth views from the Trinity Trails

CONCEPT PLAN

Recreation is an activity done for enjoyment; refreshment of strength, spirit, mind, and body; encompassing an array of activities for leisure and enjoyment.

TRWD's recreational system is recognized as a leading provider of public trails, water recreation, and open space in Tarrant County. The backbone of which is the Trinity River, linking everyday sites with popular destinations and hidden gems along the floodway. The parks, trails, and lakeside properties along Eagle Mountain Lake, Marine Creek Reservoir, and Cement Creek Lake round out TRWD's recreational offerings. Each with a different character and history, they provide county residents distinctly different opportunities to access water, escape to nature, gather and play.

The concept plan builds on information gathered from site analysis, the public outreach process, existing influencing plans, stakeholders, and district input to establish an approach for implementing recreational improvements across the district. This process required the development of a program and identified potential projects that increase safety & security enhancements, continue trail developments and key connections, support water recreation, promote environmental education, facilitate strategic partnerships, and expand natural land management processes.



PROGRAM

The planning team and TRWD representatives developed a final program list as a result of the input received. The program is a defined list of possible amenities or recreational activities that are suitable for the District.

Below are the recommended programming items that should be considered when implementing the proposed recreational improvements on the following pages.

Trail Developments & Key Connections

- Concrete Multi-Use Trails*
- Separate Use Trails*
- Soft Trails & Nature Paths*
- Signature Trailheads*
- Restrooms*
- Picnic Stations*
- Rest Areas*
- Shaded Areas*
- Play Zones*
- Equestrian Trails*
- Parking Areas*
- Bridges & Crossings*
- Signage & Wayfinding*
- Specific Areas for Lighting*
- Enhanced Underpasses*
- Public Art Displays*
- Misting Stations*

Water Recreation Opportunities

- Kayak & Canoe Launches*
- Accessible Docks & Ramps*
- Portage Improvements*
- Boardwalks*
- Fishing Piers & Platforms*
- Fly Fishing Areas*
- Designated Fishing Areas*
- Boat Ramps*
- Paddlesports Areas*
- Active Swimming Zones*

Environmental Education Amenities

- Landmark Environmental Pavilion*
- Nature Center*
- Interpretive Signage*
- Demonstration Areas*
- Prairie Restoration*
- Pollinator Gardens*
- Wildflower Areas*
- Wetland Zones*
- Wooded Areas*
- Bank Restoration*
- Birdwatching Spots*

PROPOSED RECREATIONAL IMPROVEMENTS

This chapter describes projects dedicated to enhancing recreational development along the Trinity River. It is a comprehensive overview of initiatives focusing on Trail Developments & Key Connections, Water Recreation Opportunities, and Environmental Education Amenities. These projects are carefully crafted to guide and support recreational development and programming along the scenic Trinity River. Additionally, aspects of these projects and initiatives and their anticipated outcomes are the focus of this chapter.



EAGLE
MOUNTAIN
LAKE

LAKE
WORTH


UPPER WEST FORK

CLEAR FORK

BENBROOK
LAKE

MARINE CREEK

SYCAMORE CREEK



Extensive efforts have been made to conceptualize and develop ideas for various opportunity areas along the river. These concepts are rooted in maximizing the recreational potential of the Trinity River, ensuring that it becomes a vibrant hub for outdoor activities and leisure. One of the primary aims of these projects is to introduce new recreational opportunities while expanding existing ones. By diversifying recreational offerings along the river, we strive to cater to the diverse interests and preferences of the community, fostering a dynamic recreational landscape.

This work plays a critical role in helping Tarrant Regional Water District successfully plan and fund future projects. By identifying the District's objectives and resources, they can more effectively guide and grow support for recreational development and programming. Continuing to foster existing key partnerships and considering new stakeholders plays a crucial role in the sustainable development and management of recreational amenities along the Trinity River. These partnerships enable the District to tap into additional resources, expertise, and community engagement opportunities, ensuring long-term success and viability.

As we delve further into this chapter, you'll discover detailed descriptions of projects tailored to each of the river sections. Additionally, we'll highlight critical initiatives aimed at catalyzing growth and development in the surrounding areas, contributing to the overall vitality and appeal of the Trinity River corridor. It's important to note that each river segment presents unique conditions that have been analyzed during the data-gathering stages.

LOWER WEST FORK



EVENTS

The District organizes and hosts several events each year that support the overall mission to enhance the quality of life and enable active lifestyles in North Texas communities. Primary events include:

Fort Worth's Fourth is a lively Independence Day celebration that brings the community together for a day filled with music, food, and fun activities, culminating in a spectacular fireworks display over the Trinity River. It enhances community spirit by highlighting the beauty of Fort Worth's waterways.

Trash Bash is a community clean-up event that invites volunteers to help remove litter from local parks and waterways. It promotes environmental stewardship, encourages community participation, and raises awareness about the impact of pollution on local ecosystems.

Mayfest is a cherished local festival, Mayfest celebrates the Trinity River with a variety of activities including live music, arts and crafts vendors, and family-friendly entertainment. It emphasizes the importance of the river in the community's culture and environment, fostering a sense of pride and responsibility among residents.

Flyfest focuses on fishing and outdoor recreation, Flyfest includes competitions, workshops, and activities for all ages. This event educates participants about water conservation and responsible fishing practices, reinforcing the connection between recreation and environmental sustainability.





Other organizations also promote and host a wide range of events each year. The District can continue to coordinate with these organizations but should look to those groups to take the lead in organizing and implementing seasonal events. This will keep the District in a leading stewardship role while allowing community groups to enjoy civic activities along the waterways and adjacent lands.



ADOPT-A-TRAIL
Tarrant Regional Water District





TRAILS

The Trinity Trails network is widely recognized throughout Texas as one of the State's finest examples of connecting local communities. This network links neighborhoods, districts, and special use areas in a variety of ways. The types of trails offered include:

Concrete Trails

TRWD standards for concrete trails are 11' wide for primary trails and 8' wide for neighborhood connections. All new trail construction should be in accordance with American Association of State Highway and Transportation Officials (AASHTO) for striping, signage, and construction standards. Specific conditions and heavy use areas may require additional improvements above AASHTO minimum requirements and may include speed limit enforcement, traffic calming measures, wider trail widths, and other safety measures.

Soft Surface Trails

Soft surface trails throughout the system are typically constructed using crushed gravel or chat. They are often variable widths and serve multiple functions providing service access and recreation. These trails should be maintained with a smooth surface that accommodates all users.

Nature Trails

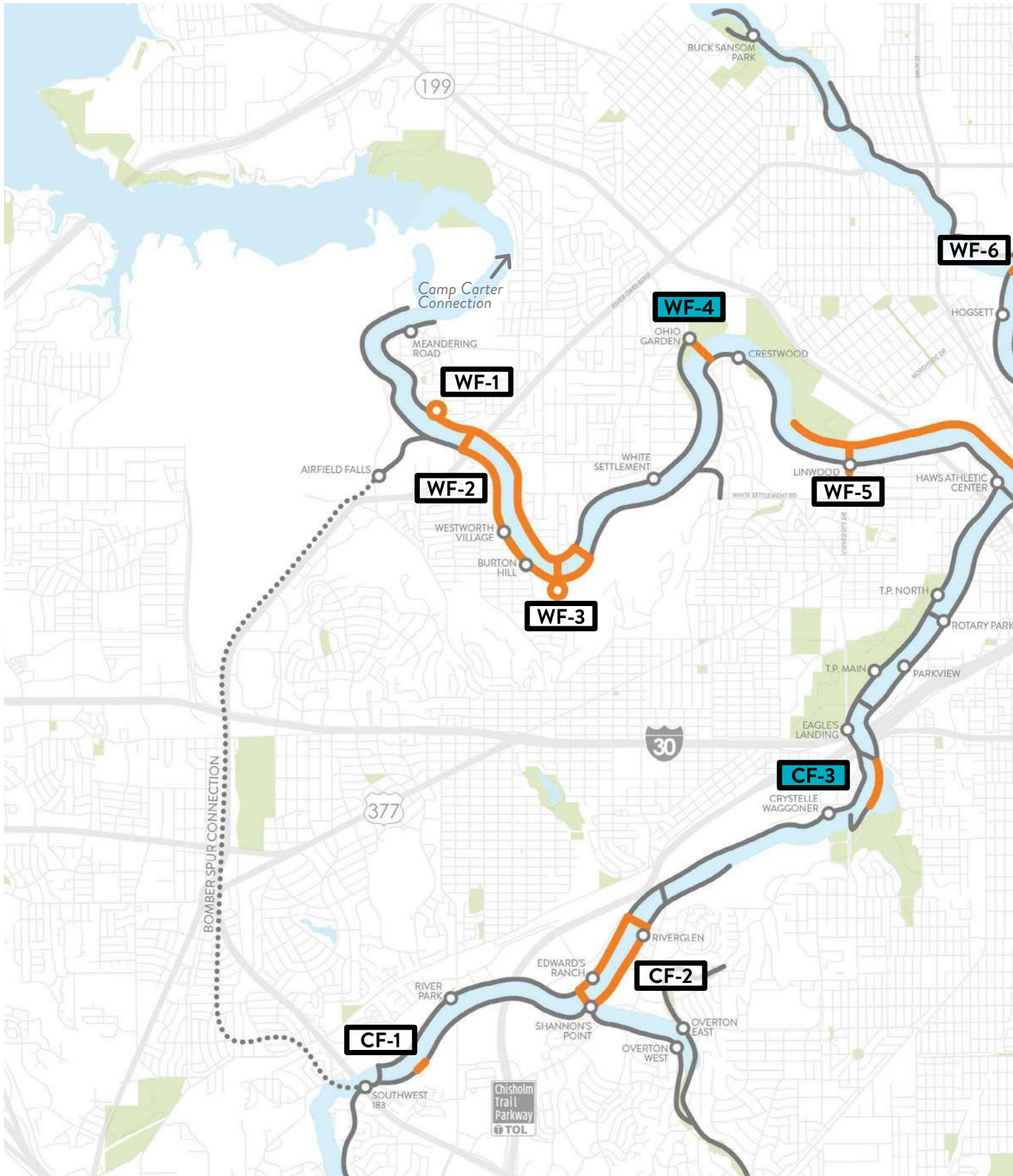
Nature trails are typically compacted earth pathways with no defined edge or width. They provide users the opportunity for a more challenging walking/hiking experience and follow existing terrain and topography. Trail markers and interpretive signage help users navigate these areas and provide educational opportunities. Construction and improvements along these trails shall be minimized to respect and preserve the natural areas in which they are located.

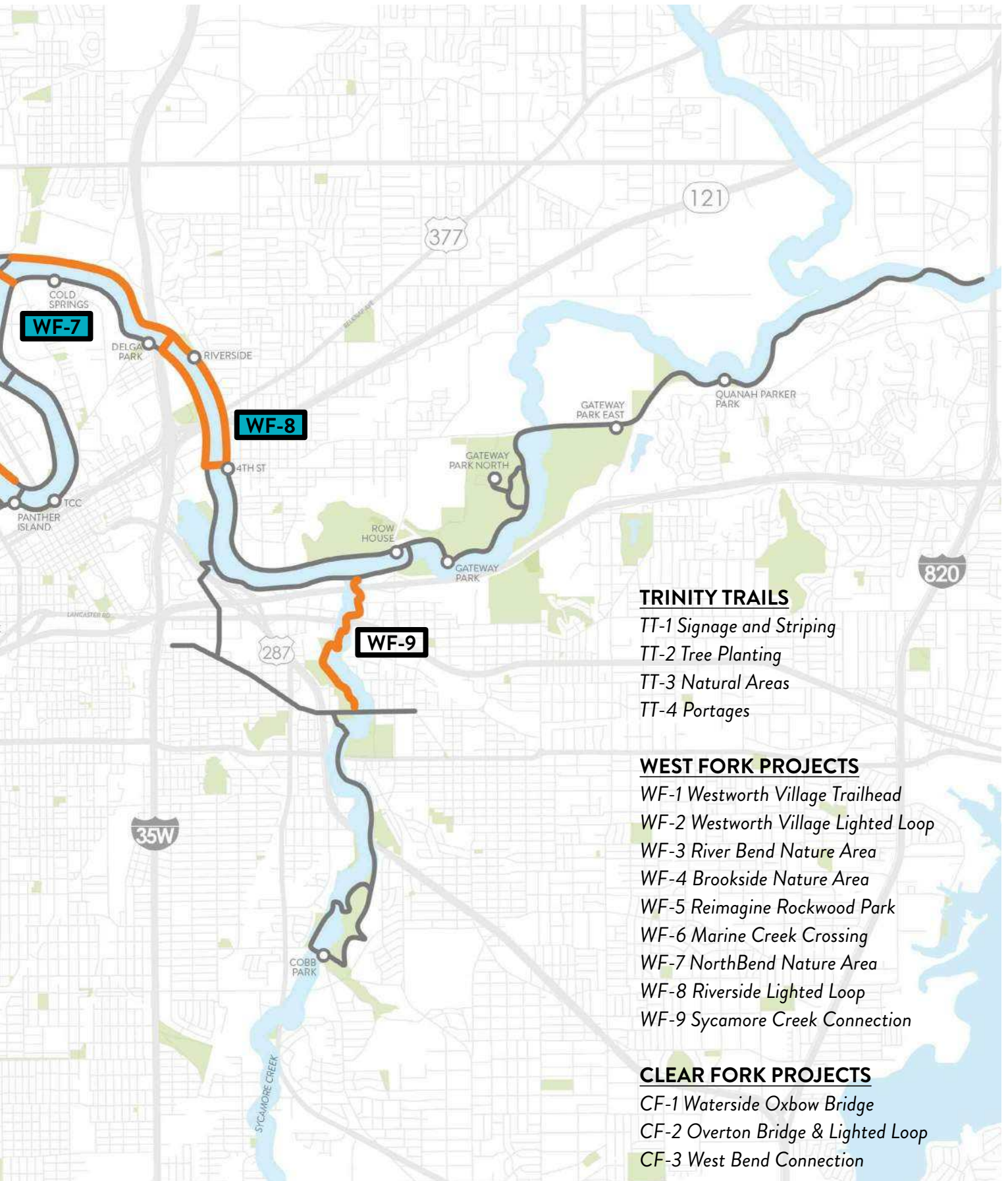


Paddling Trails

Paddling trails are designated navigable routes on district waterways for non-motorized watercraft that allow recreational users direct access to the water. Supporting infrastructure along these routes include parking lots, access pathways, launches, portages, and landings zones. These improvements should be constructed to accommodate kayaks, canoes and paddle boards.

PROPOSED TRINITY TRAIL & FLOODWAY PROJECTS





TRINITY TRAILS

- TT-1 Signage and Striping*
- TT-2 Tree Planting*
- TT-3 Natural Areas*
- TT-4 Portages*

WEST FORK PROJECTS

- WF-1 Westworth Village Trailhead*
- WF-2 Westworth Village Lighted Loop*
- WF-3 River Bend Nature Area*
- WF-4 Brookside Nature Area*
- WF-5 Reimagine Rockwood Park*
- WF-6 Marine Creek Crossing*
- WF-7 NorthBend Nature Area*
- WF-8 Riverside Lighted Loop*
- WF-9 Sycamore Creek Connection*

CLEAR FORK PROJECTS

- CF-1 Waterside Oxbow Bridge*
- CF-2 Overton Bridge & Lighted Loop*
- CF-3 West Bend Connection*



TRINITY TRAILS - 1 | SIGNAGE AND STRIPING

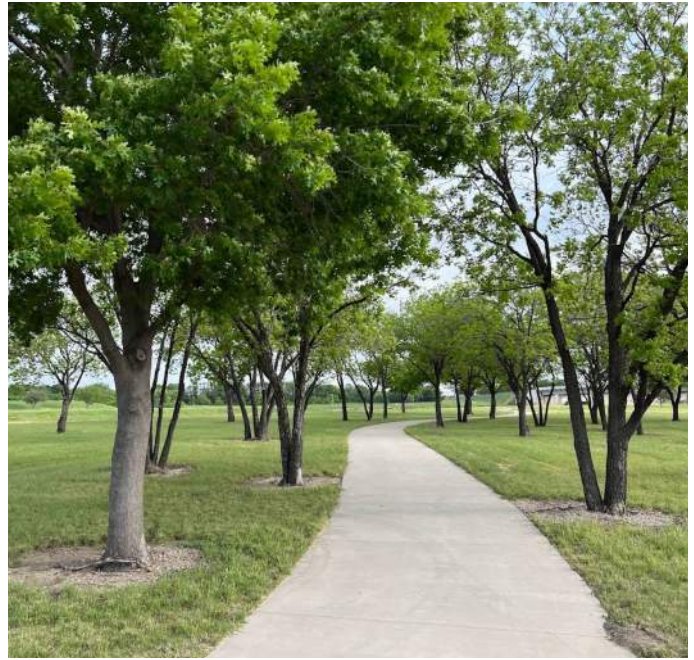


Signage and pavement markings in accordance with AASHTO standards should be incorporated throughout the trail system to improve user safety. Center lane stripes, textural surface changes along with signs indicating hazards, rules and etiquette will provide consistent messaging and uniform experience along the trails. This will be implemented in three phases:

TT-1.1 Upper West Fork

TT-1.2 Lower West Fork

TT-1.3 Clear Fork



TRINITY TRAILS - 2 | TREE PLANTING



A strategic tree planting program along the Trinity Trails will provide natural shade for users and enhance aesthetic appeal of the floodway. Large shade trees that are native and adapted species should be used to reflect natural riparian habitats of the region.

STRATEGIC INITIATIVES

- 1** Safety & Security Enhancements

2 Continue Trail Developments and Key Connections

3 Support Water Recreation
- 4** Environmental Education, Programming, and Events

5 Expand Natural Land Management Processes

6 Facilitate Strategic Partnerships



TRINITY TRAILS - 3 | NATURAL AREAS

5

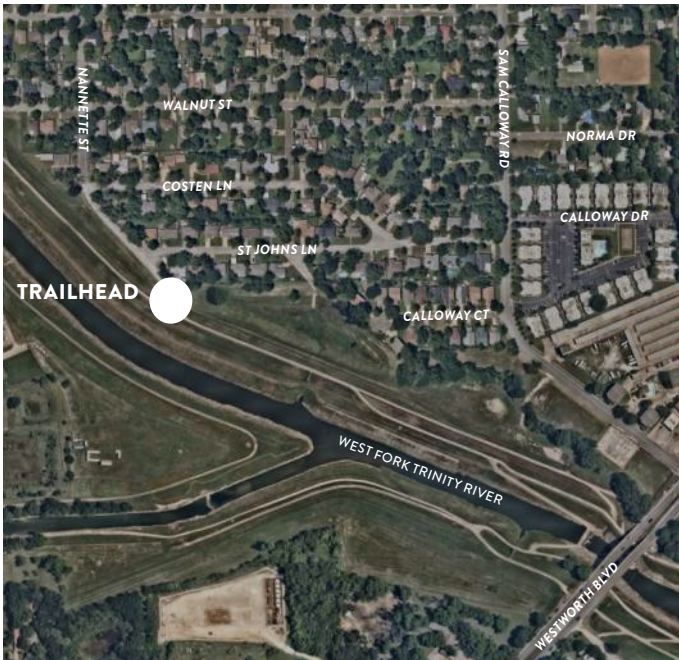
Naturalizing select areas along the floodway will preserve native vegetation and create habitats for local wildlife. These areas may include zones of undisturbed vegetation, wetlands, or wildflower meadows that provide users an opportunity to experience and appreciate the natural biodiversity of the region.



TRINITY TRAILS - 4 | PORTAGES

1 3

Implement portage improvements at all existing dams. TRWD controls 19 dams, each dam has unique site conditions including materials, embankments, and access. Portage improvements shall include paddle craft landing sites upstream of the dam; steps, ramps, rails, pathways on-shore; and stable launch surface. Launches, landings, and pathways shall be constructed using cast in place concrete, natural rock and stone, or other engineered solutions to assist on/off boarding.

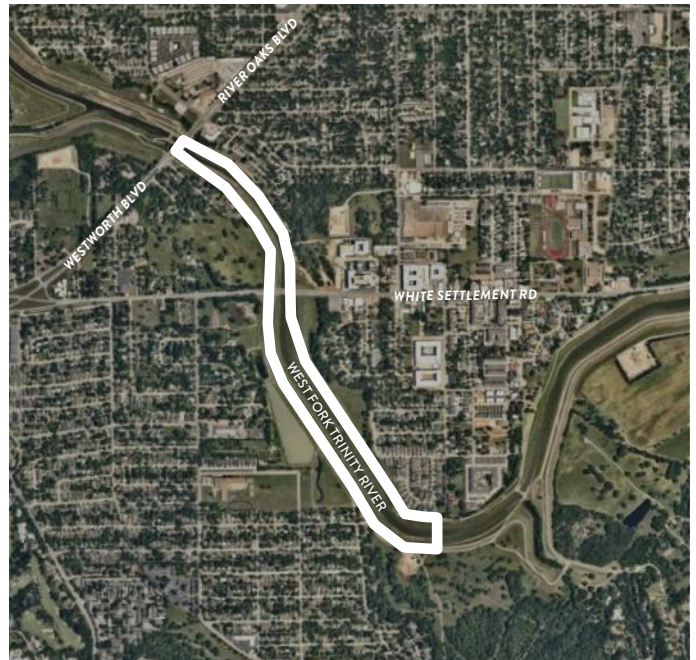


WEST FORK - 1 | WESTWORTH VILLAGE TRAILHEAD



The Westworth Village Trailhead, proposed at St Johns Lane and Nannette Street, aims to enhance connectivity, safety, and community engagement along the Trinity Trails in Watworth Village. By integrating parking, signage, covered seating, and public art, this trailhead will serve as a vibrant hub for trail users and families in the neighborhood.

Clear and informative signage should include trail maps, safety guidelines, and points of interest along the Trinity Trails network. Shaded seating areas with benches and picnic tables will allow for visitors to rest, relax, and enjoy the surroundings.



WEST FORK - 2 | WESTWORTH VILLAGE LIGHTED LOOP



Introduce an enhanced illuminated concrete trail loop spanning 3.2 miles between the low water crossing located near River Oaks Boulevard continuing west on the northside of the river to the start of the trail loop at the proposed bridge at the River Bend nature area. In addition to its lighting infrastructure, the trail loop and proposed bridge should include security enhancements, 911 markers, wayfinding signage, and picturesque river views.

STRATEGIC INITIATIVES

- 1** Safety & Security Enhancements

2 Continue Trail Developments and Key Connections

3 Support Water Recreation
- 4** Environmental Education, Programming, and Events

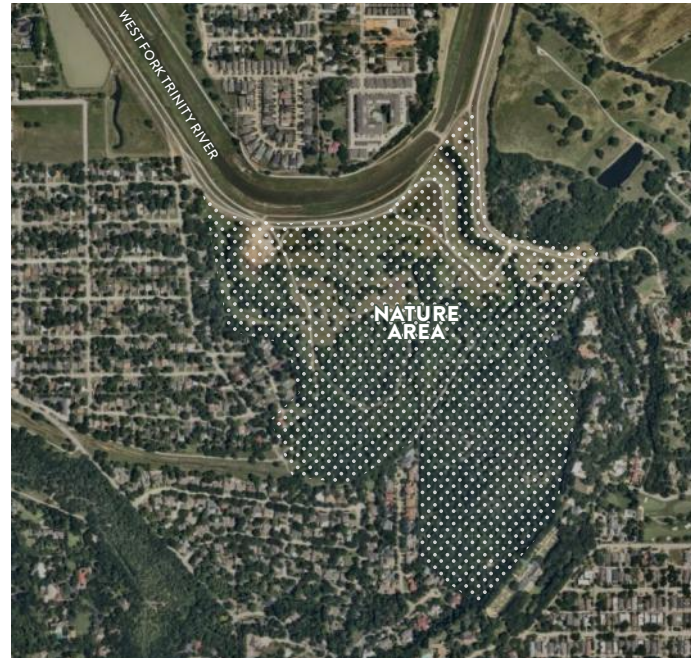
5 Expand Natural Land Management Processes

6 Facilitate Strategic Partnerships

WEST FORK - 3 // RIVER BEND NATURE AREA



Nestled behind the protective levee on the picturesque southern side of the West Fork, the River Bend Nature Area extends across an expansive canvas, marking the border between Westworth Village and Fort Worth. The area is currently accessible through neighborhood roads or a Trinity Trail connection at Oak Forest Trailhead and Westworth Village City Hall. The proposed improvement for the River Bend Nature Area is interpretive signage to educate visitors and create a narrative contributing to the overall positive experience. Additional improvements include the expansion of soft-surface trails and bench seating.



KEY PROJECT:
WEST FORK - 4 / BROOKSIDE NATURE AREA

2 4 5

The flat grassy expanse between the Rockwood Park Golf Course and White Settlement Road, enclosed by the levees, currently suffers from limited accessibility and utilizes rutted service drives and dirt paths. Transforming this area into a thriving natural habitat presents an exciting opportunity. By nurturing native wildflowers and strategically planting trees, a more diverse riverside environment can be cultivated that can be enjoyed by both nature lovers and the local wildlife.

Currently, a trip along the trail between the Ohio Garden trailhead and Crestwood Park spans 3 miles, with limited access and challenging terrain. However, introducing a concrete trail segment and a well-placed river-crossing bridge in this location significantly shortens the same trip to less than a

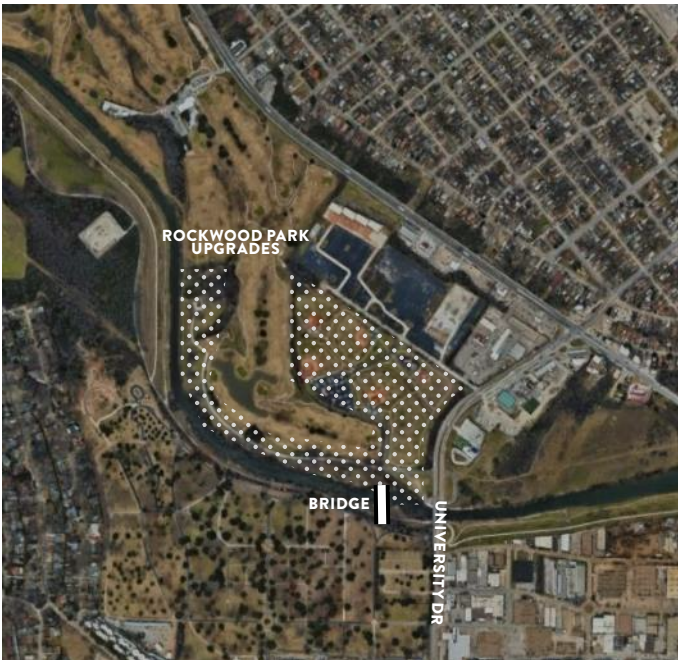


quarter mile. This improvement streamlines the experience for trail users and improves pedestrian connectivity of the area, encouraging more people to explore and connect with the natural beauty along the river.



STRATEGIC INITIATIVES

- 1 Safety & Security Enhancements
- 4 Environmental Education, Programming, and Events
- 2 Continue Trail Developments and Key Connections
- 5 Expand Natural Land Management Processes
- 3 Support Water Recreation
- 6 Facilitate Strategic Partnerships



WEST FORK - 5 | REIMAGINED ROCKWOOD PARK

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This envisioned bridge connection at Rockwood Park to the south side of the river represents a significant step toward enhancing the overall accessibility and connectivity of the area. Originally contemplated in the Confluence Plan, this presents a valuable opportunity for creating shoreline access points for various activities. These access points connect individuals with the river's natural beauty while providing a secure means to enjoy the water for multiple activities such as fishing, kayaking, or simply wading. The elements in this project are to be coordinated with the City of Fort Worth.



WEST FORK - 6 | MARINE CREEK CONNECTION

- 1
- 2

A proposed bridge crossing over the Trinity River near Samuels Avenue will enhance connectivity and provide a safe passage for pedestrians, cyclists, and other trail users. It will serve as a key link in the Trinity Trail System, including an additional proposed trail connection along the north side of the river to connect to Riverside Park. These additional trail connections aid in facilitating recreational activities, promoting active transportation, and contributing to the overall livability and connectivity of the community. The elements in this project are to be coordinated with the City of Fort Worth, TxDOT, and property owners along the proposed trail route.

KEY PROJECT:
WEST FORK - 7 / NORTHBEND NATURE AREA

- 2
- 3
- 4
- 5
- 6

The North Bend Area includes a trailhead and recreational open space that is influenced by multiple roadway and railroad bridges. A transformative initiative is underway to convert the grass-lined ponds adjacent to the Cold Springs Trailhead into a floodable open space, enriching the region with more diverse riparian habitat.

Additionally, the enhancement plans include the construction of an elevated boardwalk, at-grade trails, fishing piers, observation decks, and a kayak launch. These additions offer various interactive experiences, allowing individuals to engage with and appreciate the dynamic river environment from various vantage points.



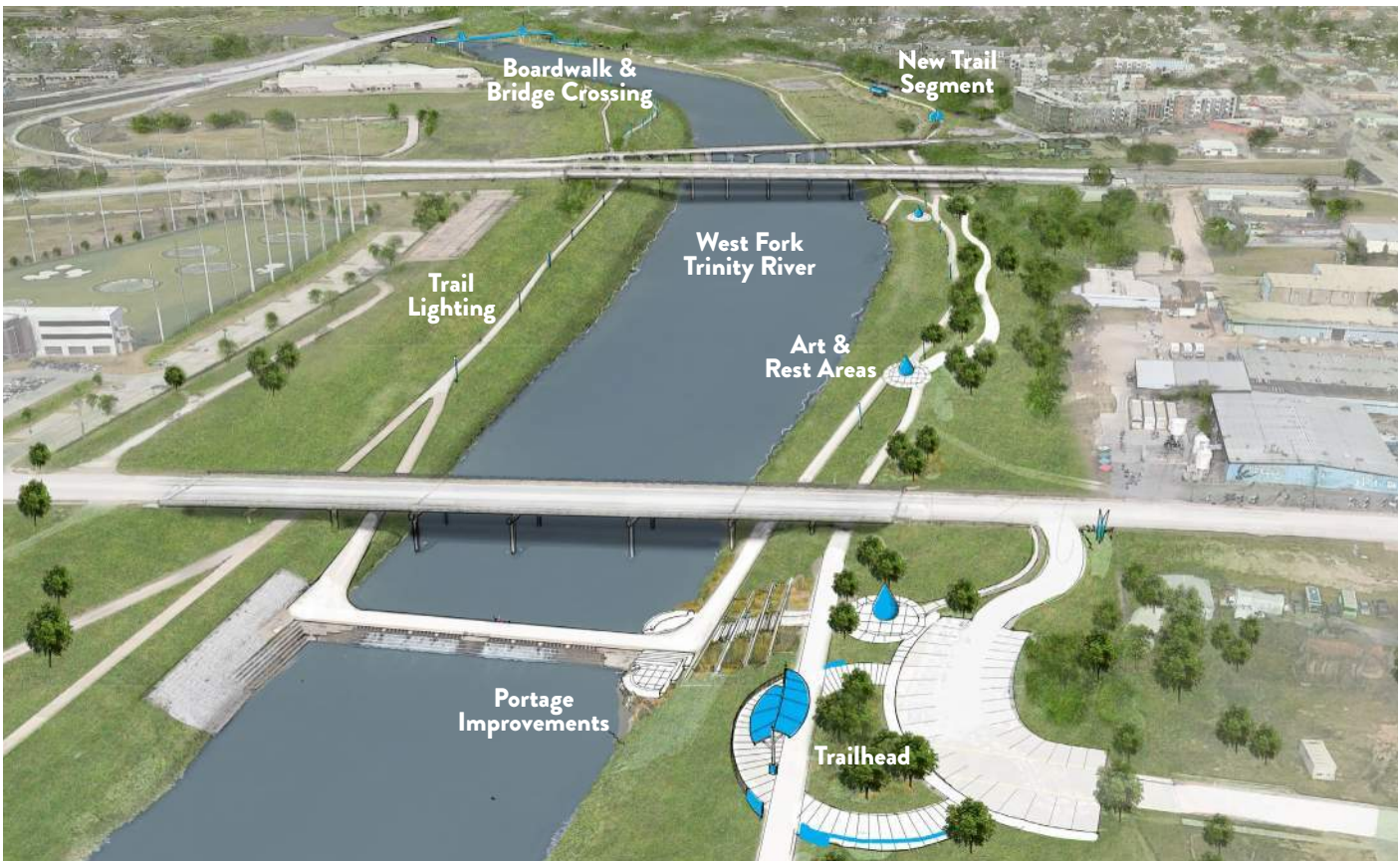
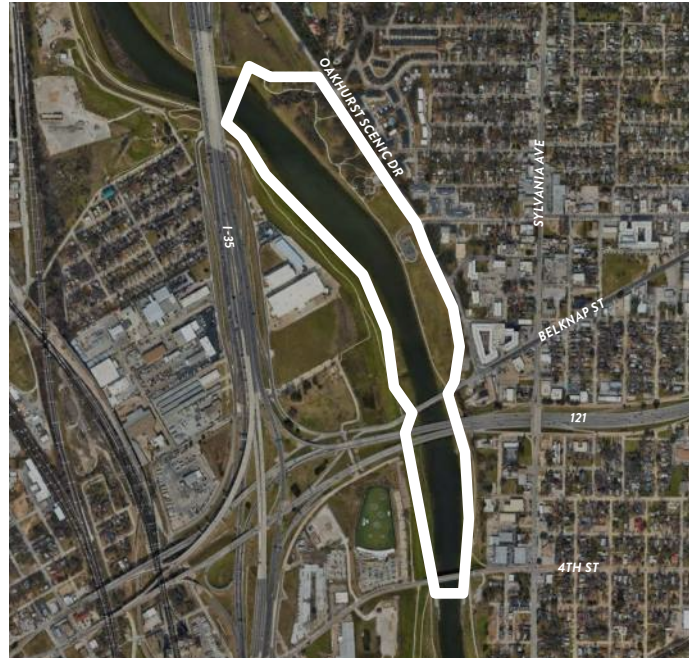
STRATEGIC INITIATIVES

- | | |
|--|--|
| <ul style="list-style-type: none"> 1 Safety & Security Enhancements 2 Continue Trail Developments and Key Connections 3 Support Water Recreation | <ul style="list-style-type: none"> 4 Environmental Education, Programming, and Events 5 Expand Natural Land Management Processes 6 Facilitate Strategic Partnerships |
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KEY PROJECT:
WEST FORK - 8 | RIVERSIDE LIGHTED LOOP

1 2

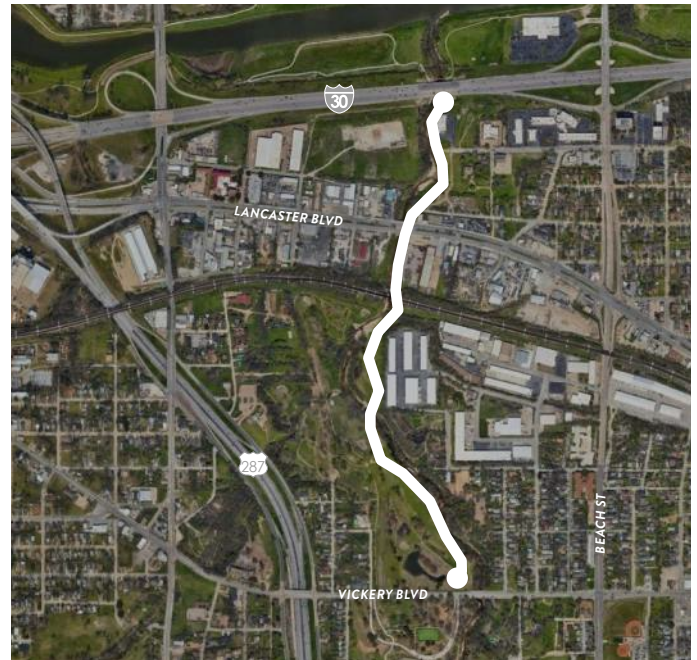
Introduces an enhanced lighted concrete trail loop spanning 2.3 miles, commencing at a Trailhead located on 4th Street and featuring a newly constructed bridge crossing over the Trinity River. This loop extends northward to a new pedestrian crossing over the Trinity River near Delga Park, leading to Riverside Park. Continuing from Riverside Park, the trail loop seamlessly proceeds southward until reaching the enhanced 4th Street Trailhead. In addition to its lighting infrastructure, the trail loop can include security enhancements, 911 markers, wayfinding signage, and picturesque river views. The elements in this project are to be coordinated with the City of Fort Worth, Tarrant County, and TxDOT.



WEST FORK - 9 / SYCAMORE CREEK CONNECTION

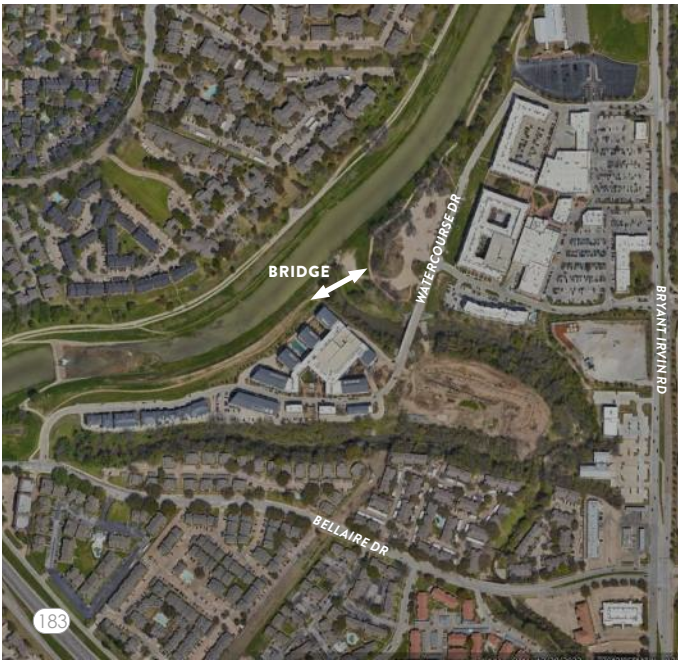
1 2 6

This connection of trail will link the existing trails along the south side of the of the Trinity River, between Gateway Park and Harmon Park, to Sycamore Park along the creek. This will allow southern trail users to access the northern parks and amenities while users north of I-30 can access Sycamore Park, Texas Wesleyan ballfields, and Sycamore Water Park. This connection allows users to use the established amenities in these parks including soccer fields, baseball/softball fields, water parks, dog park, hike/bike trails, open spaces, playgrounds, disc golf, kayak launches, etc. The elements in this project are to be coordinated with the City of Fort Worth, Tarrant County, and TxDOT.



STRATEGIC INITIATIVES

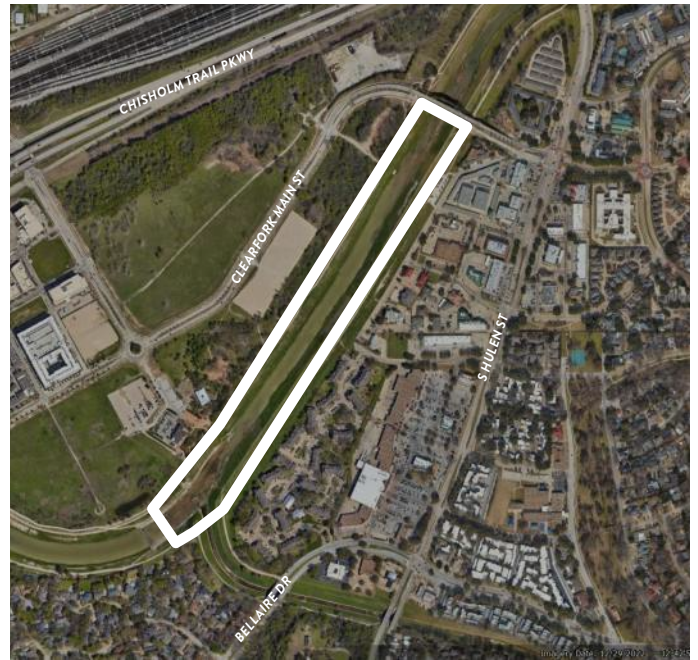
- 1 Safety & Security Enhancements
- 2 Continue Trail Developments and Key Connections
- 3 Support Water Recreation
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- 6 Facilitate Strategic Partnerships



CLEAR FORK - 1 | WATERSIDE OXBOW CROSSING



This bridge connection will link the southern Trinity Trails along the backside of Atlas Waterside apartment homes to the existing Trinity Trail over a creek crossing along Watercourse Drive. This will enhance connectivity and provide a safe passage for pedestrians, cyclists, and other trail users to traverse the river safely and efficiently.



CLEAR FORK - 2 | OVERTON LIGHTED LOOP

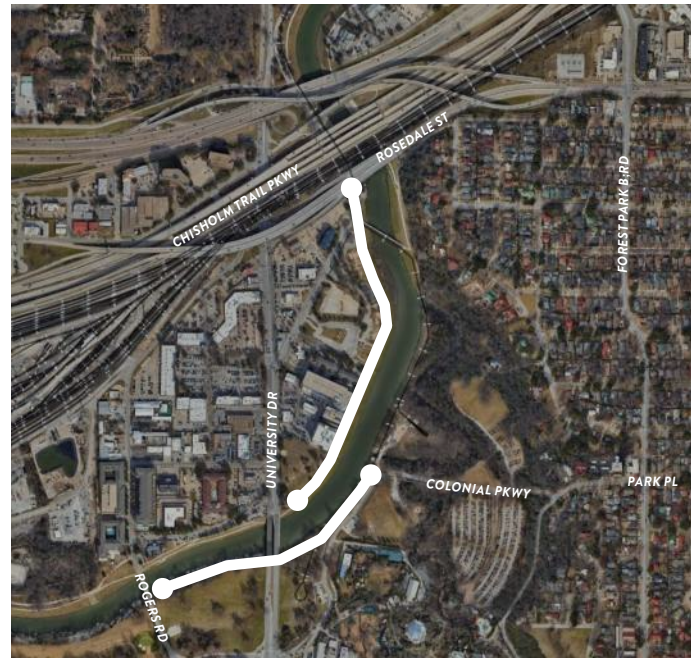


New lighting for the concrete trail loop spanning 1.5 miles, from Clearfork Main Street around the river crossing a newly constructed bridge over the Trinity River and the Overton Diversion Channel. This infrastructure project is aimed at establishing a vital trail link which allows pedestrians, cyclists, and other trail users to traverse the river with safety and efficiency.

KEY PROJECT:
CLEAR FORK - 3 / WESTBEND CONNECTION

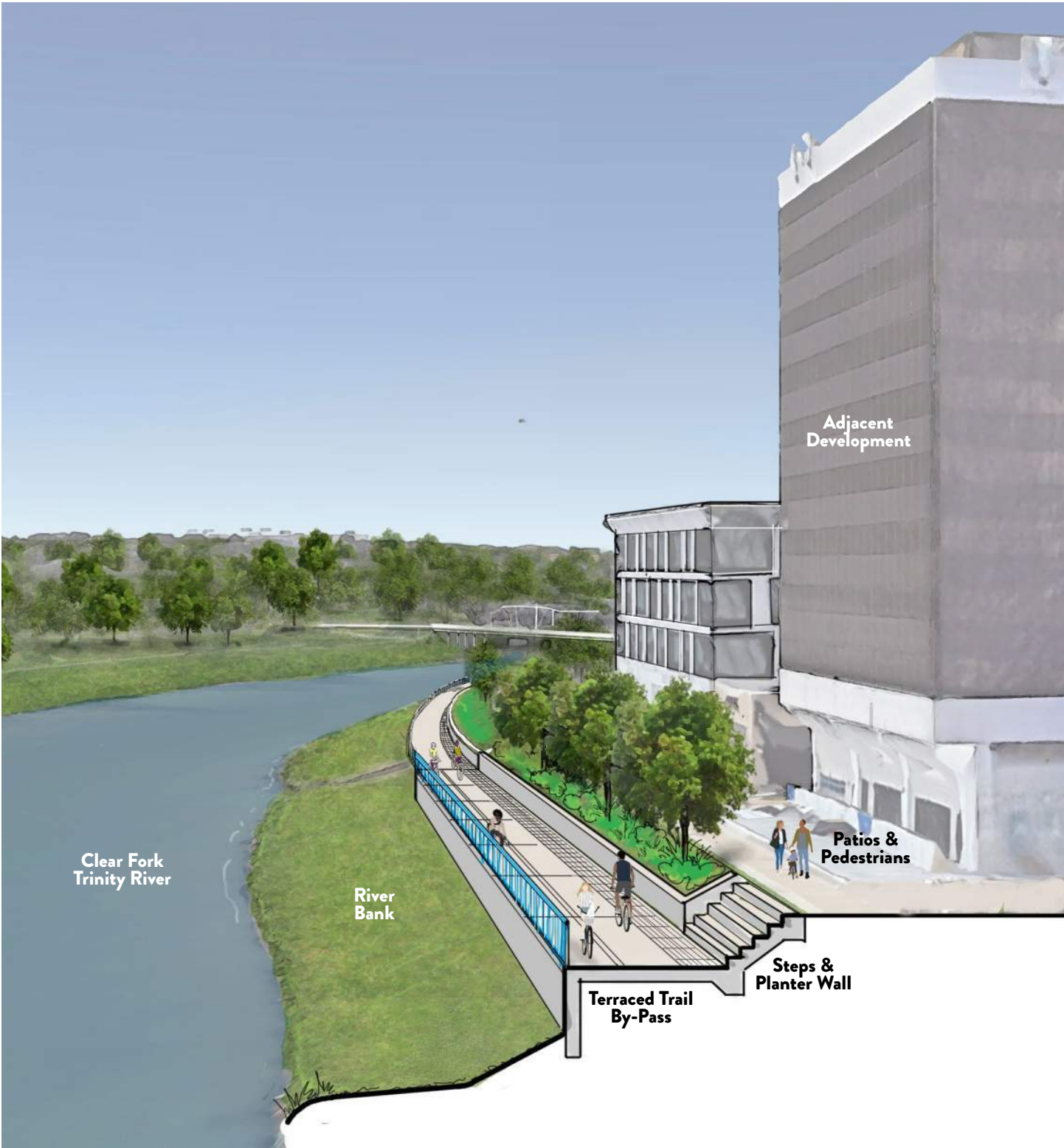
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These enhancements to the west side of the Trinity River would include a terraced trail that would offer stunning views and enhanced accessibility to the river. This project will also establish a new connection on the east side, extending from Colonial Pkwy to Rogers Rd, facilitating seamless exploration of the city's natural and cultural gems. Elements of this proposed project on the east side of the of the Trinity River are to be coordinated with the City of Fort Worth.



STRATEGIC INITIATIVES

- 1 Safety & Security Enhancements
- 2 Continue Trail Developments and Key Connections
- 3 Support Water Recreation
- 4 Environmental Education, Programming, and Events
- 5 Expand Natural Land Management Processes
- 6 Facilitate Strategic Partnerships



Clear Fork
Trinity River

River
Bank

Adjacent
Development

Patios &
Pedestrians

Steps &
Planter Wall

Terraced Trail
By-Pass



LAKE PARK PROJECTS

LAKE AREA PROJECTS

LP-1 Walnut Creek Nature Area

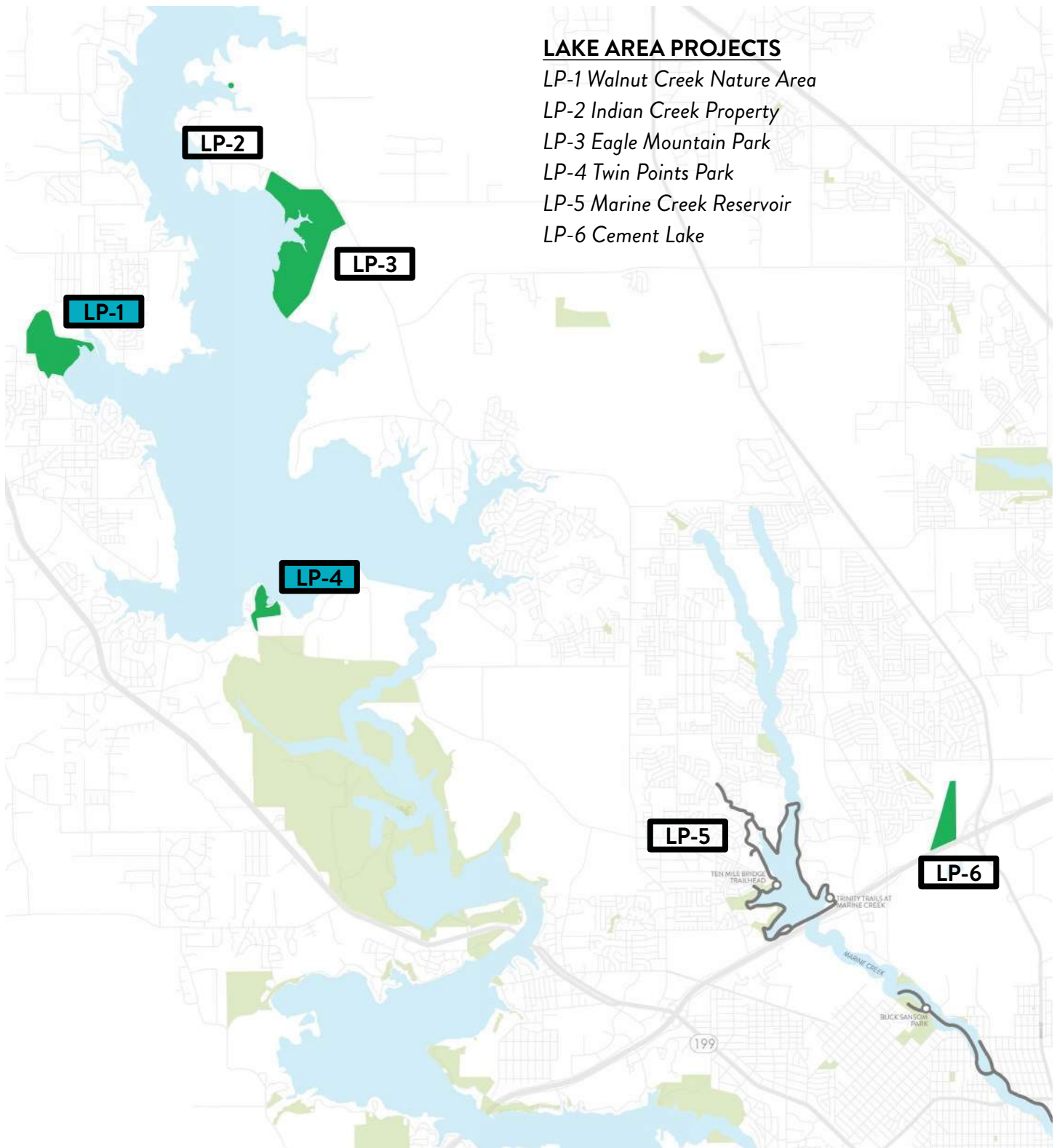
LP-2 Indian Creek Property

LP-3 Eagle Mountain Park

LP-4 Twin Points Park

LP-5 Marine Creek Reservoir

LP-6 Cement Lake

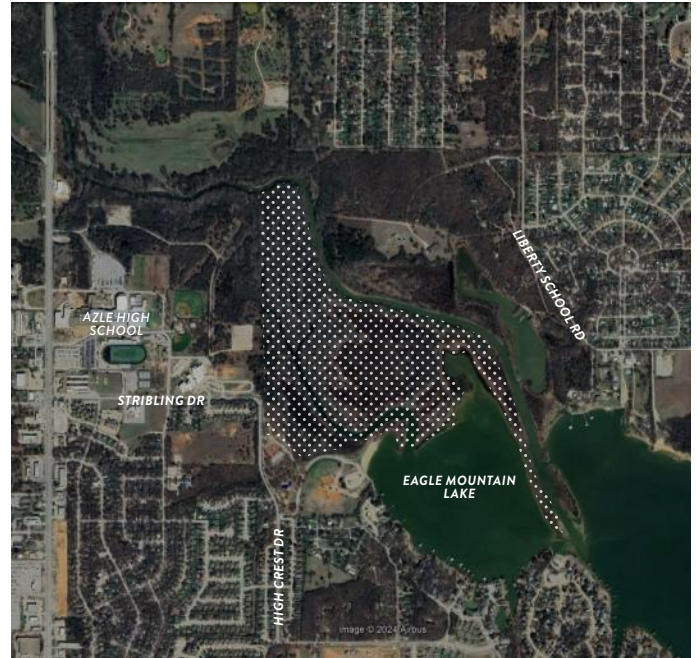


KEY PROJECT:

LAKE PROJECT - 1 / WALNUT CREEK NATURE AREA



Located on the west side of Eagle Mountain Lake the Walnut Creek Nature Area has ample shoreline access and space for public gathering. The addition of a pavilion and designation of gathering areas would offer spaces for relaxation and socializing amid the natural surroundings, while also providing the opportunity to further activate the area with programming. Nature trails and boardwalks within this area would provide greater shoreline and water access on the west side of the lake, and the opportunity to create trail connections to local destinations such as Shady Grove Park and local schools.



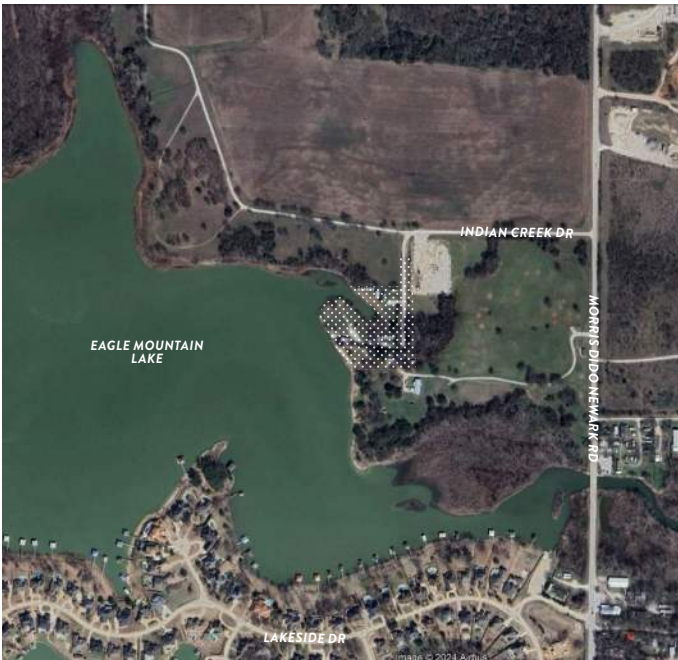
NATURE TRAILS



BOARDWALKS FOR FISHING AND WATER ACCESS

STRATEGIC INITIATIVES

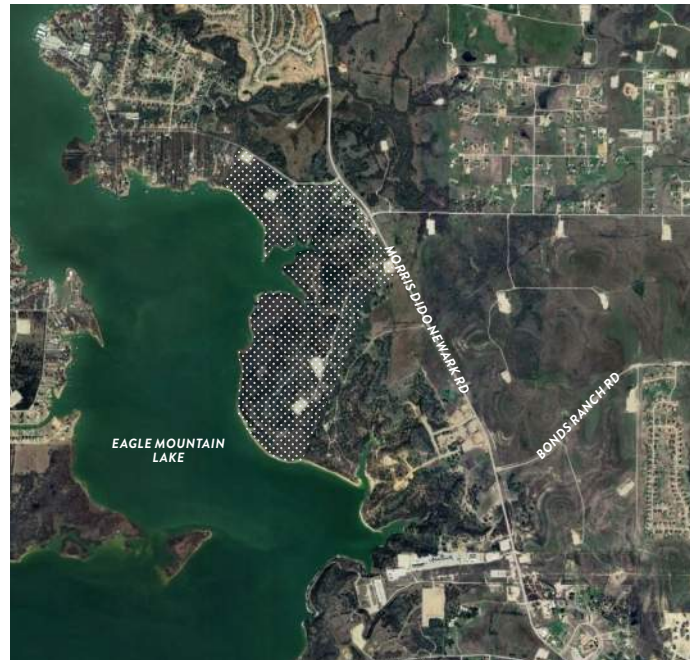
- 1 Safety & Security Enhancements
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- 3 Support Water Recreation
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LAKE PARK - 2 / INDIAN CREEK PROPERTY



This project could transform the Indian Creek Property into a serene recreational haven. It would offer a multifaceted outdoor destination, featuring a dedicated fishing area, kayak launch, and small boat access will allow enthusiasts to explore the tranquil waters at their leisure. Additionally, establishing picnic spots with a restroom enclosure would be perfect for families and friends to gather and enjoy the natural beauty surrounding them.



LAKE PARK - 3 / EAGLE MOUNTAIN PARK



Located on the northeast shore of Eagle Mountain Lake, the park spans 400 acres and boasts over 5 miles of scenic trails. Its trail network features six distinct paths, notably the "Overlook Trail," treating hikers to breathtaking views of the lake. The park's habitat preservation plays a critical role in the development of the park with a focus on enhanced maintenance solutions and potential projects. Natural maintenance practices will include wildflower and native plant areas, invasive plant management, and prescribed fires. Projects include nature trail expansion and enhancements, improved interpretive and safety signage, wildlife viewing spots and a scenic overlook, allowing guests to experience the region's diverse wildlife and landscape.

KEY PROJECT:
LAKE PARK - 4 | TWIN POINTS PARK

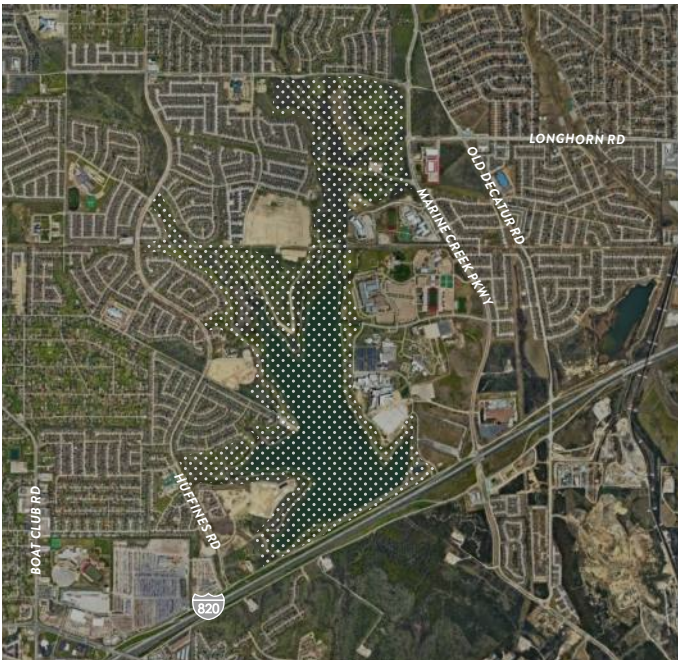
3

Twin Points Park, situated on the southern end of Eagle Mountain Lake, hosts one of the finest beaches and swimming areas in the region. The swimming area lies within a cove, and is shielded from the wind and waves generated by boat traffic on the lake. Twin Points Park underwent significant restoration efforts in 2016, revitalizing Eagle Mountain Lake's cherished lakeside shore. Existing aquatic amenities include a boat ramp and swim dock positioned at the center of the cove. Proposed improvements for the park include beach enhancements, new dock with wave attenuator, and the possible installation of shaded pavilions and trees throughout the property.



STRATEGIC INITIATIVES

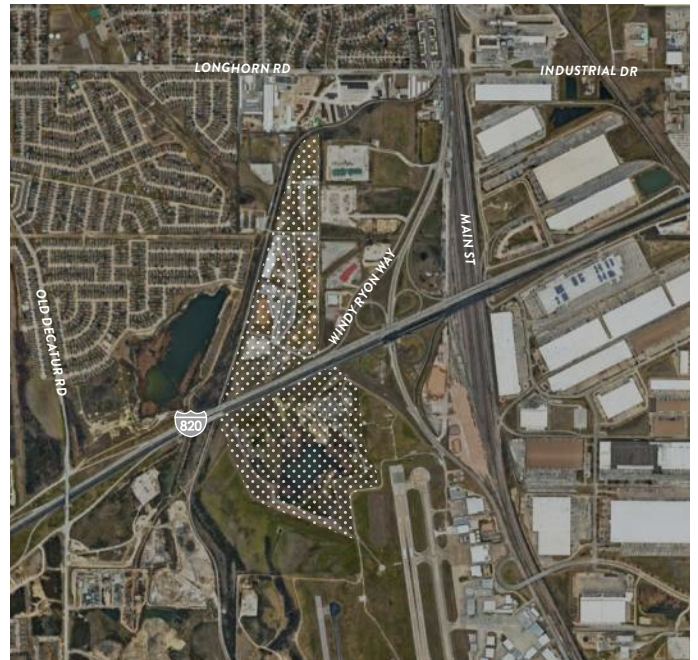
- 1 Safety & Security Enhancements
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- 2 Continue Trail Developments and Key Connections
- 5 Expand Natural Land Management Processes
- 3 Support Water Recreation
- 6 Facilitate Strategic Partnerships



LAKE PARK - 5 / MARINE CREEK RESERVOIR



Marine Creek Lake is a 250 acre lake in northwest Fort Worth, is a prime urban fishing spot and should be designate a no-wake lake. This area also includes a dedicated dock for canoes and kayaks, ample parking for boat trailers, convenient restroom facilities, a trailhead, and a 6 mile loop trail. Proposed improvements include lighting to 2 miles of trail, remove ski boats from the lake, and designating specific use ares for swimming, fishing and rowing.



LAKE PARK - 6 / CEMENT LAKE



This area is situated alongside Interstate 820 (Jim Wright Fwy), with the railroad running along its western edge. This location hosts several recreational organizations, including the North Texas High School Rodeo Association, EMSISD Agricultural Barn, Pioneer Youth Baseball & Softball Associations, and the Saginaw Youth Association.

The District will evaluate the use and management of the existing facilities to maximize available resources. The primary objective of the planned improvements is to reorganize the park, providing dedicated spaces for various recreational organizations efficiently meet the needs of the community. Financial involvement of these partnering organizations will dictate the level of improvements for each area.



Families enjoying the Trinity Trails

RECOMMENDATIONS

This Recreation Master Plan provides direction and guidance for the District to build on the success of the Trinity Trails System and Lake Area Parks to strategically enhance and expand recreational opportunities across Tarrant County. District leaders should use the recommendations outlined on the following pages to formulate implementation strategies that align with the TRWD's mission and goals. These recommendations are flexible enough to take advantage of timely opportunities that arise and can achieve cost savings, shared resources, and partnership initiatives.

Project timeframes have been classified into three categories:

Short-Term

Immediate priority projects that can be implemented within 1-5 years, providing strategic connections that address a direct mobility or safety need.

Mid-Term

Priority projects that address a current need but may require additional time for design, coordination, and execution. Typically, these will occur within 5 and 10 years.

Long-Term

Projects that have longer time horizons requiring 10 or more years for implementation. These projects will depend on a range of variables related to overall development of the region including community growth, redevelopment patterns, and availability of unforeseen funding sources such as grants, partnerships, donations, etc.

TRINITY TRAILS PROJECTS

Project #	Project Name	Project Description
Trinity Trails - 1	Signage and Striping	<ul style="list-style-type: none">• AASHTO Pavement Markings & Signage• Hazard Rules & Etiquette Signage
	TT-1.1 Clear Fork	
	TT-1.2 Lower West Fork	
	TT-1.3 Upper West Fork	
Trinity Trails - 2	Tree Planting	<ul style="list-style-type: none">• Native & Adaptive Tree Planting
Trinity Trails - 3	Natural Areas	<ul style="list-style-type: none">• Preserve Existing and Establish New Natural Areas
Trinity Trails - 4	Portages around the Dams	<ul style="list-style-type: none">• Portage improvements at all existing dams



Timeframe	Cost	Strategic Initiatives 	Partnerships 
Short-Term		Safety & Security Enhancements Continue Trail Developments and Key Connections	
Short-Term	\$1,220,00		
Short-Term	\$1,103,300		
Short-Term	\$872,200		
Mid-Term	\$25,000 / yr	Expand Natural Land Management Processes	BRIT Streams & Valleys
Long-Term	\$25,000 / yr	Expand Natural Land Management Processes	BRIT Ladybird Johnson Wildflower Center
Mid-Term	\$1,320,000	Safety & Security Enhancements Support Water Recreation	



FLOODWAY PROJECTS

Project #	Project Name	Project Description
West Fork - 1	Westworth Village Trailhead	<ul style="list-style-type: none"> • River Oaks Trailhead at Nannette St and St Johns Ln • Seating, Play Area, Parking Facilities and Signage, & Public Art
West Fork - 2	Westworth Village Crossing & Lighted Loop	<ul style="list-style-type: none"> • Trail Incorporated into HWY 183 Bridge • Signage & Lighting • Pedestrian Bridge at River Bend
West Fork - 3	River Bend Nature Area	<ul style="list-style-type: none"> • Interpretive Signage • Soft Surface Trails
West Fork - 4	Brookside Nature Area	<ul style="list-style-type: none"> • Nature Trails & Prairie Habitat • Bridge Connection at Crestwood • Naturalize River Bank
West Fork - 5	Reimagined Rockwood Park	<ul style="list-style-type: none"> • Concrete Trail Connection • Rockwood Park Connection • Bridge Crossing at University Drive • Shoreline Access (Fishing, Kayaking, etc.)
West Fork - 6	Marine Creek Connection	<ul style="list-style-type: none"> • Bridge Connection near Samuels Rd • Trail Connection along north side of the river
West Fork - 7	North Bend Nature Area	<ul style="list-style-type: none"> • Floodable Open Space & Riparian Habitat • Environmental Education Signage • Elevated Boardwalk w/ Fishing Piers • Observation Deck • Kayak Launch
West Fork - 8	Riverside Crossing & Lighted Loop	<ul style="list-style-type: none"> • Illuminated Concrete Trail Loop with Public Art and Rest Areas • 4th Street Trailhead with Parking and Play Area with Pavilion • Bridge Crossing at I-35 • Trail Adjacent to Oakhurst Scenic Dr
West Fork - 9	Sycamore Creek Connection	<ul style="list-style-type: none"> • Concrete Trail Connection • Sycamore Creek Bridge Crossing • Sycamore Park Connection
Clear Fork - 1	Waterside Oxbow Bridge	<ul style="list-style-type: none"> • Bridge Connection
Clear Fork - 2	Overton Lighted Loop	<ul style="list-style-type: none"> • Illuminated Concrete Lighted Loop with Safety Signage
Clear Fork - 3	Westbend Connection	<ul style="list-style-type: none"> • Terraced By-Pass Trail at Commercial Development • Trail Connection (Colonial to Rogers, on South Bank)

	Timeframe	Cost	Strategic Initiatives 1 2 3 4 5	Partnerships 6
	Mid-Term	\$500,000	Safety & Security Enhancements Continue Trail Developments and Key Connections	City of Fort Worth City of Westworth Village TxDOT Streams & Valleys
	Mid-Term	\$7,644,000	Safety & Security Enhancements Continue Trail Developments and Key Connections	Streams & Valleys
	Long-Term	\$2,541,000	Safety & Security Enhancements Continue Trail Developments and Key Connection Environmental Education, Programming, and Events Expand Natural Land Management Processes Facilitate Strategic Partnerships	City of Fort Worth Streams & Valleys
	Mid-Term	\$2,541,000	Continue Trail Developments and Key Connection Environmental Education, Programming, and Events Expand Natural Land Management Processes	City of Fort Worth USACE Streams & Valleys
	Long-Term	\$14,300,000	Safety & Security Enhancements Continue Trail Developments and Key Connection Support Water Recreation Expand Natural Land Management Processes	City of Fort Worth Streams & Valleys
	Long-Term	\$3,740,000	Safety & Security Enhancements Continue Trail Developments and Key Connection	City of Fort Worth TxDOT Private Developments Streams & Valleys
	Mid-Term	\$11,550,000	Continue Trail Developments and Key Connection Support Water Recreation Environmental Education, Programming, and Events Expand Natural Land Management Processes Facilitate Strategic Partnerships	City of Fort Worth Forestry BRIT Streams & Valleys
	Short-Term	\$6,358,750	Safety & Security Enhancements Continue Trail Developments and Key Connection	City of Fort Worth Streams & Valleys
	Short-Term	\$2,046,000	Safety & Security Enhancements Continue Trail Developments and Key Connection Facilitate Strategic Partnerships	City of Fort Worth Tarrant County TxDOT Streams & Valleys
	Short-Term	\$550,000	Safety & Security Enhancements Continue Trail Developments and Key Connection	City of Fort Worth Streams & Valleys
	Short-Term	\$1,995,500	Safety & Security Enhancements Continue Trail Developments and Key Connection	City of Fort Worth Streams & Valleys
	Mid-Term	\$2,277,000	Safety & Security Enhancements Continue Trail Developments and Key Connection Support Water Recreation Facilitate Strategic Partnerships	City of Fort Worth Streams & Valleys

LAKE PARK PROJECTS

Project #	Project Name	Project Description
Lake Park - 1	Walnut Creek Nature Area	<ul style="list-style-type: none"> • Nature Education Pavilion & Signage • Boardwalks / Shoreline / Water Access / Fishing Docks • Nature Trail with Wildlife Viewing
Lake Park - 2	Indian Creek Property	<ul style="list-style-type: none"> • Fishing • Kayak Launch / Small Boat Access • Picnicking
Lake Park - 3	Eagle Mountain Park	<ul style="list-style-type: none"> • Habitat Restoration • Nature Trail Development • Wildlife Viewing • Environmentally Sustainable Maintenance Program
Lake Park - 4	Twin Points Park	<ul style="list-style-type: none"> • Additional Shade Pavilions • Additional Trees for Future Shade • Boat Day-Use Dock / Parking
Lake Park - 5	Marine Creek Reservoir	<ul style="list-style-type: none"> • Improve Shoreline Access • Kayak Launch • Trail Lighting
Lake Park - 6	Cement Lake	<ul style="list-style-type: none"> • Reorganization and Upgrade Athletic Facilities at Windy Ryon Property • Bathroom / Concession Building • Parking Upgrades • Directional Signage / Branding



	Timeframe	Cost	Strategic Initiatives 1 2 3 4 5	Partnerships 6
	Long-Term	\$9,757,000	Continue Trail Developments and Key Connections Support Water Recreation Environmental Education, Programming, and Events Expand Natural Land Management Processes Facilitate Strategic Partnerships	City of Azle Azle ISD
	Mid-Term	\$3,685,000	Support Water Recreation	Tarrant County
	Short-Term	\$55,000	Safety & Security Enhancements Environmental Education, Programming, and Events Expand Natural Land Management Processes	Tarrant County
	Mid-Term	\$1,650,000	Support Water Recreation	
	Mid-Term	\$2,065,800	Safety & Security Enhancements Support Water Recreation	City of Fort Worth EMSISD TCC Tarrant County
	Long-Term	\$22,000,000	Facilitate Strategic Partnerships	City of Fort Worth Tarrant County EMSISD PYBSA Saginaw Youth Association Rodeo Association

TARRANT REGIONAL WATER DISTRICT

AGENDA ITEM 10

DATE: December 17, 2024

SUBJECT: Consider Approval and Adoption of Investment Policy and Strategies for Tarrant Regional Water District

FUNDING: N/A

RECOMMENDATION:

Management recommends approval of the Investment Policy and Strategies dated December 17, 2024, and recommends adoption by the Board of Directors.

DISCUSSION:

The Public Funds Investment Act requires the District's Board to annually review and adopt a written instrument by rule, order, ordinance, or resolution stating that it has reviewed the investment policy and investment strategies and must record any changes made to either. The only change in policy from the prior year was the effective date of the policy.

This item was reviewed by the Finance Committee on December 9, 2024.

Please find attached:

Resolution

Proposed 2025 Investment Policy

Submitted By:

Sandy Newby
Chief Financial Officer

**RESOLUTION
OF
THE BOARD OF DIRECTORS OF
TARRANT REGIONAL WATER DISTRICT
REVIEWING AND RECORDING CHANGES MADE TO THE DISTRICT'S
INVESTMENT POLICY AND INVESTMENT STRATEGIES**

WHEREAS, TARRANT REGIONAL WATER DISTRICT (“the District”) is a political subdivision of the State of Texas, created under authority of Article XVI, § 59 of the Texas Constitution; and

WHEREAS, the District as a political subdivision of the State of Texas has legal authority to invest local funds (which are public funds in the custody of the District that are not required by law to be deposited in the State treasury and that the District has legal authority to invest); and

WHEREAS, TEX. GOV'T CODE ANN. § 2256, Subchapter A, requires the District, as a political subdivision, to adopt rules governing the investment of the local funds of the District and to specify the scope of authority of officers and employees of the District that are designated to invest local funds; and

WHEREAS, the District has heretofore adopted a written Investment Policy governing the investment of local funds; and

WHEREAS, the District has heretofore adopted a written Resolution designating the Investment Officers of the District in compliance with the requirement of TEX. GOV'T CODE ANN. § 2256, Subchapter A, authorizing such persons to deposit, withdraw, invest, transfer and manage in any other manner such funds;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF TARRANT REGIONAL WATER DISTRICT that notice is hereby given that the Board of Directors has on this date reviewed the District's investment policy and investment strategies. All changes made to either the District's investment policy or investment strategies following such review are as set forth herein below:

Passed and approved this 17th day of December, 2024.

Leah M. King, President

ATTEST:

James Hill, Vice President

103 INVESTMENT POLICY

It is the policy of TRWD that after allowing for the anticipated cash flow requirements of the District and giving due consideration to the safety and risk of investments, all available funds shall be invested in conformance with these legal and administrative guidelines, seeing to optimize interest earnings to the maximum extent possible.

Effective cash management is recognized as essential to good fiscal management. Investment interest is a source of revenue to TRWD funds. The District's investment portfolio shall be designed and managed in a manner which maximizes this revenue source, is responsive to public trust, and complies with legal requirements and limitations.

Investments shall be made with the primary objectives of:

- **Safety** and preservation of principal;
- Maintenance of sufficient **liquidity** to meet operating needs;
- **Public trust** from prudent investment activities; and
- Optimization of **interest earnings** on the portfolio.

103.1 Purpose. The purpose of this Investment Policy is to comply with Texas Water Code Chapter 49 and Texas Government Code Chapter 2256, the Public Funds Investment Act, which requires the governing body of a local governmental entity, such as TRWD, to adopt a written investment policy regarding the investment of its funds and funds under its control. The Investment Policy addresses the methods, procedures, and practices that must be exercised to ensure effective and judicious fiscal management of TRWD's funds.

103.2 Scope. This Investment Policy shall govern the investment of all financial assets of TRWD. These funds are accounted for in TRWD's Annual Financial Report and include:

- General Fund;
- Governmental Contingency Fund;
- Capital Projects Fund – Central City;
- Governmental Debt Service Fund;
- Revenue Fund;
- Interest and Redemption Fund;
- Enterprise Contingency Fund;
- Reserve Fund;

- Enterprise Construction Funds;
- Dallas - Revenue Fund;
- Dallas - Interest and Redemption Fund;
- Dallas - Reserve Fund;
- Dallas - Bond Funds; and,
- Any new fund created by the District, unless specifically exempted from this Investment Policy by law.

This Investment Policy shall apply to all transactions involving the financial assets and related activity for all the foregoing funds.

103.3 Investment Objectives. TRWD shall manage and invest its cash with four primary objectives, listed in order of priority: (1) safety; (2) liquidity; (3) public trust; and (4) yield, expressed as optimization of interest earnings. The safety of the principal invested always remains the primary objective. All investments shall be designed and managed in a manner responsive to the public trust and consistent with local, state, and federal law.

TRWD shall maintain a comprehensive cash management program, which includes collection of account receivables, vendor payments in accordance with invoice terms, and prudent investment of available cash. Cash management is defined as the process of managing monies in order to ensure maximum cash availability and maximum earnings on short-term investment of idle cash.

103.3.1 Safety. Safety of principal is the foremost objective of the investment program. Investments shall be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio. The objective will be to mitigate credit and interest rate risk.

Credit Risk. TRWD will minimize credit risk, the risk of loss due to the failure of the issuer or backer of the investment, by:

- Limiting investments to the safest type of investments;
- Researching the financial institutions and broker/dealers with which TRWD will do business; and,
- Diversifying the investment portfolio so that potential losses on individual issuers will be minimized.

Interest Rate Risk. TRWD will minimize the risk that the interest earnings and the market value of investments in the portfolio will fall due to changes in general interest rates, by:

- Structuring the investment portfolio so that investments mature to meet cash requirements for ongoing operations, thereby avoiding the need to liquidate investments prior to maturity; and
- Diversifying maturities and staggering purchase dates to minimize the impact of market movements over time.

103.3.2 Liquidity. The investment portfolio shall remain sufficiently liquid to meet all operating requirements that may be reasonably anticipated. This is accomplished by structuring the portfolio so that investments mature concurrent with cash needs to meet anticipated demands. Because all possible cash demands cannot be anticipated, a portion of the portfolio will be invested in local government investment pools that offer same-day liquidity.

103.3.3 Public Trust. All participants in TRWD's investment process shall seek to act responsibly as custodians of the public trust. Investment officers shall avoid any cash management transaction that might impair public confidence in TRWD's ability to effectively manage the District's financial assets.

103.3.4 Yield (Optimization of Interest Earnings). The investment portfolio shall be designed with the objective of attaining a market rate of return sufficient to meet operating needs, taking into account the investment risk constraints and liquidity needs. Return on investment is of secondary importance compared to the safety and liquidity objectives described above.

103.4 Responsibility and Control.

103.4.1 Delegation of Authority to Investment Officer(s). In accordance with the Public Funds Investment Act and the Water Code, the Board of Directors may designate one or more officers or employees of TRWD to be Investment Officer(s) or may contract with a person to act as an Investment Officer. An Investment Officer is authorized to execute investment transactions on behalf of the District. No person may engage in an investment transaction or the management of District funds except as provided under the terms of this Investment Policy as approved by the Board of Directors. The investment authority granted to the investing officers is effective until rescinded by the Board of Directors.

103.4.2 Quality and Capability of Investment Management. All TRWD's designated investment officers and other investment personnel must receive all required training under Section 49.157 of the Water Code to ensure the quality and capability of investment management. The Board may designate approved training from an independent source for TRWD's investment officers and other investment personnel.

103.4.3 Internal Controls. TRWD's Chief Financial Officer is responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the District are protected from loss; theft; or misuse. The internal control structure shall be designed to provide reasonable assurance that these objectives are met. The concept of reasonable assurance recognizes that (1) the cost of a control should not exceed the benefits likely to be derived; and (2) the valuation of costs and benefits requires estimates and judgments by management.

The internal controls shall address the following points:

- Avoidance of collusion;
- Separation of transaction authority;
- Custodial safekeeping;
- Clear delegation of authority to subordinate staff members; and,
- Written confirmation for investments and wire transfers.

The Chief Financial Officer shall establish a process for annual independent review by an external auditor, consistent with Sections 11.2 and 11.3 of the Board Governance Policies, to assure compliance with policies and procedures.

103.4.4 Standard of Prudence. The standard of prudence to be applied by the Investment Officer(s) shall be the "prudent investor" rule. Investments shall be made with judgment and care, under circumstances then prevailing, which persons of prudence, discretion, and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived.

In determining whether an Investment Officer has exercised prudence with respect to an investment decision, the determination shall be made taking into consideration:

- The investment of all funds, or funds under TRWD's control, over which the Investment Officer had responsibility rather than a consideration as to the prudence of a single investment.
- Whether the investment decision was consistent with the written, approved investment policy of the District.

103.4.5 Indemnification. The Investment Officer(s), acting in accordance with written procedures and exercising due diligence, shall not be held personally responsible for a specific investment's credit risk or market price changes,

provided that these deviations are timely reported and the appropriate action is taken to control adverse developments.

103.4.6 Ethics and Conflicts of Interest. Investment Officers and employees involved in the investment process shall refrain from personal business activity that would conflict with the proper execution and management of the investment program, or that would impair their ability to make impartial decisions.

Investment Officers shall disclose any material interests in financial institutions with which they conduct business. They shall further disclose any personal financial/investment positions that could be related to the performance of the investment portfolio.

An Investment Officer who has a personal business relationship with an organization seeking to sell an investment to TRWD shall file a statement disclosing that personal business interest. An Investment Officer who is related within the second degree by affinity or consanguinity to an individual seeking to sell an investment to the District shall file a statement disclosing that relationship. A statement required under this subsection must be filed with the Texas Ethics Commission and TRWD.

An investment officer has a personal business relationship with a business organization if:

- The investment officer owns 10 percent or more of the voting stock or shares of the business organization or owns \$5,000 or more of the fair market value of the business organization'
- Funds received by the investment officer from the business organization exceed 10 percent of the investment officer's gross income for the previous year; or
- The investment officer has acquired from the business organization during the previous year investments with a book value of \$2,500 or more for the personal account of the investment officer.

103.5 Suitable and Authorized Investments.

103.5.1 Portfolio Management. TRWD currently has a "buy and hold" portfolio strategy. Maturity dates are matched with cash flow requirements and investments are purchased with the intent to be held until maturity. Investments may be liquidated prior to maturity, however, for the following reasons:

- An investment with declining credit may be liquidated early to minimize loss of principal.

- Cash flow needs of the District require that the investment be liquidated.

103.5.2 Investments. TRWD funds governed by this Investment Policy may be invested in the instruments described below, along with any other instruments authorized by the Public Funds Investment Act. Investment of District funds in any instrument or security not authorized for investment under the Act is prohibited. TRWD will not be required to liquidate an investment that becomes unauthorized subsequent to its purchase.

Authorized Investments: Authorized investments in which TRWD funds governed by this policy may be invested include:

- Obligations of the United States of America, its agencies, and instrumentalities.
- Certificates of Deposit issued by a bank organized under Texas law, the laws of another state, or federal law, that has its main office or a branch office in Texas, or by a savings and loan association or a savings bank organized under Texas law, the laws of another state, or federal law, that has its main office or a branch office in Texas and that is guaranteed or insured by the Federal Deposit Insurance or its successor or secured by obligations in a manner and amount provided by law for deposits of the District.
- Money Market Mutual funds that are (1) registered and regulated by the Securities and Exchange Commission; (2) have a dollar weighted average stated maturity of 90 days or less; (3) rated AAA by at least one nationally-recognized rating service, and (4) seek to maintain a net asset value of \$1.00 per share.
- Local government investment pools, which (1) meet the requirements of Texas Government Code § 2256.016; (2) are rated no lower than AAA or an equivalent rating by at least one nationally-recognized rating service; (3) seek to maintain a \$1.00 net asset value; and, (4) are authorized by resolution or ordinance adopted by the Board of Directors.
- Municipal bonds issued by a state or local municipality, which (1) meet the requirements of Section 2256.009 of the Public Funds Investment Act; and (2) are rated no lower than AAA or equivalent rating by at least one nationally-recognized rating service.

All prudent measures will be taken to liquidate an investment that is downgraded to less than the required minimum rating.

Investments Not Authorized. Investments including interest-only or principal-only strips of obligations with underlying mortgage-backed security collateral, collateralized mortgage obligations with an inverse floating interest rate or a maturity date of over ten years are strictly prohibited.

103.5.3 Maximum Maturities. The longer the maturity of investments, the greater their price volatility. It is, therefore, TRWD's policy to concentrate its investment portfolio in shorter-term securities to limit principal risk caused by changes in interest rates.

TRWD attempts to match its investments with anticipated cash flow requirements. Specific maturity limitations are discussed below with respect to each Fund's strategy.

103.5.4 Diversification. TRWD recognizes that investment risks can result from issuer defaults, market price changes, or various technical complications leading to temporary illiquidity. Risk is managed through portfolio diversification that shall be achieved by using the following general guidelines:

- Limiting investments to avoid over-concentration in investments from a specific issuer or business sector (excluding U.S. Treasury securities and certificates of deposit that are fully insured and collateralized in accordance with state and federal law);
- Limiting investment in investments that have higher credit risks, such as commercial paper;
- Investing in investments with varying maturities; and,
- Continuously investing a portion of the portfolio in readily available funds such as local government investment pools or money market funds to ensure that appropriate liquidity is maintained to meet ongoing obligations.

103.6 Selection of Banks and Dealers

103.6.1 Depository. At least every five years, the Finance and Audit Committee, along with TRWD staff, will review TRWD's Depository agreement. As part of this review, the Finance and Audit Committee will seek updated pricing and services offered to ensure alignment with TRWD's procedures and goals.

103.6.2 Authorized Brokers/Dealers. In consultation with the Finance and Audit Committee, TRWD shall, at least annually, review, revise and adopt a list of qualified brokers/dealers and financial institutions authorized to engage in

securities transactions with the District. Those firms that request to become qualified bidders for securities transactions will be required to provide a completed broker/dealer questionnaire that provides information regarding creditworthiness, experience, and reputation. Authorized firms may include primary dealers or regional dealers that qualify under Securities & Exchange Commission Rule 15C3-1, and qualified depositories. TRWD will provide a copy of this Investment Policy to all broker/dealers authorized to engage in securities transactions with the District. Investment pools must sign a certification acknowledging that the organization has received and reviewed TRWD's Investment Policy and that reasonable procedures and controls have been implemented to preclude investment transactions that are not authorized by this Investment Policy.

103.6.3 Competitive Bids. It is TRWD's policy to use competitive bidding for all individual security purchases and sales except for: (a) transactions with money market mutual funds and local government investment pools and (b) treasury and agency securities purchased at issue through an approved broker/dealer or financial institution.

103.6.4 Delivery vs. Payment. Securities shall be purchased using the delivery vs. payment method with the exception of investment pools and mutual funds. Funds will be released after notification that the purchased security has been received.

103.7 Safekeeping of Securities and Collateral

103.7.1 Safekeeping and Custodian Agreements. TRWD shall contract with a bank or banks for the safekeeping of securities either owned by the District as part of its investment portfolio or held as collateral to secure demand or time deposits. Securities owned by TRWD shall be held in the District's name as evidenced by safekeeping receipts of the institution holding the securities.

Collateral for deposits will be held by a third-party custodian designated by the District and pledged to the District as evidenced by safekeeping receipts of the institution with which the collateral is deposited. Original safekeeping receipts shall be retained. Collateral may be held by the depository bank's trust department, a Federal Reserve Bank or branch of a Federal Reserve Bank, a Federal Home Loan Bank, or a third-party bank approved by the District.

103.7.2 Collateral Policy. Consistent with the requirements of Chapter 2257 of the Texas Government Code, the Public Funds Collateral Act, it is TRWD's policy to require full collateralization of all District funds on deposit with a depository bank, other than investments. In order to anticipate market changes and provide a level of security for all funds, the collateralization level will be 102% of market value

of principal and accrued interest on the deposits or investments less an amount insured by the FDIC. At its discretion, TRWD may require a higher level of collateralization for certain investment securities. Securities pledged as collateral shall be held by an independent third party with whom TRWD has a current custodial agreement. The agreements are to specify the acceptable investment securities for collateral, including provisions relating to possession of the collateral, the substitution or release of investment securities, ownership of securities, and the method of valuation of securities. A clearly marked evidence of ownership must be supplied to the District and retained.

Collateral shall be reviewed annually by TRWD's external auditors to assure that the market value of the pledged securities is adequate.

103.7.3 Accepted Collateral. The District shall accept only the following types of collateral:

- Obligations of the United States or its agencies and instrumentalities;
- Direct obligations of the State of Texas or its agencies and instrumentalities;
- Obligations of states, agencies, counties, cities, and other political subdivisions of any state rated as to investment quality by a nationally-recognized rating firm not less than A or its equivalent with a remaining maturity of ten years or less;
- A surety bond issued by an insurance company rated as to investment quality by a nationally-recognized rating firm not less than A; and
- A letter of credit issued to the District by the Federal Home Loan Bank.

103.7.4 Subject to Audit. All collateral may be subject to inspection and audit by TRWD's external auditors.

103.8 Performance.

103.8.1 Performance Standards. TRWD's investment portfolio will be managed in accordance with the parameters specified within this Investment Policy. The portfolio shall be designed with the objective of obtaining a rate of return through operating cycles, commensurate with the investment risk constraints and the cash flow requirements of the District.

103.8.2 Performance Benchmark. It is TRWD policy to purchase investments with maturity dates coinciding with cash flow needs. Through this

strategy, TRWD shall seek to optimize interest earnings utilizing allowable investments available on the market at that time. Market value will be calculated on a quarterly basis on all securities owned and compared to current book value.

103.9 Reporting.

103.9.1 Reporting Methods. The Investment Officer(s) shall prepare an investment report on a quarterly basis that summarizes investment strategies employed in the most recent quarter and describes the portfolio in terms of investment securities and maturities and shall explain the total investment return for the quarter.

The quarterly investment report shall include a summary statement of investment activity prepared in compliance with generally-accepted accounting principles. This summary will be prepared in a manner that will allow TRWD to ascertain whether investment activities during the reporting period have conformed to the Investment Policy. The quarterly investment report will be provided to the Board of Directors. The report will include the following:

- A listing of individual securities held at the end of the reporting period.
- Unrealized gains or losses resulting from appreciation or depreciation by listing the beginning and ending book and market value of securities for the period.
- Additions and changes to the market value during the period.
- Listing of investments by maturity date.
- Fully-accrued interest for the reporting period.
- The percentage of the total portfolio that each type of investment represents.
- A statement of compliance of the District's investment portfolio with state law and this Investment Policy.

TRWD's external auditor will perform a formal annual review of the quarterly reports with the results reported to the Board of Directors as part of the yearly audit.

103.9.2. Monitoring Market Value. The market value of all securities in the portfolio will be determined on a quarterly basis. These values will be obtained from a reputable and independent source and disclosed quarterly in a written report provided to the Board of Directors.

The Investment Officer(s) shall monitor the credit ratings on securities that require minimum ratings. This may be accomplished through website research, or with the assistance of investment advisors, broker dealers, banks, or safekeeping agents. If any security falls below the minimum rating required by this Investment Policy, the Investment Officer(s) shall notify the General Manager of the loss of rating, conditions affecting the rating and possible loss of principal with liquidation options available.

103.10 Fund Strategies

103.10.1 Objectives. Investments in all funds discussed below shall be made with the primary objectives of: (1) safety and preservation of principal; (2) liquidity; (3) diversification; and (4) optimization of interest earnings, as follows:

Safety and Preservation of Principal. TRWD maximizes safety and preservation of principal by limiting investments to the safest types of investments and researching the financial institutions and broker/dealers with which the District conducts business.

Liquidity. Liquidity needs are discussed below within each fund type.

Diversification. Within each of TRWD's funds, diversification is achieved by staggering both maturities and purchase dates to minimize the impact of market movements over time.

Optimization of Interest Earnings. Each fund's investment portfolio shall be designed to obtain a market rate of return sufficient to meet operating needs.

An explanation of each fund's specific purpose and primary strategy is listed below.

103.10.2 General Fund. The General Fund accounts for flood control, recreation, economic development, and general operations of the District. Funds available in the General Fund are used to pay the ongoing operational expenditures each fiscal year.

The primary strategy is to match the operational expenditures of the General Fund with tax revenues, investment interest, maturing investments, and other income sources, and invest any surplus fund balance to match future expenditure cash flow needs.

Maximum Maturity – 3 Years

103.10.3 Governmental Contingency Fund. This fund holds non-tax revenue for the Governmental Funds and can be used for Board-approved projects including but not limited to recreation and economic development.

All interest earnings from the Governmental Contingency Fund are reinvested in the Governmental Contingency Fund.

The primary strategy of the Governmental Contingency Fund is to purchase investments utilizing current coupon obligations to meet liquidity needs.

Maximum Maturity – 3 Years

103.10.4 Capital Projects Fund. This fund accounts for unexpended construction proceeds for Governmental Capital projects. Interest earnings from this fund are transferred to the Debt Service Fund to help pay the debt service on the governmental bonds; if no bonds are outstanding interest earnings will remain in the Capital Projects fund.

The primary strategy of this fund is to match maturing investments with anticipated project cash flow needs. Shorter-term obligations and Investment Pools are used to match any immediate liquidity needs that arise due to the estimation of the construction process and its related cash flows.

Maximum Maturity – 3 Years

103.10.5 Governmental Debt Service Fund. The Governmental Debt Service Fund accounts for the monies used to pay the debt service on outstanding governmental bonds. Interest earnings from the Capital Projects Funds are transferred to the Interest and Redemption Fund for debt service.

The primary strategy of this fund is to use investments with maturity dates on or before the debt service payment dates.

Maximum Maturity – 6 Months

103.10.6 Revenue Funds. The Revenue Funds account for the operation of TRWD's water supply and water sales functions. Income from water sales, interest earnings, and other income sources are used to pay the ongoing operational expenses each fiscal year. In addition, monies required to supplement the District's and Dallas's revenue bonds debt service are transferred to the District's and Dallas's Interest and Redemption Funds semi-annually (respectively).

The primary strategy is to keep all investments short-term in nature, allowing maturities to match the semi-annual outflows to the Interest and Redemption Fund and any operational expenses as they arise.

Maximum Maturity – 9 Months

103.10.7 Enterprise Construction Funds –Bond Issue Funds. These funds account for unexpended construction proceeds for the various Construction Funds projects. Interest earnings from these funds are transferred to the Interest and Redemption Fund (TRWD and Dallas respectively) to help pay the semi-annual debt service on the revenue bonds.

The primary strategy of these funds is to match maturing investments with anticipated construction cash flow needs. Shorter-term obligations and Investment Pools are used to match any immediate liquidity needs that arise due to the estimation of the construction process and its related cash flows.

Maximum Maturity – 3 Years

103.10.8 Interest and Redemption Funds. These funds account for the monies used to pay the semi-annual debt service on outstanding revenue bonds. Interest earnings from the Enterprise Construction Funds and the Reserve Funds are transferred to the Interest and Redemption Funds (for TRWD and Dallas respectively) prior to the semi-annual debt service dates. Any remaining funds needed are transferred from the respective Revenue Funds.

The primary strategy of these funds is to use investments with maturity dates on or before the semi-annual debt service payment date.

Maximum Maturity – 6 Months

103.10.9 Reserve Funds. These funds represent bond reserve funds associated with outstanding revenue bonded debt. The TRWD Reserve Fund is required to maintain a minimum market value equal to the maximum outstanding debt service payment in any given year. The Dallas Reserve Fund is required to maintain a minimum market value equal to the average annual outstanding debt service payment.. Interest earnings from these funds are transferred to the Interest and Redemption Fund (for TRWD and Dallas respectively) to help pay the semi-annual debt service on the revenue and contract revenue bonds.

The primary strategy of the Reserve Funds is maintaining adequate market value to meet the reserve requirement.

Maximum Maturity – Not to exceed the District's last maturing revenue bond

103.10.10 Enterprise Contingency Fund. This fund is established by bond covenant and is to be used primarily for unexpected or extraordinary expenses of the water supply system for which other funds are not otherwise available. This fund can also be used to pay debt service when funds in the Interest and Redemption

Fund are insufficient for that purpose. The Enterprise Contingency Fund contains moneys received as buy-in premiums from additional water customers who purchased the right to buy water at the system rate. These buy-in premiums are kept in the Enterprise Contingency Fund at the request of the District's customer advisory board. All interest earnings from the Enterprise Contingency Fund are reinvested in the Enterprise Contingency Fund.

The primary strategy of the fund is to purchase investments, utilizing current coupon obligations to meet liquidity needs.

Maximum Maturity – 3 Years

103.11 Investment Policy Adoption and Amendment. TRWD's Board of Directors shall adopt this Investment Policy by a resolution of the Board of Directors. It is TRWD's intent to comply with state laws and regulations. Accordingly, this Investment Policy shall be subject to revisions consistent with changing laws, regulations, and needs of the District. The Board of Directors shall adopt a resolution stating that it has reviewed the policy and investment strategies annually, approving any changes or modifications.

TARRANT REGIONAL WATER DISTRICT

AGENDA ITEM 11

DATE: December 17, 2024

SUBJECT: Consider Approval of Resolution Regarding the Tarrant Regional Water District's Designated Investment Officers

FUNDING: N/A

RECOMMENDATION:

Management recommends approval of Sandy Newby, Chief Financial Officer, Jennifer Mitchell, Finance Director, Kathleen Ray, Director of Purchasing, and Lupita Ornelas, Treasury Manager as investment officers.

DISCUSSION:

Management recommends adding Kathleen Ray, Director of Purchasing, and Lupita Ornelas, Treasury Manager, as investment officers. Kathleen Ray was hired by the District in February 2011 is currently the Director of Purchasing. Ms. Ray has 13+ years of experience and has worked in accounting, treasury, budgets, and purchasing. Lupita Ornelas was hired to be the District's Treasury Manager in July 2024. Ms. Ornelas's extensive experience in financial auditing and management, particularly as an Audit Manager in public accounting, demonstrates her capability to handle complex financial scenarios with precision and integrity. Ms. Ray and Ms. Ornelas are certified public accountants and will be significant assets to the District as investment officers, providing new financial perspectives.

This item was reviewed by the Finance Committee on December 9, 2024.

Submitted By:

Sandy Newby
Chief Financial Officer

**RESOLUTION
OF
THE BOARD OF DIRECTORS OF
TARRANT REGIONAL WATER DISTRICT
FORMALLY ESTABLISHING INVESTMENT OFFICERS AND DESIGNATING SANDY
NEWBY, JENNIFER MITCHELL, KATHLEEN RAY, AND LUPITA ORNELAS TO
SERVE AS SAME**

WHEREAS, TARRANT REGIONAL WATER DISTRICT (“the District”) is a political subdivision of the State of Texas, created under authority of Article XVI, § 59 of the Texas Constitution; and

WHEREAS, the District as a political subdivision of the State of Texas has legal authority to invest local funds (which are public funds in the custody of the District that are not required by law to be deposited in the State treasury and that the District has legal authority to invest); and

WHEREAS, TEX. GOV'T CODE ANN. § 2256, Subchapter A, requires the District, as a political subdivision, to adopt rules governing the investment of the local funds of the District and to specify the scope of authority of officers and employees of the District to be the District’s Investment Officers.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF TARRANT REGIONAL WATER DISTRICT that effective December 17, 2024 Sandy Newby, Jennifer Mitchell, Kathleen Ray, and Lupita Ornelas are hereby designated as the Investment Officers for the District in compliance with the requirements of Texas Government Code Ann. Sec. 2256 Subchapter A, relating to the investment of public funds, and they are hereby authorized to deposit, withdraw, invest, transfer and manage in any other manner such funds. All investments shall be in securities and funds permitted by law and authorized by the District’s written Investment Policy.

Passed and approved this 17th day of December, 2024.

Leah M. King, President

ATTEST:

James Hill, Vice President

TARRANT REGIONAL WATER DISTRICT

AGENDA ITEM 13

DATE: December 17, 2024

SUBJECT: Executive Session

FUNDING: N/A

RECOMMENDATION:

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

Section 551.072 of the Texas Government Code, to Deliberate the Purchase, Exchange, Lease or Value of Real Property on Panther Island; and

Section 551.074 of the Texas Government Code, Regarding Personnel Matters Related to the Annual General Manager Performance Appraisal

DISCUSSION:

- Pending litigation
- Real property issues
- General Manager Performance Appraisal

Submitted By:

Stephen Tatum
General Counsel

TARRANT REGIONAL WATER DISTRICT

AGENDA ITEM 14

DATE: December 17, 2024

SUBJECT: Consider Approval of Contract with U3 Advisors for Real Estate Advisory and Disposition Services

FUNDING: Fiscal Year 2025 Governmental Contingency Budget - \$100,000

RECOMMENDATION:

Management recommends approval of a contract **in the amount of \$1,001,200** with U3 Advisors to augment and support District staff for the next 19 months in the evaluation, planning, and disposition of property for the Panther Island project.

DISCUSSION:

Through competitive procurement process District staff has selected U3 Advisors (U3) and their subcontractor TXP as the best option to effectively provide the services required to ultimately dispose of the land on Panther Island.

U3 and TXP will represent the District in Panther Island policymaking initiatives like canal connection fees, Fort Worth's form-based code update, and Fort Worth's Good Natured greenspace initiative, among others. They will advise on the economic and long-term financial impacts of potential developments and how policies for the Public Improvement District (PID), Tax Increment Financing district (TIF), canal connection fees, and construction costs may be impacted. They will provide market analysis and input to advise District staff and the Board on the highest and best proposed use of District land. They will represent the District in negotiating the sale of land with private developers that best meet the criteria the Board chooses to set to realize the vision for Panther Island. Beyond these critical needs for expertise to augment staff, U3 also has an extensive range of knowledge and services that can be drawn on as required to address unforeseen challenges that may arise in a project of this level of complication.

This item was reviewed by the Real Estate Committee on December 12, 2024.

Submitted By:

Mick Maguire
Chief Administrative Officer

Next Scheduled Board Meeting

January 21, 2025 at 9:00 AM