



**BOARD OF DIRECTORS
WORK SESSION AND REGULAR MEETING**

**TROPHY CLUB MUNICIPAL UTILITY DISTRICT NO. 1
100 MUNICIPAL DRIVE
TROPHY CLUB, TEXAS 76262**

Wednesday, June 17, 2026

6:00 P.M.

Svore Municipal Boardroom

WORK SESSION AND REGULAR MEETING

CALL WORK SESSION TO ORDER AND ANNOUNCE A QUORUM

1. Discussion and review of FY 2027 draft budget.

ADJOURN WORK SESSION

CALL REGULAR MEETING TO ORDER AND ANNOUNCE A QUORUM (immediately following Work Session or 6:30 p.m., whichever is later)

CITIZEN COMMENTS

This is an opportunity for citizens to address the Board on any matter whether or not it is posted on the agenda. The Board is not permitted to take action on or discuss any comments made to the Board at this time concerning an item not listed on the agenda. The Board will hear comments on specific agenda items prior to the Board addressing those items. You may speak up to four (4) minutes or the time limit determined by the President or presiding officer. To speak during this item, you must complete the Speaker's form that includes the topic(s) of your statement. Citizen Comments should be limited to matters over which the Board has authority.

REPORTS & UPDATES

1. Monthly Staff Reports
 - a. Monthly Capital Improvement Projects
 - b. Monthly Operations Reports
 - c. 2025 Annual Water Quality Report
 - d. Monthly Finance Reports
 - e. Government Finance Officers Association ("GFOA") Distinguished Budget Presentation Award

[attachments: Monthly Staff Reports](#)

CONSENT AGENDA

All matters listed as Consent Agenda are considered to be routine by the Board of Directors and will be enacted by one motion. There will not be a separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.

2. Consider and act to approve the Consent Agenda.
 - a. May 13, 2026, Regular Meeting Minutes

[attachments: May 13, 2026, Regular Meeting Minutes](#)

REGULAR SESSION

3. Consider and act to elect officers of the Board of Directors.
4. Consider and take appropriate action regarding Annexation Matters:
 - a. Consider request to add to the District approximately 3.182 acres of land situated in the Thomas J. Allen Survey, Abstract Number 7, and the JS Kenley Survey, Abstract Number 1641, Trophy Club, County of Denton, Texas, submitted by Foxwood LLC, a Texas Limited Liability Corporation.
 - b. Consider and act to adopt Order No. 2026-0617 approving the addition of approximately 3.182 acres of land situated in the Thomas J. Allen Survey, Abstract Number 7, and the JS Kenley Survey, Abstract Number 1641, Trophy Club, County of Denton, Texas, submitted by Foxwood LLC, a Texas Limited Liability Corporation.
 - c. Consider and act to approve Amendment of District Information Form including updated District boundary description and map that incorporates the added property.

[attachments: Foxwood LLC. Petition](#)

[Order No. 2026-0617](#)

[Amendment of District Information Form](#)

5. Consider and act to approve Non-standard Water and Wastewater Agreement with Foxwood LLC, for the development known as The Trails.

[attachment: Foxwood LLC, Non-standard Water & Wastewater Agreement](#)

6. Consider and act to award bid for replacement of stairs for the influent and digester structures at the wastewater treatment plant.

[attachment: Staff Report – Wastewater Plant Stair Replacement](#)

7. Consider and act regarding approval of Contract No. 2026061701 with Insituform Technologies, LLC, for wastewater collection system repairs.

[attachment: Staff Report and Contract](#)

8. Consider and act to award bid and approve Contract No. 2026061702 with Dickerson Construction Company, Inc., for FY 2026 Wastewater Line Rehabilitation Project.

[attachment: Staff Report – FY 2026 Wastewater Line Rehabilitation Project](#)

9. Consider and act to approve water tank cleaning by U.S. Underwater, LLC.

[attachment: Staff Report – Tank cleaning](#)

10. Consider and act to approve panel upgrades for lift stations 3, 6, and 10.

[attachment: Staff Report – Lift Station Panel Upgrades](#)

11. Consider and act to approve the Interlocal Cooperation Agreement between Region 8 Education Service Center and Trophy Club Municipal Utility District No. 1 allowing District participation in The Interlocal Purchasing System (TIPS) purchasing cooperative.

[attachment: Staff Report – Region VIII Interlocal Agreement](#)

12. Discussion and possible action regarding west elevated storage tank located at 2901 Bobcat Blvd.

13. Discussion and possible action regarding Commercial Lease Agreement with the Town of Trophy Club for District real property located at 1501 Junction Way.

[attachment: Town Request](#)

14. Discussion and possible action regarding District Annex Building.

EXECUTIVE SESSION

15. Pursuant to Section 551.071 of the Texas Open Meetings Act, the Board may consult with its attorney in Executive Session on a matter in which the duty of the attorney to the Governmental Body under the Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Open Meetings Act or to seek advice of counsel on legal matters involving pending or contemplated litigation or settlement offers: Determination of District and Water System Assets

16. Pursuant to Section 551.072 of the Texas Open Meetings Act, the Board may deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person: District and Water System Assets

REGULAR SESSION

17. Consider and act regarding items discussed in Executive Session.

FUTURE AGENDA ITEMS

Board Members may provide requests for discussion items for a future agenda in accordance with the board's approved bylaws. No further discussion will be held related to topics proposed until they are posted on a future agenda in accordance with the Texas Open Meetings Act

18. Items for future agendas.

19. Set next meeting date: July 15, 2026

[attachments: July Meeting Calendar](#)

THE BOARD OF DIRECTORS RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME DURING THE COURSE OF THIS MEETING TO DISCUSS ANY MATTERS LISTED ON THE AGENDA, AS AUTHORIZED BY TEXAS GOVERNMENT CODE SECTION 551.071 (CONSULTATION WITH ATTORNEY), 551.072 (DELIBERATIONS ABOUT REAL PROPERTY), 551.073 (DELIBERATIONS ABOUT GIFTS AND DONATIONS), 551.074 (PERSONNEL MATTERS), 551.076 (DELIBERATIONS ABOUT SECURITY DEVICES), AND/OR 418.183 (HOMELAND SECURITY).

ADJOURN

Capital Improvement Projects

June 2026



BUILD



FY26 Water Line Replacement

Oakmont Dr | Creekmere Dr/Ct | Edgemere Dr/Ct



● IN PROGRESS ● NEAR COMPLETION ● COMPLETED

- A temporary water line is in use on Oakmont Dr.
- Crews are using open trench installation to replace the water lines.
- They are steadily working their way around the loop.
- Driveway crossings and sidewalks will be bored underneath.
- Monthly updates will be posted at www.tcmud.org/water_projects

PLAN

DESIGN

5 of 187

BUILD

COMPLETE



DESIGN



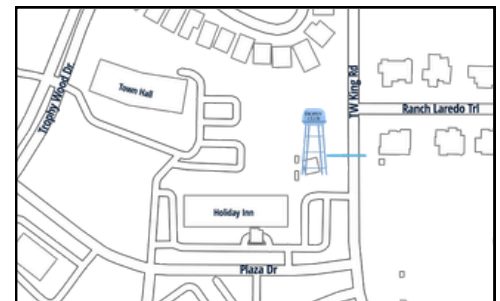
Wastewater Line Rehabilitation Project

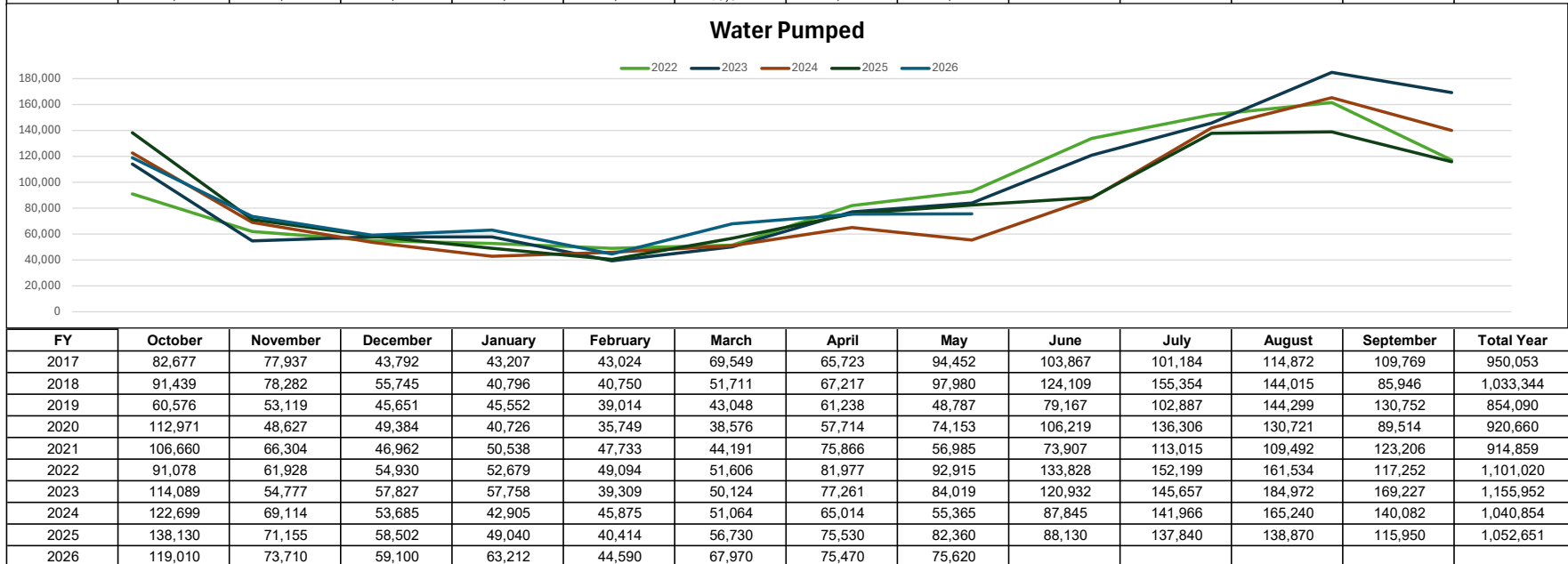
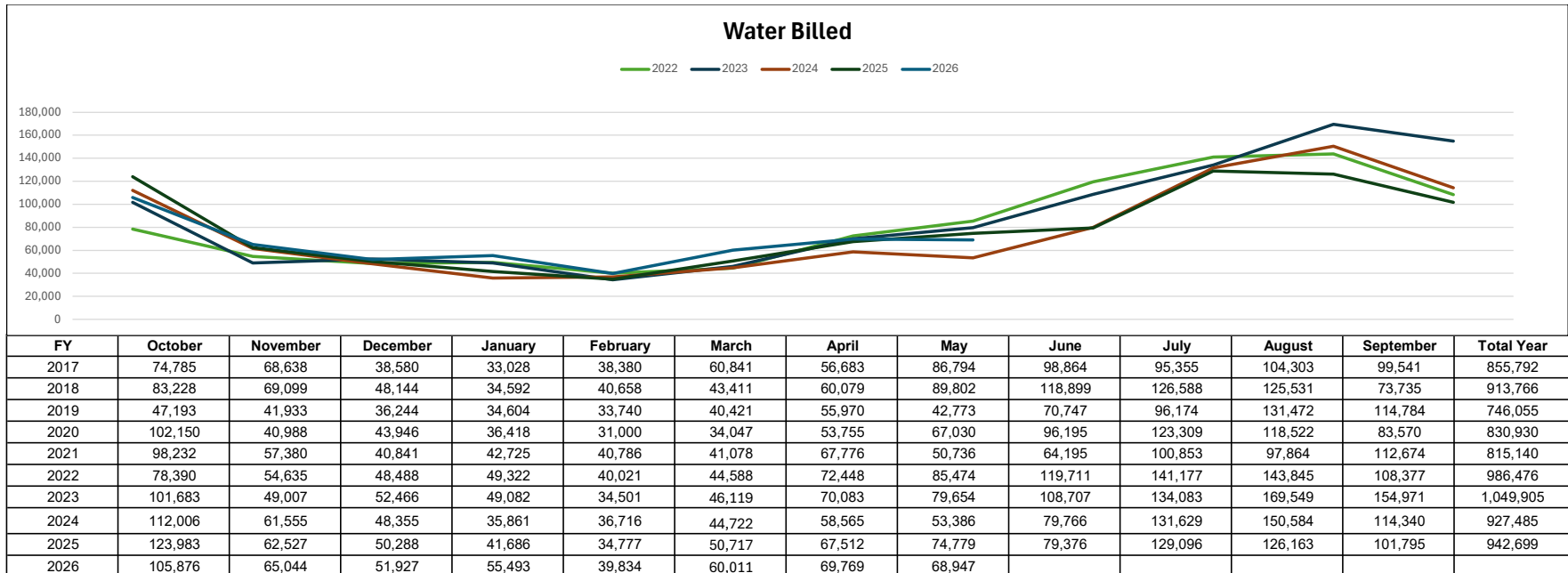
- The project bids have been received for:
 - Rehabilitation of 900 L.F. of wastewater line
 - Rehabilitation of seven manholes
 - Abandon 350 L.F. of WW line and manholes
- Repairs identified in the FY25 WW System Analysis
- The bid is on the June agenda for Board review

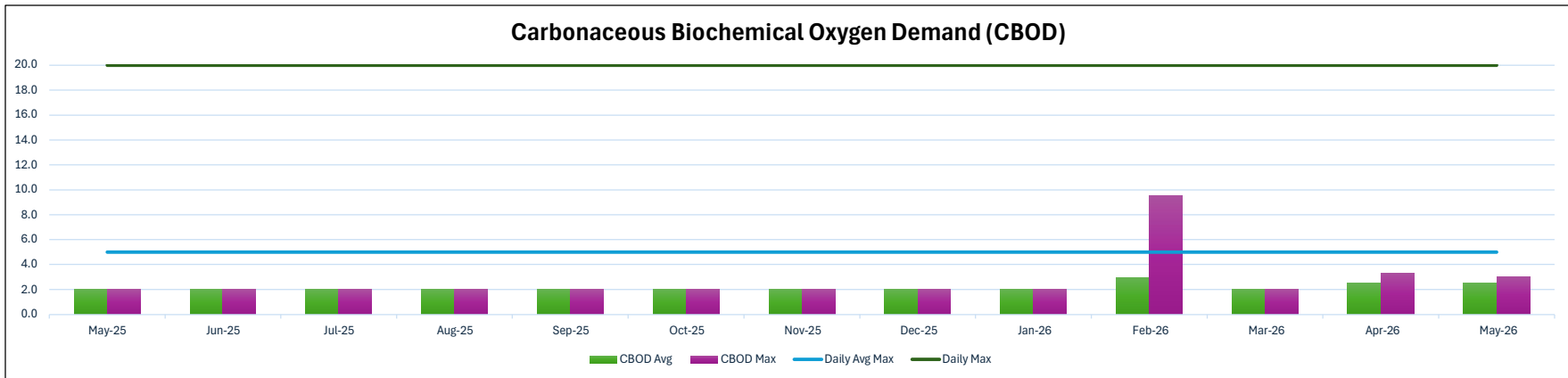
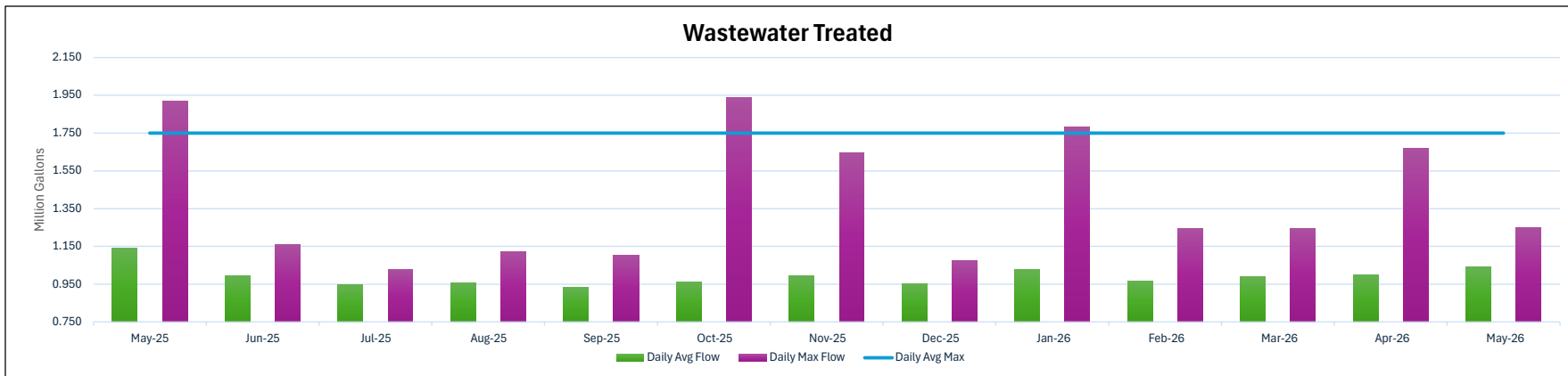
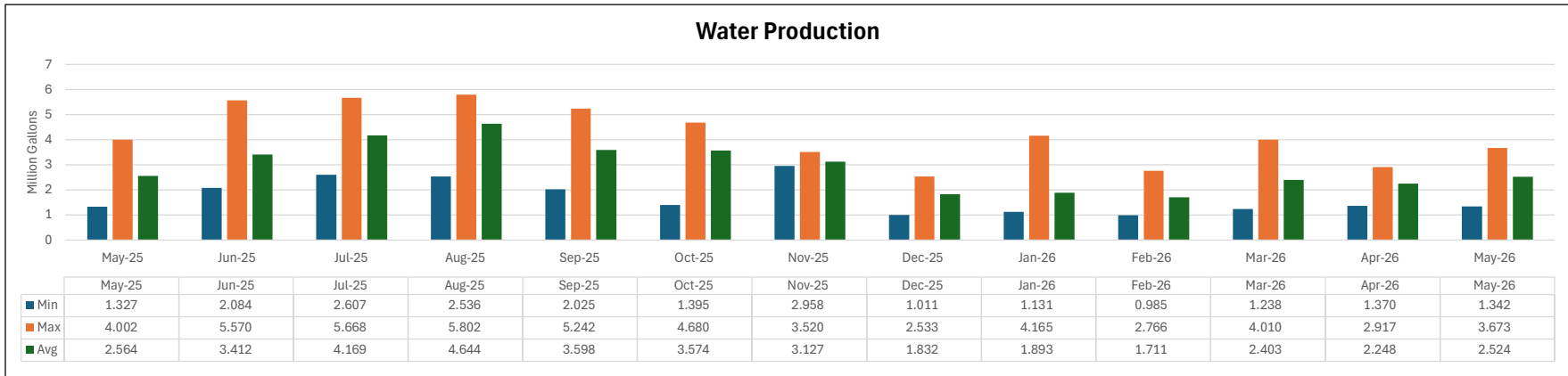


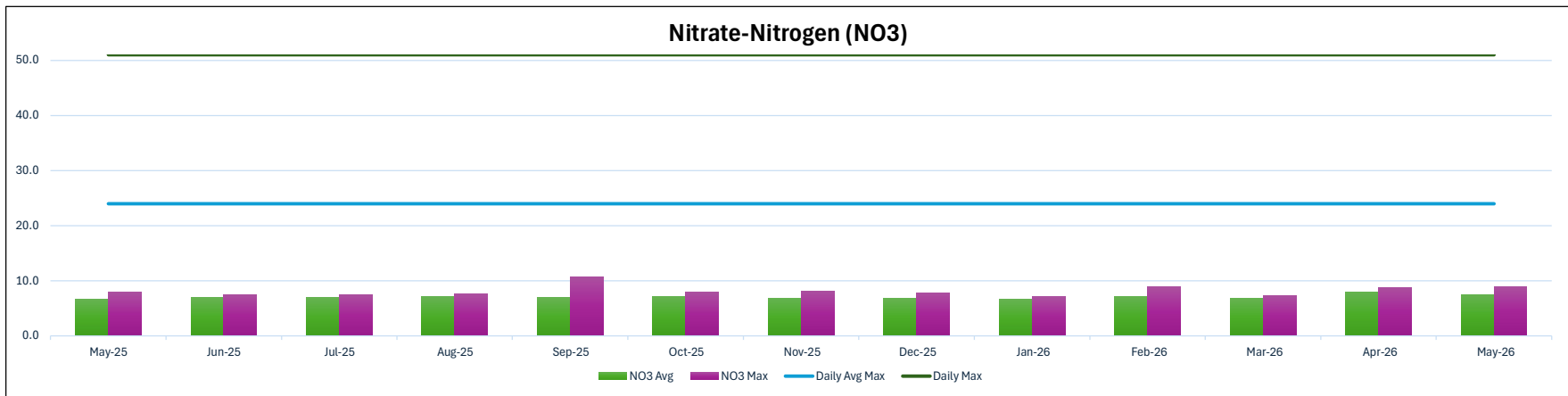
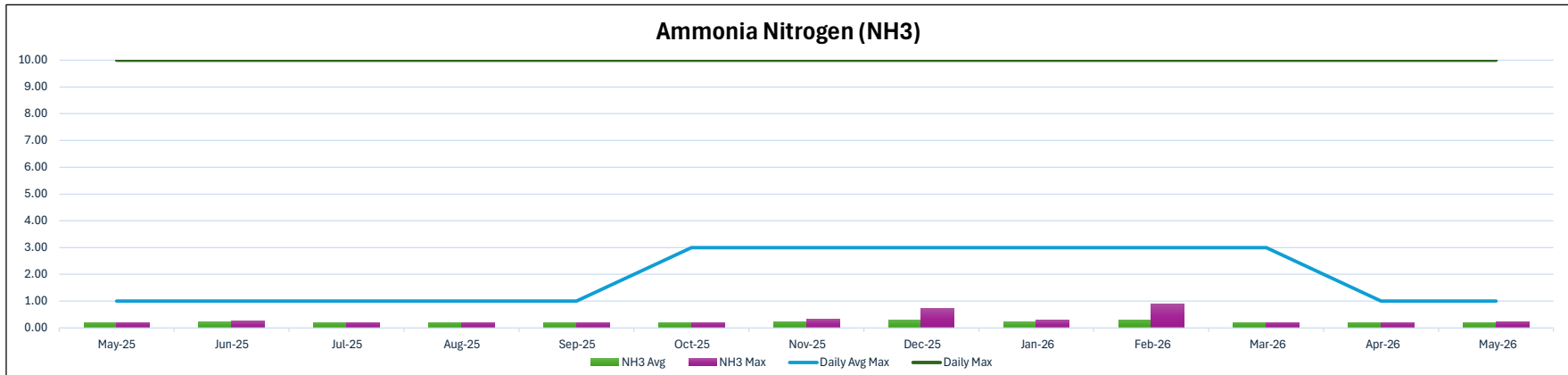
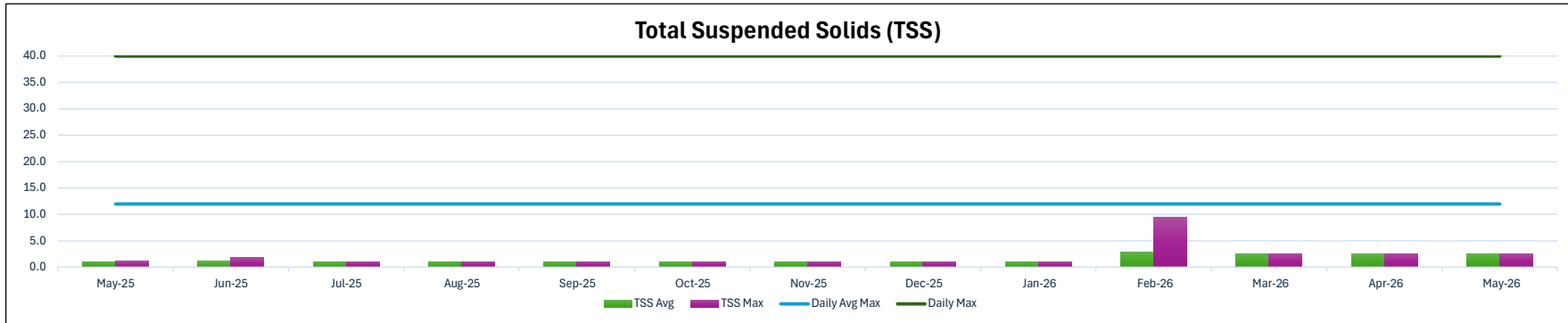
Emergency Connection

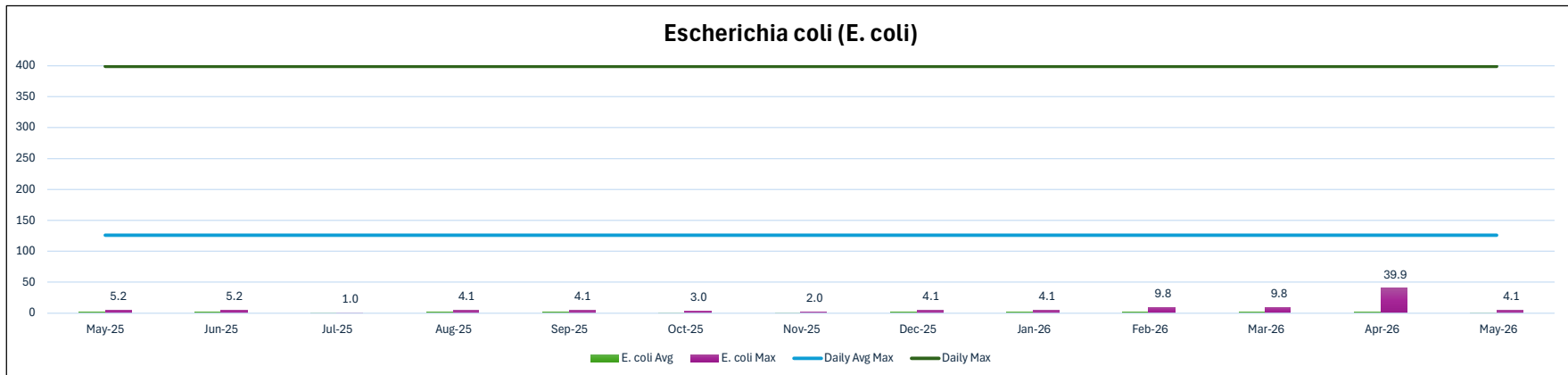
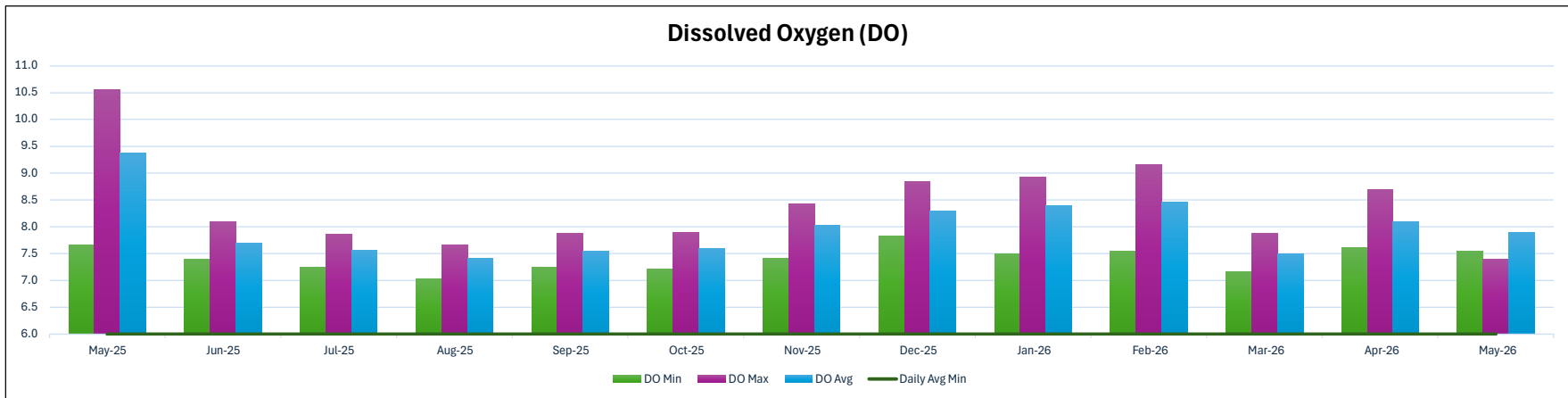
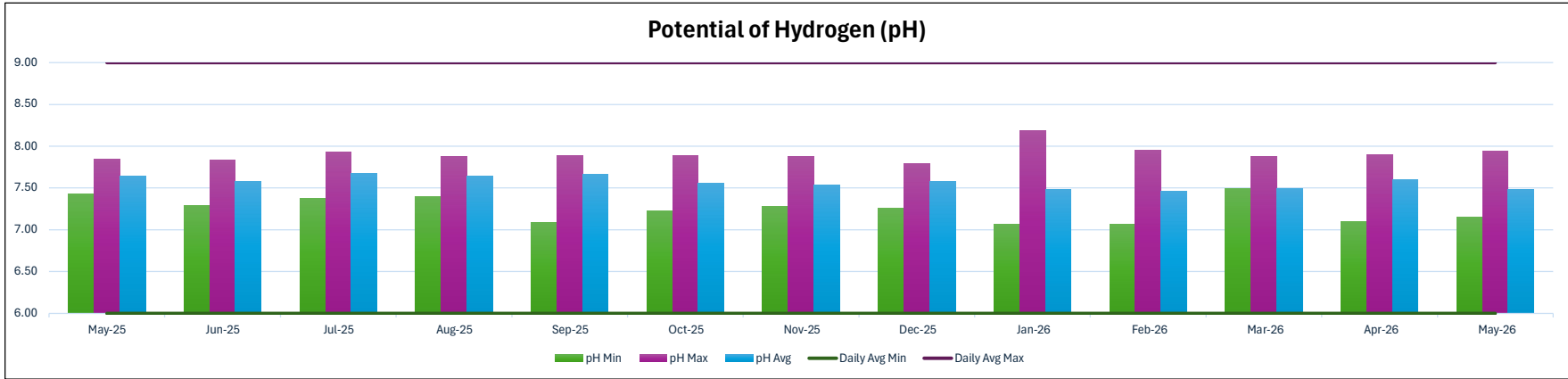
- Engineering of an emergency connection between the District and Southlake water system is in progress
- The District has received verbal approval to proceed
- Pending proper approvals, the draft Interlocal Agreement is forthcoming











ANNUAL DRINKING WATER QUALITY REPORT

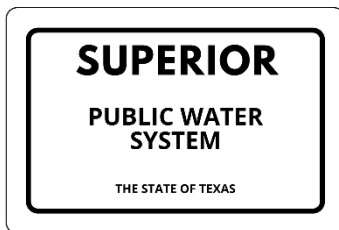
2025



Our Mission is to provide safe, reliable, economical, and environmentally sustainable water, wastewater and recycled water services by employing fiscal integrity, efficient business practices and positive customer relations.



Our Drinking Water Meets or Exceeds All Federal Drinking Water Requirements



We are pleased to provide this report about our drinking water for the time period Jan. 1 – Dec. 31, 2025. This report is a summary of the quality of the water we provide our customers. The analysis was made by using the data from the most recent U.S. Environmental Protection Agency (EPA) required tests and is presented in the following pages. We hope this information helps you become more informed about what is in your drinking water. The report is available at www.tcmud.org. If you have questions or need additional copies, please call us at (682) 831-4600.

Public Participation Opportunities

We encourage public interest and participation in our community's decisions affecting drinking water. This report is intended to provide you with important information about your drinking water and the efforts made by the water system to provide safe drinking water. Board meetings take place on the third Wednesday of the month at 6:30 p.m. in the Trophy Club Municipal Utility District No. 1 building, 100 Municipal Dr. in Trophy Club. The public is welcome to attend.

Delivering high-quality water to our customers is our top priority. Our water quality experts perform over 3,000 tests per year to ensure your water is safe.

Este informe incluye información importante sobre el agua potable. Si tiene preguntas o comentarios sobre éste informe en español, favor de llamar al tel. (682) 831-4600 para hablar con una persona bilingüe en español.

WATER SOURCES

WHERE DO WE GET OUR WATER?



Our drinking water is obtained from both surface and groundwater sources.

Surface water is purchased from the City of Fort Worth and its sources are listed below.

Surface Water (purchased from Fort Worth)

- Lake Worth
- Eagle Mountain Lake
- Lake Bridgeport
- Richland Chambers Reservoir
- Cedar Creek Reservoir
- Clear Fork Trinity River (from Lake Benbrook)



Groundwater sources are from four wells.



Groundwater obtained from ground wells

- Paluxy Aquifer (three wells)
- Trinity Aquifer (one well)

The Texas Commission on Environmental Quality (TCEQ) completed an assessment of your drinking water sources and results indicate that some of your sources are susceptible to certain contaminants. The sampling requirements for your water system are based on this susceptibility and previous sample data. Any detection of these contaminants may be found in this report.

For more information about your sources of water please refer to the Source Water Assessment Viewer available at <http://www.tceq.texas.gov/gis/swaview>.

Further details about sources and source-water assessments are available on Texas Drinking Water Viewer at <https://dvw.tceq.texas.gov/>.

The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals, and in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activity.

Contaminants that may be present in source water before treatment include:

- Microbial contaminants - such as viruses and bacteria, which may come from wastewater treatment plants, septic systems, and agricultural livestock operations and wildlife.
- Inorganic contaminants - such as salts and metals, which can be naturally occurring or result from urban storm water runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming.
- Pesticides and herbicides - which may come from a variety of sources such as agriculture and urban storm water runoff, and residential uses.
- Organic chemical contaminants - including synthetic and volatile organic chemicals, which are byproducts of industrial processes and petroleum production, and may also come from gas stations, urban stormwater runoff, and septic systems.
- Radioactive contaminants - which can be naturally occurring or be the result of oil and gas production and mining activities.

All Drinking Water may Contain Contaminants

When drinking water meets federal standards there may not be any health-based benefits to purchasing bottled water or point-of-use devices. Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of contaminants. The presence of contaminants does not necessarily indicate that water poses a health risk. To ensure tap water is safe to drink, the EPA and TCEQ prescribe regulations which limit the number of certain contaminants in water provided by public water systems. FDA regulations establish limits for contaminants in bottled water, which must provide the same protection for public health. More information about contaminants and potential health effects can be obtained by calling EPA's Safe Drinking Water Hotline at (800) 426-4791.

About the Following Pages

The pages that follow list all the federally regulated or monitored contaminants which have been found in your drinking water. The EPA requires water systems to test up to 97 constituents. Please note that not all constituents are required to be sampled every year. Only the most recent year for sampling of a constituent is included in the report.

Vulnerable Populations

Some people may be more vulnerable than the general population to certain microbial contaminants, such as Cryptosporidium, in drinking water. Infants, some elderly, or immunocompromised persons such as those undergoing chemotherapy for cancer; had organ transplants; undergoing treatment with steroids; and people with HIV/AIDS or other immune system disorders can be particularly at risk from infections. These people should seek advice about drinking water from their healthcare providers.

For more information about contaminants and potential health risks, call the Safe Drinking Water Hotline at (800) 426-4791.

Lead and Copper Rule Revisions

The Lead and Copper Rule was developed by the EPA to minimize lead and copper levels in drinking water. Lead and Copper samples from homes are tested every three years. The next monitoring will be in 2028. In addition, District staff conducted an inventory of all service lines in 2023 and concluded there aren't any lead or galvanized iron lines in the service area. In accordance with EPA regulations, the District developed an inventory of lead service lines. You can access the District's inventory of service lines by visiting: www.tcmud.org/lead_copper_results.

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. The District provides high quality drinking water but can't control the materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking.

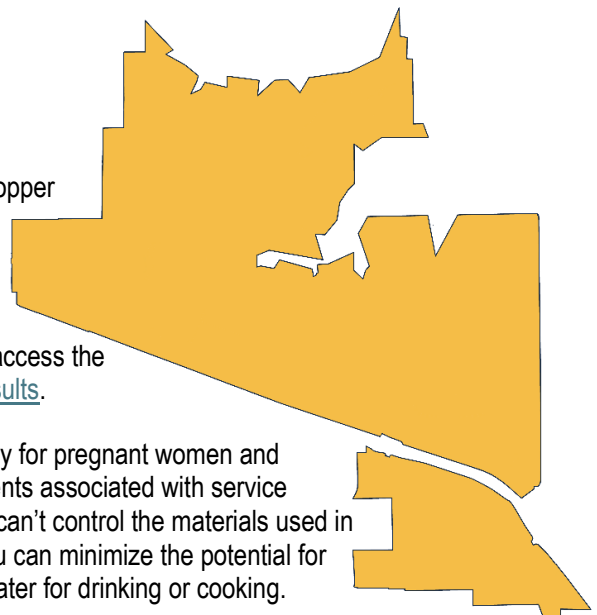
If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline or online at www.epa.gov/safewater/lead.

Water Quality Data

The table in this report lists all the drinking water contaminants we detected during tests conducted from the previous calendar year, unless otherwise noted. The state requires us to monitor certain contaminants less than once per year because the concentrations of these contaminants are not expected to vary significantly from year to year. Therefore, some of the data, though representative of the water quality, is more than one year old.

Secondary Constituents

Many constituents (such as calcium, sodium, or iron) which are often found in drinking water, can cause taste, color, and odor problems. The taste and odor constituents are called secondary constituents and are regulated by TCEQ, not the EPA. These constituents are not cause for health concern, but they may affect the appearance and taste of your water.



LEAD AND COPPER

SUBSTANCE	YEAR SAMPLED	MCLG	ACTION LEVEL	90 th PERCENTILE	# OF SITES OVER ACTION LEVEL	VIOLATION	MAJOR SOURCES
Copper	2025	1.3 ppm	1.3 ppm	0.115	0	N	Erosion of natural deposits; Leaching of wood preservatives; Corrosion of household plumbing.
Lead	2025	0 ppb	15 ppb	0	0	N	Erosion of natural deposits; Corrosion of household plumbing.

Action Level: The concentration of a contaminant which, if exceeded, triggers treatment or other requirements which a water system must follow.

The Safe Water Drinking Act and Unregulated Contaminants

Every five years, the Safe Drinking Water Act authorizes the EPA to issue a priority list of unregulated contaminants to be monitored by certain public water systems. Unregulated contaminants do not yet have a drinking water standard set by the EPA.

The fifth Unregulated Contaminant Monitoring Rule (UCMR 5) requires samples to be collected for lithium until 2026. The data collected from monitoring these samples will help the EPA determine whether a standard should be established for new contaminants in the nation’s drinking water. The detected contaminants are reported below and the results shown are either in parts per billion (ppb) or parts per trillion (ppt). One part per trillion is equivalent to one drop of food coloring in 20 Olympic-sized swimming pools.



UCMR5

COMPOUND	MEASURE	AVERAGE	RANGE OF DETECTS
Lithium	ppb	11.6	11.0 to 12.1

Sampling collected in July and October 2025

ABBREVIATIONS

- MFL:** million fibers per liter (a measure of asbestos)
- mrem:** millirems per year
- N/A:** not applicable
- ND:** (not-detectable) lab analysis indicates not present.
- NTU:** nephelometric turbidity units
- ppm:** parts per million, or milligrams per liter
- ppb:** parts per billion, or micrograms per liter
- ppt:** parts per trillion, or nanograms per liter
- ppq:** parts per quadrillion, or picograms per liter
- pCi/L:** picocuries per liter (a measure of radioactivity)
- µg/L:** micrograms per liter (same as parts per billion)

DEFINITIONS

Average (AVG): Regulatory compliance with some MCLs based on running annual average of monthly samples.

Level 1 Assessment: A Level 1 assessment is a study of the water system to identify potential problems and determine (if possible) why total coliform bacteria have been found in our water system.

Level 2 Assessment: A Level 2 assessment is a very detailed study of the water system to identify potential problems and determine (if possible) why an E. coli MCL violation has occurred and/or why total coliform bacteria have been found in our water system on multiple occasions.

Treatment Technique (TT): A required process intended to reduce the level of contaminants in drinking water.



2025 DRINKING WATER QUALITY REPORT TROPHY CLUB MUNICIPAL UTILITY DISTRICT NO. 1 PWS ID TX0610018

The data below was collected from the District water system during the 2025 calendar year.

SUBSTANCE	YEAR SAMPLED	MCL	MCLG	RANGE	HIGHEST LEVEL	VIOLATION	MAJOR SOURCES
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Maximum Contaminant Level (MCL): The highest level of contaminant allowed in drinking water. MCLs are set as close to MCLGs as feasible using the best treatment technology.
Maximum Contaminant Level Goal (MCLG): The level of a contaminant in drinking water below which there is no known or expected health risk. MCLGs allow for a margin of safety.

REGULATED CONTAMINANTS

Barium	2025	2 ppm	2 ppm	0.059-0.059 ppm	0.059 ppm	N	Discharge of drilling wastes and metal refineries; Erosion of natural deposits.
Chromium	2025	100 ppb	100 ppb	1.2-1.2 ppb	1.2 ppb	N	Discharge from steel and pulp mills; Erosion of natural deposits.
Cyanide	2023	0	200 ppb	59.5-59.5 ppb	59.5 ppb	N	Discharge from plastic/fertilizer factories; Discharge from steel/metal factories.
Dibromochloro-methane	2025	0	200 ppb	4.18-8.68 ppb	8.68 ppb	N	
Fluoride	2023	4 ppm	4 ppm	0.409-0.409 ppm	0.409 ppm	N	Erosion of natural deposits; Water additive that promotes strong teeth; Discharge from fertilizer/aluminum factories.
Nickel	2025	0	0.1 MG/L	0.001-0.001 MG/L	0.001 MG/L	N	
Nitrate (measured as Nitrogen)	2025	10 ppm	10 ppm	0.273-0.273 ppm	0.228 ppm	N	Fertilizer runoff; leaching from septic tanks, sewage; erosion of natural deposits.

RADIOACTIVE CONTAMINANTS

Gross Beta Particle Activity	2025	50 pCi/L*	0	5.1-5.1 pCi/L*	5.1 pCi/L*	N	Decay of natural and man-made deposits.
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*EPA considers 50/pCi/L to be the level of concern for beta particles.

DISINFECTION BY-PRODUCTS

The items listed below are by-products of drinking water disinfection.

Total Haloacetic Acids (HAA5)	2025	60 ppm	No goal	8.7-9.5 ppm	10 ppm	N	By-product of drinking water disinfection.
Total Trihalomethanes	2025	80 ppb	No goal	16.7-18.7 ppb	21 ppb	N	By-product of drinking water disinfection.

MAXIMUM RESIDUAL DISINFECTANT LEVEL

Maximum Residual Disinfectant Level (MRDL): The highest level of disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.
Maximum Residual Disinfectant Level Goal (MRDLG): The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contamination.

SUBSTANCE	YEAR SAMPLED	MRDL	MRDLG	AVERAGE LEVEL	VIOLATION	MAJOR SOURCES
Chloramine Residual (Total Chlorine)	2025	4 ppm	4 ppm	2.59 ppm	N	Water additive used to control microbes.

MICROBIAL CONTAMINANTS (None detected)

Coliform Bacteria	0	0	0	0	N	Naturally present in the environment
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2025 DRINKING WATER QUALITY REPORT CITY OF FORT WORTH PWS ID TX2200012



The data below was collected from the City of Fort Worth water system during the 2025 calendar year.

SUBSTANCE	YEAR SAMPLED	MCL	MCLG	RANGE	HIGHEST LEVEL	VIOLATION	MAJOR SOURCES
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Maximum Contaminant Level (MCL): The highest level of contaminant allowed in drinking water. MCLs are set as close to MCLGs as feasible using the best treatment technology.
Maximum Contaminant Level Goal (MCLG): The level of a contaminant in drinking water below which there is no known or expected health risk. MCLGs allow for a margin of safety.

REGULATED CONTAMINANTS

Arsenic	2025	10 ppb	0 ppb	0-1.1 ppb	1.1 ppb	N	Erosion of natural deposits; runoff from orchards; runoff from glass and electronics production waste.
Atrazine	2025	3 ppb	3 ppb	0-.01 ppb	0.1 ppb	N	Discharge from steel and pulp mills; Erosion of natural deposits.
Barium	2025	2 ppm	2 ppm	0.05-0.07 ppm	0.07 ppm	N	Drilling waste discharge; metal refineries discharge; Erosion of natural deposits.
Bromate	2025	10 ppb	0 ppb	0-13.7 ppb	6.17 ppb	N	Byproduct of drinking water disinfection.
Cyanide	2025	200 ppb	200 ppb	0-168 ppb	168 ppb	N	Discharge from plastic fertilizer factories; Discharge from steel/metal factories.
DI (2-Ethythexyl) Phthalate	2025	6 ppb	0 ppb	0-0.6 ppb	0.6 ppb	N	Discharge from rubber and chemical factories.
Fluoride	2025	4 ppm	4 ppm	0.21-0.74 ppm	0.74 ppm	N	Erosion of natural deposits; Water additive that promotes strong teeth; Discharge from fertilizer/aluminum factories.

RADIOACTIVE CONTAMINANTS

Beta/Photon emitters	2024	50 pCi/L*	0	7.5-7.5 pCi/L*	7.5 pCi/L*	N	Decay of natural and man-made deposits.
Combined Uranium	2024	30 pCi/L*	0	1.6-1.6 pCi/L*	1.6 pCi/L*	N	Erosion of natural deposits.

*EPA considers 50/pCi/L to be the level of concern for beta particles.

TURBIDITY

Turbidity is a measurement of the cloudiness in the water caused by suspended particles. We monitor it because it is a good indicator of water quality and the effectiveness of our filtration system and disinfectants.

Highest single measurement	0.29 NTU	1 NTU				N	Soil runoff.
Lowest monthly % meeting limit	99.9%	0.3 NTU				N	Soil runoff.

TOTAL ORGANIC CARBON

Total Organic Carbon	2025	TT=% removal	N/A	1-1	1	N	Naturally occurring.
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TROPHY CLUB MUNICIPAL UTILITY DISTRICT NO. 1

100 Municipal Dr.
Trophy Club, TX 76262
682-831-4600
www.tcmud.org

Check Report

By Check Number

Date Range: 05/01/2026 - 05/31/2026



Trophy Club Municipal Utility District No. 1

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: Prosperity Bank-Prosperity Bank						
Payment Type: Regular						
2772	Allied Waste Industries	05/13/2026	Regular	0.00	10,461.44	11965
2683	Charter Communications	05/13/2026	Regular	0.00	903.74	11966
3184	Dataprose LLC	05/13/2026	Regular	0.00	3,163.61	11967
2606	Fiserv Solutions LLC	05/13/2026	Regular	0.00	50.00	11968
3258	Francotyp-Postalia, Inc.	05/13/2026	Regular	0.00	170.88	11969
2754	Lower Colorado River Authority	05/13/2026	Regular	0.00	976.00	11970
4096	Mather & Strohl Administrative Services	05/13/2026	Regular	0.00	94.00	11971
3111	North Texas Groundwater	05/13/2026	Regular	0.00	5,016.00	11972
3134	Prime Controls LP	05/13/2026	Regular	0.00	461.50	11973
3156	Southern Petroleum Lab Inc	05/13/2026	Regular	0.00	2,081.40	11974
4100	Standley Systems	05/13/2026	Regular	0.00	287.01	11975
2440	Tarrant County Public Health Laboratory	05/13/2026	Regular	0.00	450.00	11976
2696	Texas Excavation Safety System	05/13/2026	Regular	0.00	181.70	11977
1001	Town of Trophy Club	05/13/2026	Regular	0.00	164,877.84	11978
1081	Tri County Electric	05/13/2026	Regular	0.00	920.07	11979
4027	Univar Solutions USA LLC	05/13/2026	Regular	0.00	1,363.34	11980
1058	Verizon Wireless	05/13/2026	Regular	0.00	592.33	11981
Total Regular:				0.00	192,050.86	

Check Report

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payment Type: Bank Draft						
1002	MissionSquare Plan Services	05/08/2026	Bank Draft	0.00	150.00	DFT0000411
3197	BenefitMall	05/08/2026	Bank Draft	0.00	487.68	DFT0000412
3113	TCDRS	05/31/2026	Bank Draft	0.00	9,645.51	DFT0000413
3124	IRS Tax Payment	05/08/2026	Bank Draft	0.00	13,048.92	DFT0000414
1002	MissionSquare Plan Services	05/22/2026	Bank Draft	0.00	150.00	DFT0000415
3197	BenefitMall	05/22/2026	Bank Draft	0.00	487.68	DFT0000416
3113	TCDRS	05/31/2026	Bank Draft	0.00	9,490.60	DFT0000417
3124	IRS Tax Payment	05/22/2026	Bank Draft	0.00	12,767.68	DFT0000418
Total Bank Draft:				0.00	46,228.07	

Bank Code Prosperity Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	20	17	0.00	192,050.86
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	8	8	0.00	46,228.07
EFT's	0	0	0.00	0.00
	28	25	0.00	238,278.93

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	20	17	0.00	192,050.86
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	8	8	0.00	46,228.07
EFT's	0	0	0.00	0.00
	28	25	0.00	238,278.93

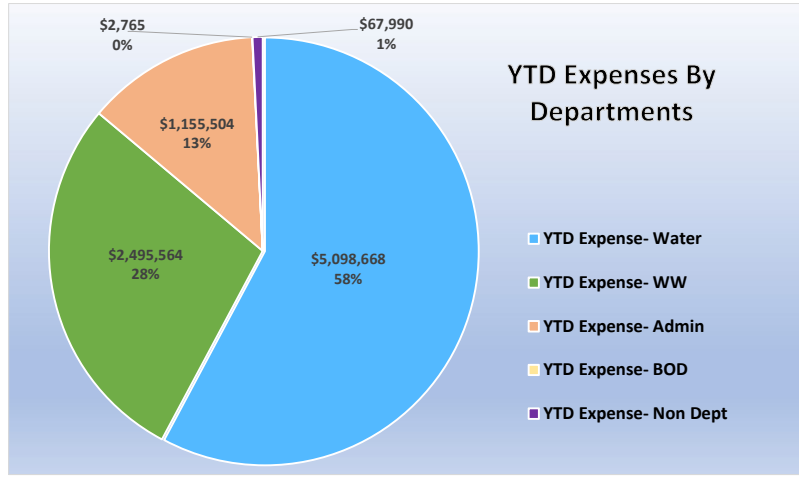
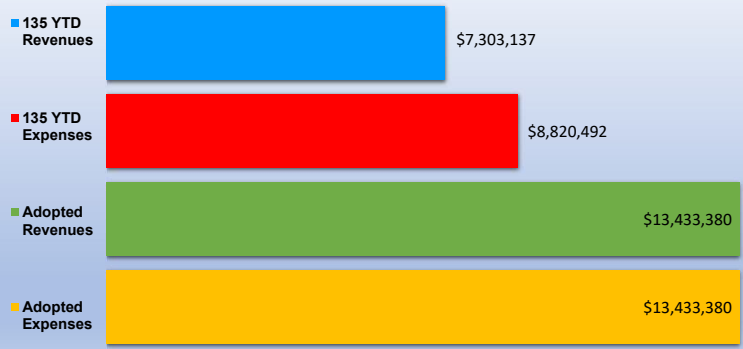
Fund Summary

Fund	Name	Period	Amount
996	Consolidated Cash	5/2026	238,278.93
			238,278.93

FY 2026 Combined Financials

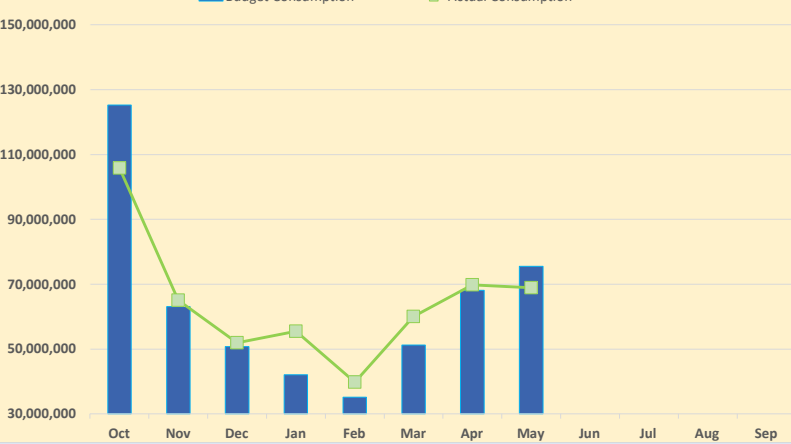
May 31, 2026

Adopted Budget vs YTD Actuals Revenues & Expenses

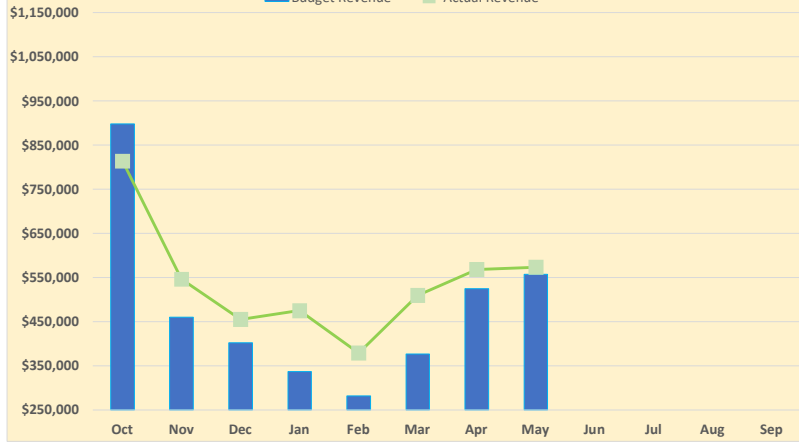


Water Budget vs Actual

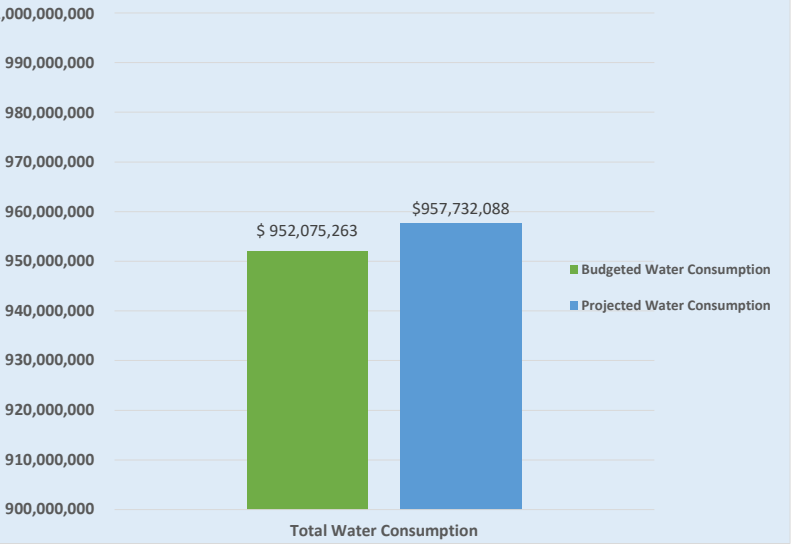
Water Consumption Budget vs Actual



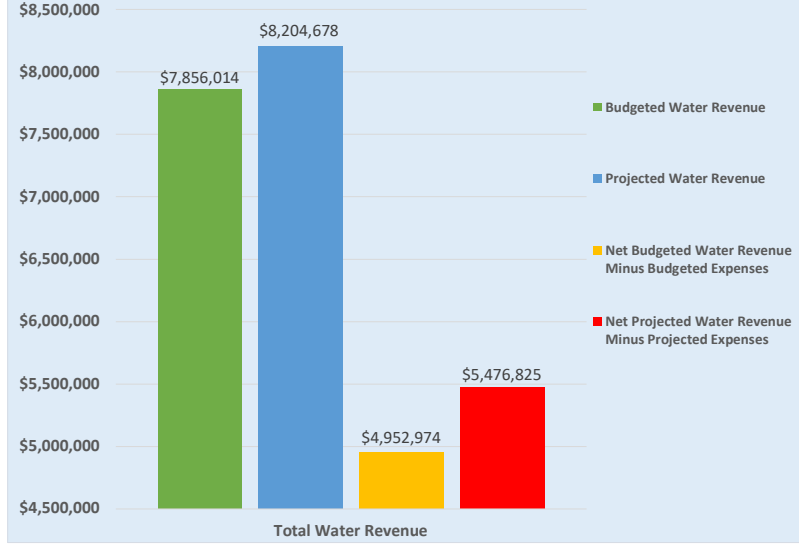
Water Revenue Budget vs Actual



Adopted Budget Water Consumption Vs Actual Water Consumption



Adopted Budget Water Revenue Vs Projected Water Revenue



Budget Report

Account Summary

For Fiscal: 2025-2026 Period Ending: 05/31/2026



Trophy Club Municipal Utility District No. 1

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance (Unfavorable)	Percent Remaining
Fund: 135 - General Fund						
Revenue						
Department: 000 - Revenue, Asset, Liability, & Equity						
135-000-40000-000	Property Taxes	118,420.00	118,420.00	-36.42	114,940.81	-3,479.19 2.94 %
135-000-40002-000	Property Taxes/Delinquent	550.00	550.00	2.35	166.55	-383.45 69.72 %
135-000-40015-000	Property Taxes/P & I	500.00	500.00	21.49	380.33	-119.67 23.93 %
135-000-47000-000	Water	7,856,015.00	7,856,015.00	573,512.75	4,186,641.57	-3,669,373.43 46.71 %
135-000-47005-000	Sewer	3,851,440.00	3,851,440.00	310,616.54	2,479,230.38	-1,372,209.62 35.63 %
135-000-47025-000	Penalties	115,800.00	115,800.00	12,852.88	73,956.08	-41,843.92 36.13 %
135-000-47030-000	Service Charges	3,350.00	3,350.00	153.14	2,305.04	-1,044.96 31.19 %
135-000-47035-000	Plumbing Inspections	1,950.00	1,950.00	0.00	300.00	-1,650.00 84.62 %
135-000-47045-000	Sewer Inspections	650.00	650.00	0.00	50.00	-600.00 92.31 %
135-000-47070-000	TCCC Effluent Charges	132,156.00	132,156.00	4,098.25	37,795.08	-94,360.92 71.40 %
135-000-49011-000	Interest Income	525,000.00	525,000.00	23,128.39	255,110.96	-269,889.04 51.41 %
135-000-49015-000	Lease/Rental Income	0.00	0.00	800.00	4,800.00	4,800.00 0.00 %
135-000-49016-000	Cell Tower Revenue	52,450.00	52,450.00	4,370.91	34,967.28	-17,482.72 33.33 %
135-000-49026-000	Proceeds from Sale of Assets	15,000.00	15,000.00	0.00	23,270.00	8,270.00 155.13 %
135-000-49036-000	GASB Reserves	45,000.00	45,000.00	45,000.00	45,000.00	0.00 0.00 %
135-000-49075-000	Meter Fees	7,670.00	7,670.00	0.00	538.00	-7,132.00 92.99 %
135-000-49141-000	Interfund Transfer In	700,429.00	700,429.00	0.00	0.00	-700,429.00 100.00 %
135-000-49900-000	Miscellaneous Income	7,000.00	7,000.00	0.00	43,684.65	36,684.65 624.07 %
Department: 000 - Revenue, Asset, Liability, & Equity Total:		13,433,380.00	13,433,380.00	974,520.28	7,303,136.73	-6,130,243.27 45.63%
Revenue Total:		13,433,380.00	13,433,380.00	974,520.28	7,303,136.73	-6,130,243.27 45.63%
Expense						
Department: 010 - Water						
135-010-50005-000	Salaries & Wages	408,810.00	408,810.00	31,522.30	260,435.98	148,374.02 36.29 %
135-010-50010-000	Overtime	17,000.00	17,000.00	831.29	9,827.11	7,172.89 42.19 %
135-010-50016-000	Longevity	4,790.00	4,790.00	0.00	6,770.00	-1,980.00 -41.34 %
135-010-50017-000	Certification	3,000.00	3,000.00	125.00	1,175.00	1,825.00 60.83 %
135-010-50020-000	Retirement	52,030.00	52,030.00	3,897.41	34,585.12	17,444.88 33.53 %
135-010-50026-000	Medical Insurance	123,030.00	123,030.00	7,507.18	66,684.97	56,345.03 45.80 %
135-010-50027-000	Dental Insurance	7,990.00	7,990.00	386.70	3,991.66	3,998.34 50.04 %
135-010-50028-000	Vision Insurance	1,240.00	1,240.00	64.08	635.57	604.43 48.74 %
135-010-50029-000	Life Insurance & Other	5,300.00	5,300.00	40.00	2,724.39	2,575.61 48.60 %
135-010-50030-000	Social Security Taxes	26,880.00	26,880.00	1,974.72	16,878.22	10,001.78 37.21 %
135-010-50035-000	Medicare Taxes	6,300.00	6,300.00	461.84	3,947.30	2,352.70 37.34 %
135-010-50040-000	Unemployment Taxes	320.00	320.00	0.00	1,067.22	-747.22 -233.51 %
135-010-50045-000	Workers' Compensation	13,650.00	13,650.00	1,438.94	11,511.52	2,138.48 15.67 %
135-010-50060-000	Pre-employment Physicals/Testing	400.00	400.00	75.00	75.00	325.00 81.25 %
135-010-50070-000	Employee Relations	300.00	300.00	1,011.80	1,011.80	-711.80 -237.27 %
135-010-55030-000	Software & Support	18,470.00	18,470.00	1,468.20	13,894.20	4,575.80 24.77 %
135-010-55080-000	Maintenance & Repairs	184,000.00	184,000.00	29,145.87	137,389.58	46,610.42 25.33 %
135-010-55085-000	Generator Maintenance & Repair	1,500.00	1,500.00	0.00	0.00	1,500.00 100.00 %
135-010-55090-000	Vehicle Maintenance & Repairs	5,620.00	5,620.00	1,181.99	3,487.10	2,132.90 37.95 %
135-010-55105-000	Equipment Maintenance & Repairs	1,000.00	1,000.00	2,585.14	3,059.13	-2,059.13 -205.91 %
135-010-55135-000	Lab Analysis- District	12,500.00	12,500.00	660.00	15,071.67	-2,571.67 -20.57 %
135-010-60010-000	Communications	5,460.00	5,460.00	340.02	2,551.07	2,908.93 53.28 %
135-010-60020-000	Electricity	214,750.00	214,750.00	17,414.67	126,596.42	88,153.58 41.05 %
135-010-60080-000	Schools & Training	3,335.00	3,335.00	903.59	1,758.58	1,576.42 47.27 %
135-010-60100-000	Travel & per diem	3,850.00	3,850.00	0.00	0.00	3,850.00 100.00 %
135-010-60135-000	TCEQ Fees & Permits	30,000.00	30,000.00	0.00	25,647.73	4,352.27 14.51 %
135-010-60150-000	Wholesale Water	2,903,040.00	2,903,040.00	557.00	1,221,194.11	1,681,845.89 57.93 %

Budget Report

For Fiscal: 2025-2026 Period Ending: 05/31/2026

		Original	Current	Period	Fiscal	Variance	Percent
		Total Budget	Total Budget	Activity	Activity	Favorable	Remaining
						(Unfavorable)	
135-010-60285-000	Lawn Services	10,500.00	10,500.00	960.00	3,960.00	6,540.00	62.29 %
135-010-60332-000	Interfund Transfer Out-Rev I&S	565,880.00	565,880.00	0.00	257,216.10	308,663.90	54.55 %
135-010-65005-000	Fuel & Lube	20,000.00	20,000.00	1,388.75	7,881.22	12,118.78	60.59 %
135-010-65010-000	Uniforms	4,360.00	4,360.00	0.00	2,495.59	1,864.41	42.76 %
135-010-65030-000	Chemicals	28,100.00	28,100.00	3,538.70	24,566.30	3,533.70	12.58 %
135-010-65053-000	Meter Change Out	215,000.00	215,000.00	5,307.00	213,752.00	1,248.00	0.58 %
135-010-69005-000	Capital Outlays	2,695,000.00	2,695,000.00	88,531.69	2,234,476.40	460,523.60	17.09 %
135-010-69195-000	GASB34 Reserves	382,350.00	382,350.00	382,350.00	382,350.00	0.00	0.00 %
Department: 010 - Water Total:		7,975,755.00	7,975,755.00	585,668.88	5,098,668.06	2,877,086.94	36.07%

Department: 020 - Wastewater

135-020-50005-000	Salaries & Wages	216,270.00	216,270.00	13,232.81	148,031.47	68,238.53	31.55 %
135-020-50010-000	Overtime	15,000.00	15,000.00	302.99	3,274.26	11,725.74	78.17 %
135-020-50016-000	Longevity	2,270.00	2,270.00	0.00	2,230.00	40.00	1.76 %
135-020-50017-000	Certification	3,900.00	3,900.00	100.00	1,650.00	2,250.00	57.69 %
135-020-50020-000	Retirement	28,490.00	28,490.00	1,636.30	19,309.52	9,180.48	32.22 %
135-020-50026-000	Medical Insurance	87,880.00	87,880.00	7,265.32	56,143.90	31,736.10	36.11 %
135-020-50027-000	Dental Insurance	4,260.00	4,260.00	214.88	2,147.16	2,112.84	49.60 %
135-020-50028-000	Vision Insurance	740.00	740.00	36.36	362.19	377.81	51.06 %
135-020-50029-000	Life Insurance & Other	4,100.00	4,100.00	0.00	1,486.13	2,613.87	63.75 %
135-020-50030-000	Social Security Taxes	14,720.00	14,720.00	846.60	9,541.92	5,178.08	35.18 %
135-020-50035-000	Medicare Taxes	3,450.00	3,450.00	197.99	2,231.55	1,218.45	35.32 %
135-020-50040-000	Unemployment Taxes	190.00	190.00	47.08	537.50	-347.50	-182.89 %
135-020-50045-000	Workers' Compensation	8,730.00	8,730.00	787.97	6,303.76	2,426.24	27.79 %
135-020-50060-000	Pre-employment Physicals/Testing	400.00	400.00	0.00	0.00	400.00	100.00 %
135-020-50070-000	Employee Relations	300.00	300.00	622.08	622.08	-322.08	-107.36 %
135-020-55030-000	Software & Support	23,470.00	23,470.00	1,468.20	16,492.69	6,977.31	29.73 %
135-020-55080-000	Maintenance & Repairs- WWTP	132,970.00	132,970.00	3,059.25	92,765.15	40,204.85	30.24 %
135-020-55081-000	Maintenance & Repairs- Collections	300,000.00	300,000.00	0.00	22,998.83	277,001.17	92.33 %
135-020-55085-000	Generator Maintenance & Repairs	11,000.00	11,000.00	2,179.20	16,019.06	-5,019.06	-45.63 %
135-020-55090-000	Vehicle Maintenance- WWTP	3,630.00	3,630.00	0.00	129.86	3,500.14	96.42 %
135-020-55105-000	Equipment Maintenance & Repairs	3,000.00	3,000.00	0.00	714.11	2,285.89	76.20 %
135-020-55125-000	Dumpster Services	103,000.00	103,000.00	0.00	63,971.62	39,028.38	37.89 %
135-020-55135-000	Lab Analysis	60,000.00	60,000.00	4,170.60	53,050.60	6,949.40	11.58 %
135-020-60010-000	Communications	4,700.00	4,700.00	202.52	1,545.83	3,154.17	67.11 %
135-020-60020-000	Electricity	274,500.00	274,500.00	24,202.61	183,321.97	91,178.03	33.22 %
135-020-60080-000	Schools & Training	1,040.00	1,040.00	113.75	677.50	362.50	34.86 %
135-020-60100-000	Travel & per diem	850.00	850.00	0.00	0.00	850.00	100.00 %
135-020-60135-000	TCEQ Fees & Permits	12,000.00	12,000.00	0.00	10,088.02	1,911.98	15.93 %
135-020-60285-000	Lawn Services	16,000.00	16,000.00	410.00	3,960.00	12,040.00	75.25 %
135-020-60332-000	Interfund Transfer Out-Rev I&S	704,640.00	704,640.00	0.00	320,289.60	384,350.40	54.55 %
135-020-65005-000	Fuel & Lube	13,000.00	13,000.00	976.41	7,033.36	5,966.64	45.90 %
135-020-65010-000	Uniforms	3,520.00	3,520.00	240.27	2,004.28	1,515.72	43.06 %
135-020-65030-000	Chemicals- WWTP	42,500.00	42,500.00	0.00	25,007.61	17,492.39	41.16 %
135-020-65045-000	Lab Supplies	33,000.00	33,000.00	0.00	23,313.78	9,686.22	29.35 %
135-020-69005-000	Capital Outlays	1,140,000.00	1,140,000.00	0.00	1,133,558.69	6,441.31	0.57 %
135-020-69195-000	GASB Reserve for Replacement	264,750.00	264,750.00	264,750.00	264,750.00	0.00	0.00 %
Department: 020 - Wastewater Total:		3,538,270.00	3,538,270.00	327,063.19	2,495,564.00	1,042,706.00	29.47%

Department: 026 - Board of Directors

135-026-50045-000	Workman's Compensation	20.00	20.00	0.90	7.20	12.80	64.00 %
135-026-60070-000	Dues & Memberships	750.00	750.00	0.00	750.00	0.00	0.00 %
135-026-60075-000	Meetings	1,500.00	1,500.00	116.99	947.90	552.10	36.81 %
135-026-60080-000	Schools & Training	2,000.00	2,000.00	0.00	915.00	1,085.00	54.25 %
135-026-60100-000	Travel & per diem	3,000.00	3,000.00	0.00	0.00	3,000.00	100.00 %
135-026-60245-000	Miscellaneous Expenses	6,000.00	6,000.00	108.24	145.22	5,854.78	97.58 %
Department: 026 - Board of Directors Total:		13,270.00	13,270.00	226.13	2,765.32	10,504.68	79.16%

Department: 030 - Administration

135-030-50005-000	Salaries & Wages	715,050.00	715,050.00	54,845.96	445,076.93	269,973.07	37.76 %
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Budget Report

For Fiscal: 2025-2026 Period Ending: 05/31/2026

		Original	Current	Period	Fiscal	Variance	Percent
		Total Budget	Total Budget	Activity	Activity	(Unfavorable)	Remaining
135-030-50010-000	Overtime	2,000.00	2,000.00	76.92	872.81	1,127.19	56.36 %
135-030-50016-000	Longevity	2,800.00	2,800.00	0.00	2,797.50	2.50	0.09 %
135-030-50020-000	Retirement	86,390.00	86,390.00	6,552.26	55,653.72	30,736.28	35.58 %
135-030-50026-000	Medical Insurance	105,450.00	105,450.00	10,466.44	76,375.90	29,074.10	27.57 %
135-030-50027-000	Dental Insurance	4,000.00	4,000.00	291.48	2,454.52	1,545.48	38.64 %
135-030-50028-000	Vision Insurance	760.00	760.00	51.24	469.35	290.65	38.24 %
135-030-50029-000	Life Insurance & Other	6,930.00	6,930.00	54.00	3,578.28	3,351.72	48.37 %
135-030-50030-000	Social Security Taxes	44,630.00	44,630.00	3,340.92	26,089.02	18,540.98	41.54 %
135-030-50035-000	Medicare Taxes	10,440.00	10,440.00	781.36	6,362.24	4,077.76	39.06 %
135-030-50040-000	Unemployment Taxes	440.00	440.00	0.00	1,072.52	-632.52	-143.75 %
135-030-50045-000	Workers' Compensation	1,840.00	1,840.00	203.81	1,630.48	209.52	11.39 %
135-030-50060-000	Pre-emp Physicals/Testing	400.00	400.00	-75.00	0.00	400.00	100.00 %
135-030-50070-000	Employee Relations	4,000.00	4,000.00	-1,633.88	1,545.80	2,454.20	61.36 %
135-030-55030-000	Software & Support	91,190.00	91,190.00	1,882.51	87,727.47	3,462.53	3.80 %
135-030-55080-000	Maintenance & Repairs	25,000.00	25,000.00	1,595.00	7,549.50	17,450.50	69.80 %
135-030-55085-000	Generator Maintenance & Repairs	1,000.00	1,000.00	0.00	2,076.79	-1,076.79	-107.68 %
135-030-55120-000	Cleaning Services	20,000.00	20,000.00	1,800.00	15,000.00	5,000.00	25.00 %
135-030-55160-000	Professional Outside Services	125,080.00	125,080.00	11,315.80	85,364.24	39,715.76	31.75 %
135-030-55205-000	Utility Billing Contract	9,000.00	9,000.00	0.00	4,952.36	4,047.64	44.97 %
135-030-60010-000	Communications	19,240.00	19,240.00	1,616.78	13,957.30	5,282.70	27.46 %
135-030-60020-000	Electricity	23,000.00	23,000.00	1,188.53	14,894.34	8,105.66	35.24 %
135-030-60035-000	Postage	30,000.00	30,000.00	41.55	18,737.26	11,262.74	37.54 %
135-030-60040-000	Bank Service Charges & Fees	179,240.00	179,240.00	9,590.94	105,915.74	73,324.26	40.91 %
135-030-60050-000	Bad Debt Expense	13,000.00	13,000.00	0.00	0.00	13,000.00	100.00 %
135-030-60055-000	Insurance	170,450.00	170,450.00	13,285.65	106,285.20	64,164.80	37.64 %
135-030-60070-000	Dues & Memberships	2,560.00	2,560.00	273.00	2,319.00	241.00	9.41 %
135-030-60080-000	Schools & Training	3,850.00	3,850.00	0.00	590.00	3,260.00	84.68 %
135-030-60100-000	Travel & per diem	4,725.00	4,725.00	120.58	2,277.36	2,447.64	51.80 %
135-030-60115-000	Elections	17,000.00	17,000.00	0.00	0.00	17,000.00	100.00 %
135-030-60285-000	Lawn Services	6,000.00	6,000.00	0.00	469.67	5,530.33	92.17 %
135-030-65055-000	Hardware IT	22,000.00	22,000.00	0.00	1,653.44	20,346.56	92.48 %
135-030-65085-000	Office Supplies	7,500.00	7,500.00	566.81	4,708.39	2,791.61	37.22 %
135-030-65095-000	Maintenance Supplies	6,000.00	6,000.00	102.06	2,087.17	3,912.83	65.21 %
135-030-69005-000	Capital Outlays	0.00	0.00	0.00	29,928.87	-29,928.87	0.00 %
135-030-69170-000	Copier Lease	4,000.00	4,000.00	287.01	2,331.27	1,668.73	41.72 %
135-030-69195-000	GASB Reserve for Replacement	22,700.00	22,700.00	22,700.00	22,700.00	0.00	0.00 %
Department: 030 - Administration Total:		1,787,665.00	1,787,665.00	141,321.73	1,155,504.44	632,160.56	35.36%
Department: 039 - Non Departmental							
135-039-55045-000	Legal	65,000.00	65,000.00	7,208.79	20,637.79	44,362.21	68.25 %
135-039-55055-000	Auditing	30,000.00	30,000.00	0.00	23,006.68	6,993.32	23.31 %
135-039-55060-000	Appraisal	14,570.00	14,570.00	0.00	18,746.34	-4,176.34	-28.66 %
135-039-55065-000	Tax Admin Fees	8,850.00	8,850.00	0.00	5,599.11	3,250.89	36.73 %
Department: 039 - Non Departmental Total:		118,420.00	118,420.00	7,208.79	67,989.92	50,430.08	42.59%
Expense Total:		13,433,380.00	13,433,380.00	1,061,488.72	8,820,491.74	4,612,888.26	34.34%
Fund: 135 - General Fund Surplus (Deficit):		0.00	0.00	-86,968.44	-1,517,355.01	-1,517,355.01	0.00%
Report Surplus (Deficit):		0.00	0.00	-86,968.44	-1,517,355.01	-1,517,355.01	0.00%

Budget Report

For Fiscal: 2025-2026 Period Ending: 05/31/2026

Group Summary

Departmen...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 135 - General Fund						
Revenue						
000 - Revenue, Asset, Liability, & Equity	13,433,380.00	13,433,380.00	974,520.28	7,303,136.73	-6,130,243.27	45.63%
Revenue Total:	13,433,380.00	13,433,380.00	974,520.28	7,303,136.73	-6,130,243.27	45.63%
Expense						
010 - Water	7,975,755.00	7,975,755.00	585,668.88	5,098,668.06	2,877,086.94	36.07%
020 - Wastewater	3,538,270.00	3,538,270.00	327,063.19	2,495,564.00	1,042,706.00	29.47%
026 - Board of Directors	13,270.00	13,270.00	226.13	2,765.32	10,504.68	79.16%
030 - Administration	1,787,665.00	1,787,665.00	141,321.73	1,155,504.44	632,160.56	35.36%
039 - Non Departmental	118,420.00	118,420.00	7,208.79	67,989.92	50,430.08	42.59%
Expense Total:	13,433,380.00	13,433,380.00	1,061,488.72	8,820,491.74	4,612,888.26	34.34%
Fund: 135 - General Fund Surplus (Deficit):	0.00	0.00	-86,968.44	-1,517,355.01	-1,517,355.01	0.00%
Report Surplus (Deficit):	0.00	0.00	-86,968.44	-1,517,355.01	-1,517,355.01	0.00%

CASH STATUS AS OF MAY 2026		Restricted - Unable to be spent	Unrestricted- Available for spending	Total in Accounts (Restricted & Unrestricted)
135-10250	TexPool Operating Reserve (XXXXX0002)	\$165,386	\$4,706,411	\$4,871,797
135-10251	TexPool Rehab & Replacement Reserve (XXXXX0022)	2,085,466	0	2,085,466
135-10300	Prosperity Bank General Fund Operating (XXXXX2660)	0	1,315,584	1,315,584
137-10253	TexPool Equip Replacement Reserve (XXXXX0023)	6,602,427	0	6,602,427
519-10300	Prosperity Bank (XXXXX7724) SWIFT	85,052	0	85,052
519-11155	Cash-Bond Escrow Bank of Texas (SWIFT)	901,566	0	901,566
528-10250	TexPool Revenue Bond Reserve WWTP (XXXXX0014)	857,276	0	857,276
533-10250	TexPool Tax Bond 2014 & 2020 (XXXXX0003)	588,833	0	588,833
534-10250	TexPool Revenue Bond WWTP 2015 (XXXXX0013)	272,489	0	272,489
535-10250	TexPool Revenue Bond SWIFT 2016 (XXXXX0017)	126,031	0	126,031
536-10250	TexPool Revenue Bond W&WW 2019 (XXXXX0020)	93,407	0	93,407
	Balance - General Fund	\$11,777,933	\$6,021,995	\$17,799,928
122-10252	TexPool Fire Fund (XXXXX0021)	\$0	\$1,600,694	\$1,600,694
122-10300	Prosperity Bank Fire Operating (XXXXX2660)	0	0	0
	Balance - Fire	\$0	\$1,600,694	\$1,600,694

Utility Billing Report
 FY 2025 - 2026

	May 2025	June 2025	July 2025	August 2025	September 2025	October 2025	November 2025	December 2025	January 2026	February 2026	March 2026	April 2026	May 2026
ebills	1,706	1,691	1,684	1,669	1,667	1,672	1,680	1,689	1,682	1,683	1,693	1,690	1,699
Bills Mailed	3,829	3,837	3,849	3,858	3,861	3,855	3,864	3,852	3,847	3,855	3,857	3,855	3,863
Bank Draft	556	550	562	556	552	551	548	537	529	529	530	525	524
Online Payments	3,286	3,278	3,300	3,426	3,270	3,435	3,437	3,277	3,341	3,481	3,519	3,392	3,483
Late Notices	305	231	286	263	278	301	301	275	308	338	322	325	320
Disconnects	6	2	2	4	7	11	6	10	3	6	5	6	2
Total Connections	4,883	4,883	4,884	4,885	4,889	4,890	4,885	4,890	4,891	4,891	4,891	4,892	4,892

Permits

Date of Permit	Permit No.	Customer Deposit	Due to FW Water	Meter Fee	Plumbing Inspections	Sewer Inspections	Fire Line	Misc. Income	Total
									\$ -
									\$ -
									\$ -
									\$ -
									\$ -
									\$ -
									\$ -
									\$ -
									\$ -
									\$ -
									\$ -
									\$ -
Total		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -



Government Finance Officers Association
203 North LaSalle Street, Suite 2700
Chicago, Illinois 60601-1210
312.977.9700 fax: 312.977.4806

May 18, 2026

Regina Van Dyke
Finance Manager
Trophy Club Municipal Utility District No. 1, Texas

Dear Regina:

A panel of independent reviewers have completed their examination of your Annual budget document for the period beginning October 2025. We are pleased to inform you that your budget document has been awarded the Distinguished Budget Presentation Award from Government Finance Officers Association (GFOA). This award is the highest form of recognition in governmental budgeting. Its attainment represents a significant achievement by your organization.

Your Distinguished Budget Presentation Award is valid for one year. To continue your participation in the program, it will be necessary to submit your next budget document to GFOA within 90 days of the proposed budget's submission to the legislature or within 90 days of the budget's final adoption.

Your electronic award package contains the following:

- **Scores and Comments.** Each entity submitting a budget to the program is provided with reviewers' scores for each of the categories on which the budget document was judged along with reviewers' confidential comments and suggestions for possible improvements to the budget document. We urge you to carefully consider these suggestions as you prepare your next budget.
- **Budget Award.** A camera-ready reproduction of the Award is included for inclusion in your next budget. If you reproduce the camera-ready image in your next budget, it should be accompanied by a statement indicating continued compliance with program criteria. Please refer to the instructions for reproducing your Award in your next budget (also included in your award package).
- **Certificate of Recognition.** When a Distinguished Budget Presentation Award is granted to an entity, a Certificate of Recognition for Budget Presentation is also presented to the individual(s) or department designated as being primarily responsible for its having achieved the award.
- **Sample press release.** Attaining this Award is a significant accomplishment. The sample press release may be used to give appropriate publicity to this notable achievement.

In addition, award recipients will receive via mail either a plaque (if the government is a first-time recipient or has received the Award fifteen times since it received its last plaque) or a brass medallion to affix to the plaque.

We appreciate your participation in this program, and we sincerely hope that your example will encourage others in their efforts to achieve and maintain excellence in governmental budgeting. The most current list of award recipients can be found on GFOA's website at www.gfoa.org. If we can be of further assistance, please contact the Awards Programs staff at (312) 977-9700.

Sincerely,

A handwritten signature in black ink that reads "Michele Mark Levine". The signature is written in a cursive, flowing style.

Michele Mark Levine
Director, Technical Services Center



GOVERNMENT FINANCE OFFICERS ASSOCIATION

*Distinguished
Budget Presentation
Award*

PRESENTED TO

**Trophy Club Municipal Utility District No. 1
Texas**

For the Fiscal Year Beginning

October 01, 2025

Christopher P. Morill

Executive Director



**The Government Finance Officers Association
of the United States and Canada**

presents this

CERTIFICATE OF RECOGNITION FOR BUDGET PREPARATION

to

Finance Department
Trophy Club Municipal Utility District No. 1, Texas



The Certificate of Recognition for Budget Preparation is presented by the Government Finance Officers Association to those individuals who have been instrumental in their government unit achieving a Distinguished Budget Presentation Award. The Distinguished Budget Presentation Award, which is the highest award in governmental budgeting, is presented to those government units whose budgets are judged to adhere to program standards.

Executive Director

Christopher P. Morill

Date: **5/18/2026**



**The Government Finance Officers Association
of the United States and Canada**

presents this

CERTIFICATE OF RECOGNITION FOR BUDGET PREPARATION

to

Regina Van Dyke

Finance Manager

Trophy Club Municipal Utility District No. 1, Texas



The Certificate of Recognition for Budget Preparation is presented by the Government Finance Officers Association to those individuals who have been instrumental in their government unit achieving a Distinguished Budget Presentation Award. The Distinguished Budget Presentation Award, which is the highest award in governmental budgeting, is presented to those government units whose budgets are judged to adhere to program standards.

Executive Director

Christopher P. Morrill

Date:

5/18/2026

**REGULAR MEETING MINUTES
TROPHY CLUB MUNICIPAL UTILITY DISTRICT NO. 1
BOARD OF DIRECTORS
May 13, 2026, at 6:30 p.m.**

Trophy Club Municipal Utility District No. 1 Board of Directors, of Denton and Tarrant Counties, met in a regular session meeting on May 13, 2026, at 6:30 p.m., in the Boardroom of the Administration Building, 100 Municipal Drive, Trophy Club, Texas 76262. The meeting was held within the boundaries of the District and was open to the public.

STATE OF TEXAS §
COUNTIES OF DENTON AND TARRANT §

BOARD MEMBERS PRESENT:

Kevin R. Carr President (Via Zoom)
William C. Rose Vice President
Jim Thomas Director
Neil Twomey Director
Bert Cooper Director

BOARD MEMBERS ABSENT:

Doug Harper Secretary/Treasurer

STAFF PRESENT:

Alan Fourmentin General Manager
Laurie Slaght District Secretary
Mike McMahon Operations Manager
Regina Van Dyke Finance Manager

CALL TO ORDER AND ANNOUNCE A QUORUM

Vice President Rose announced the date of May 13, 2026, called the meeting to order and announced a quorum present at 6:30 p.m.

CITIZEN COMMENTS

There were no citizen comments

REPORTS & UPDATES

1. Monthly Staff Reports
 - a. Monthly Capital Improvement Projects
 - b. Monthly Operations Reports
 - c. Monthly Finance Reports

General Manager Alan Fourmentin presented the monthly reports and answered questions related thereto.

CONSENT AGENDA

2. Consider and act to approve the Consent Agenda.

- a. April 15, 2026, Regular Meeting Minutes
- b. April 30, 2026, Special Meeting Minutes

Motion by Director Twomey and seconded by Director Thomas to approve the consent agenda items April 15, 2026, meeting minutes and the April 30, 2026, special meeting minutes as presented.

Motion carried unanimously

REGULAR SESSION

3. Consider and take appropriate action regarding election matters:
 - a. Approve Order 2026-0513A canvassing the election returns and declaring the results of the May 2, 2026, General Election.
 - b. Administer the oath of office, approve statement of officers and director bonds, and take other such actions as necessary for Directors to qualify for office.

Motion made by Director Twomey and seconded by Director Thomas to approve Order 2026-0513A canvassing the election returns and declaring the results of the May 2, 2026, General Election.

Motion carried unanimously

Vice President Rose issued the Certificates of Election and ceremoniously administered the oath of office to Jim Thomas, Director Place 3, Neil Twomey, Director Place 4 and Bert Cooper, Director Place 5.

Comments were received from current and newly elected Directors.

4. Consider and take appropriate action regarding District bank signatories including:
 - a. Approve Resolution No. 2026-0513A designating authorized signers on Prosperity Bank accounts.
 - b. Approve Resolution No. 2026-0513B designating depository institutions, designating authorized signatories for the disbursement of District funds, providing for electronic transfers of District funds, and containing other matters relating thereto.

Motion by Director Twomey and seconded by Director Thomas to approve Resolution No. 2026-0513A designating authorized signers on Prosperity Bank accounts, and Resolution No. 2026-0513B designating depository institutions, designating authorized signatories for the disbursement of District funds, providing for electronic transfers of District funds, and containing other matters relating thereto.

Motion carried unanimously

FUTURE AGENDA ITEMS

5. Items for future agendas:
6. Set next meeting date: June 17, 2026

ADJOURN

Motion by Director Twomey and seconded by Director Cooper to adjourn.

Motion carried unanimously

Vice President Rose called the meeting adjourned at 6:57 p.m.

Kevin R. Carr, President

William C. Rose, Vice President

(SEAL)

Laurie Slaght, District Secretary

**PETITION FOR ADDITION OF CERTAIN LANDS TO
TROPHY CLUB MUNICIPAL UTILITY DISTRICT NO. 1**

**TO THE BOARD OF DIRECTORS OF TROPHY CLUB MUNICIPAL UTILITY
DISTRICT NO. 1:**

Foxwood LLC, a Texas limited liability company (the "Petitioner"), acting pursuant to the provisions of Section 49.301, Texas Water Code, hereby petitions the Board of Directors of Trophy Club Municipal Utility District No. 1 (the "District"), to add to and include in the District the land described in **Exhibit "A"** hereto. In support of this Petition, the Petitioner represents, covenants, and agrees as follows:

I.

Section 1: The land sought to be added to the District contains approximately 3.182 acres located entirely within Denton County, Texas, and is accurately described in **Exhibit "A"** attached hereto and incorporated herein for all purposes (the "Property").

II.

Fee-simple title and full ownership of the Property is vested in Petitioner.

III.

Other than Foxwood LLC, there are no lienholders with respect to the Property; therefore, no lienholder consent is required for annexation and inclusion of the Property into the boundaries of the District.

IV.

There are no resident qualified voters residing within the Property.

V.

The land lies within the corporate boundaries of the Town of Trophy Club (the "Town"). A petition to the Town requesting its consent to the annexation of the Property has been submitted to the Town, and the Town Council has adopted a resolution or ordinance consenting to the inclusion of the land into the District. A copy of the resolution or ordinance consenting to the inclusion of the Property into the District by annexation is attached hereto as **Exhibit "B"**.

VI.

This Petition shall constitute an election on the part of the Petitioner, its successors and assigns, for the Property and any improvements which are now or may hereafter be constructed thereon to become liable for all present and future debts of the District in the same manner and to the same extent as other lands and improvements in the District are liable for the District's debts.

Petitioner hereby assumes its share of the outstanding bonds, notes or other obligations and the voted but unissued tax bonds of the District and authorizes the Board of Directors of the District to levy a tax on the Property and any improvements constructed thereon in each year while any of the bonds, notes or other obligations payable in whole or in part from taxation are outstanding.

VII.

This Petition shall further be considered the consent and authorization of the Petitioner, its successors and assigns, for the Property and all improvements now existing or to be constructed thereon, to be taxed uniformly and equally on an ad valorem basis with all other taxable property within the District for the payment of principal and interest on the District's bonds which may be issued by the Board of Directors upon the terms and conditions such bonds may be voted.

WHEREFORE, the Petitioner prays that this Petition be granted; that the land described in **Exhibit "A"** be added to and become a part of the District; that this Petition, if granted, be filed for record and be recorded in the Office of the County Clerk of Denton County, Texas, and that the Petitioner be granted any other relief to which it may be entitled.

[The remainder of this page intentionally left blank.]

Executed as of the 5th day of May, 2024

PETITIONER:

FOXWOOD LLC, a Texas limited liability company

BY: **Kyle Wood**
Title: Principal

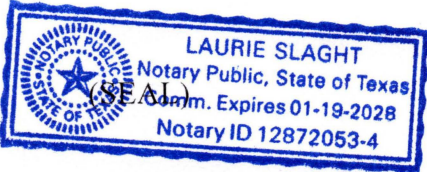
By: [Signature]
Name: Kyle Wood
Title: Owner

ACKNOWLEDGEMENT

THE STATE OF TEXAS §
 §
COUNTY OF Denton §

This instrument was acknowledged before me on this 5th day of May,
2026 by Kyle Wood, OWNER of Foxwood LLC., Principal of
Foxwood LLC.

[Signature]
Notary Public in and for
the State of Texas



**Exhibit "A" to Petition for Annexation
Description of Property**

LEGAL DESCRIPTION

State of Texas §
County of Denton §

BEING a 138,616 square foot or 3.182 acre tract of land, situated in the Thomas J. Allen Survey, Abstract Number 7, and the JS Kenley Survey, Abstract Number 1641, Trophy Club, County of Denton, Texas, being all of the property described as Tract 1, in a Warranty Deed to Co-Trustees of the Pinson Trust, recorded in Instrument #2024-124410, of the Official Public Records of Denton County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a concrete monument found near the Southeast corner of said Tract 1, and being a Westerly corner of a property described in a General Warranty Deed to the United States of America (USA), recorded in Volume 369, Page 603, of the Deed Records of Denton County, Texas (D.R.D.C.T.);

THENCE North 44 degrees 43 minutes 08 seconds West, a distance of 1.70 feet to the Southeast corner of said Pinson Tract, said point being POINT OF BEGINNING of the herein described tract;

THENCE North 87 degrees 08 minutes 18 seconds West, with the South line of said Pinson Tract, a distance of 184.05 feet to the Southwest corner of said Pinson Tract, same being in the East line of a called 9.464 acre tract of land, described in a Special Warranty Deed to Kyle Wood Revocable Trust, recorded in Instrument #2023-2762 (O.P.R.D.C.T.);

THENCE North 01 degrees 57 minutes 36 seconds East, with the common line between said Pinson Tract and said Wood Tract, a distance of 613.51 feet to an interior ell corner;

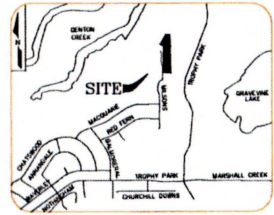
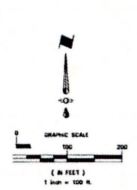
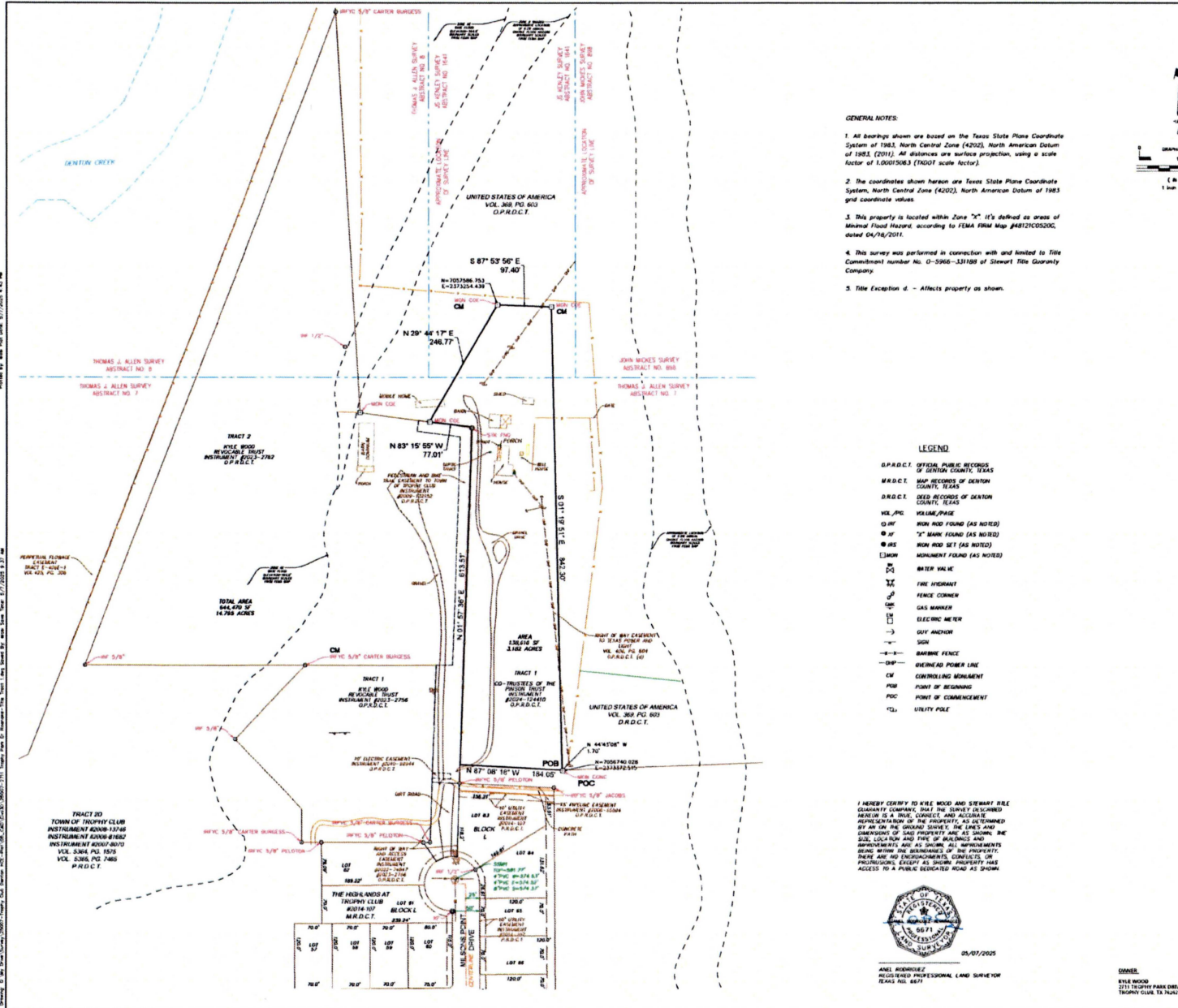
THENCE North 83 degrees 15 minutes 55 seconds West, with the common line between said Pinson Tract and said Wood Tract, a distance of 77.01 feet to a concrete monument stamped "COE" found at the most westerly Northwest corner of said Pinson tract, same being a Southerly corner of said USA tract;

THENCE with the common line between said Pinson Tract and said USA tract, the following courses and distances:

North 29 degrees 44 minutes 17 seconds East, a distance of 246.77 feet to a concrete monument stamped "COE" found (Controlling Monument), at the Northwest corner of said Pinson Tract;

South 87 degrees 53 minutes 56 seconds East, a distance of 97.40 feet to a concrete monument stamped "COE" found (Controlling Monument), at the Northeast corner of said Pinson Tract;

South 01 degrees 19 minutes 51 seconds East, a distance of 842.30 feet to the POINT OF BEGINNING, containing 138,616 square feet or 3.182 acres of land more or less.



- GENERAL NOTES:**
- All bearings shown are based on the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. (2011). All distances are surface projection, using a scale factor of 1.00015083 (NAD03 scale factor).
 - The coordinates shown herein are Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 grid coordinate values.
 - This property is located within Zone "X" it's defined as areas of Minimal Flood Hazard, according to FEMA Flood Map #4817C0520C, dated 04/16/2011.
 - This survey was performed in connection with and limited to Title Commitment number No. 0-5966-131108 of Stewart Title Guaranty Company.
 - Title Exception d - Affects property as shown.

LEGEND

- P.P.R.C.T. OFFICIAL PUBLIC RECORDS OF DEKON COUNTY, TEXAS
- M.P.R.C.T. MAP RECORDS OF DEKON COUNTY, TEXAS
- D.R.C.T. DEED RECORDS OF DEKON COUNTY, TEXAS
- VOL./PAGE VOLUME/PAGE
- GUY IRON ROD FOUND (AS NOTED)
- 2" X 2" IRON ROD (AS NOTED)
- IRON ROD SET (AS NOTED)
- MONUMENT FOUND (AS NOTED)
- WATER VALVE
- FIRE HYDRANT
- FENCE CORNER
- GAS MARKER
- ELECTRIC METER
- GUY ANCHOR
- SIGN
- BARRING FENCE
- OVERHEAD POWER LINE
- CM CONTROLLING MONUMENT
- POC POINT OF COMMENCEMENT
- UTY UTILITY POLE

OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF DEKON §

BEING a 136.616 square foot or 3.162 acre tract of land, situated in the Thomas J. Allen Survey, Abstract Number 7, and the J.S. Reilly Survey, Abstract Number 1842, Trophy Club, County of DeKon, Texas, being all of the property described as Tract 1, in a Warranty Deed to Co-Trustees of the Trophy Club, recorded in Instrument #2008-127460, of the Official Public Records of DeKon County, Texas (O.P.R.C.T.), and being more particularly described as follows:

COMMENCING at a concrete monument found near the Southeast corner of said Tract 1, and being a westerly corner of a property described in a General Warranty Deed to the United States of America (USA), recorded in Volume 369, Page 603, of the Deed Records of DeKon County, Texas (D.R.C.T.):

THENCE North 44 degrees 41 minutes 08 seconds West, a distance of 1.70 feet to the Southwest corner of said Pinson Tract, said point being POINT OF BEGINNING of the herein described tract;

THENCE North 27 degrees 08 minutes 18 seconds West, with the South line of said Pinson Tract, a distance of 184.02 feet to the Southwest corner of said Pinson Tract, same being in the East line of a color 9.466 acre tract of land, described in a Special Warranty Deed to Kyle Wood Renewable Trust, recorded in Instrument #2013-1782 (O.P.R.C.T.);

THENCE North 01 degrees 57 minutes 36 seconds East, with the common line between said Pinson Tract and said Wood Tract, a distance of 813.51 feet to an interior of corner;

THENCE North 63 degrees 15 minutes 53 seconds West, with the common line between said Pinson Tract and said Wood Tract, a distance of 77.01 feet to a concrete monument stamped "CC" found at the most westerly Northwest corner of said Pinson Tract, same being a Southernly corner of said USA Tract;

THENCE with the common line between said Pinson Tract and said USA Tract the following courses and distances:

- North 29 degrees 44 minutes 17 seconds East, a distance of 246.77 feet to a concrete monument stamped "CC" found (Controlling Monument), of the Northeast corner of said Pinson Tract;
- South 87 degrees 53 minutes 36 seconds East, a distance of 97.40 feet to a concrete monument stamped "CC" found (Controlling Monument), at the Northeast corner of said Pinson Tract;
- South 01 degrees 19 minutes 31 seconds East, a distance of 842.30 feet to the POINT OF BEGINNING, containing 136.616 square feet or 3.162 acres of land more or less.

I HEREBY CERTIFY TO KYLE WOOD AND STEWART REBE GUARANTY COMPANY, THAT THE SURVEY DESCRIBED HEREIN IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY, AS DETERMINED BY ME OR MY DEEDING SURVEYOR, THE LINES AND DIMENSIONS OF SAID PROPERTY AND AS SHOWN, THE SIZE, LOCATION AND TYPE OF BOUNDARY AND IMPROVEMENTS AND AS SHOWN, ALL IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY. THERE ARE NO ENCUMBRANCES, CONFLICTS OR PROVISIONS, EXCEPT AS SHOWN, PROPERTY HAS ACCESS TO A PUBLIC DESIGNATED ROAD AS SHOWN.



ANEL RODRIGUEZ
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS NO. 6471

<p>ARA SURVEYING</p> <p>3815 KARRIAGHAN LANE MELISSA, TEXAS 75454 TEL (972) 946-6172</p>		TITLE SURVEY OF 2711 TROPHY PARK DRIVE TROPHY CLUB, TEXAS	
		CALCULATIONS RODRIGUEZ	DRAWN GONZALEZ
		TEXAS SURVEYING FIRM NO. 10194713	

**Exhibit “B” to Petition for Annexation
Town Consent Ordinance/Resolution**

TOWN OF TROPHY CLUB, TEXAS

ORDINANCE NO. 2025-24

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF TROPHY CLUB, TEXAS, ANNEXING PROPERTY CONSISTING OF AN APPROXIMATE 3.182-ACRE TRACT OF LAND (PROPERTY ID 67685), GENERALLY LOCATED AT THE NORTH END OF MILSONS POINT DRIVE SITUATED IN THE THOMAS J. ALLEN SURVEY, ABSTRACT NUMBER 7, AND THE JS KENLEY SURVEY, ABSTRACT NUMBER 1641, DENTON COUNTY, TEXAS, AS MORE FULLY DESCRIBED IN EXHIBITS "A-1" AND "A-2" INTO THE TOWN OF TROPHY CLUB, DENTON COUNTY, TEXAS; EXTENDING THE BOUNDARY LIMITS OF THE TOWN TO INCLUDE THE PROPERTY WITHIN THE TOWN LIMITS; GRANTING TO ALL INHABITANTS OF THE PROPERTY THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING THE INHABITANTS BY THE ORDINANCES, RESOLUTIONS, ACTS AND REGULATIONS OF THE TOWN; PROVIDING FOR INCORPORATION OF PREMISES; FINDING AND DETERMINING THAT ALL REQUIREMENTS FOR ANNEXATION INCLUDING PUBLIC HEARINGS, NOTICES, AND OPEN MEETINGS HAVE BEEN MET ACCORDING TO LAW; PROVIDING INSTRUCTION FOR FILING THIS ORDINANCE AND FOR CORRECTING THE OFFICIAL MAP AND BOUNDARIES OF THE TOWN OF TROPHY CLUB; PROVIDING A CUMULATIVE CLAUSE; PROVIDING FOR SAVINGS; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Trophy Club (the "Town") is a home rule municipality acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, pursuant to Chapter 43 of the Texas Local Government Code and the Trophy Club Home Rule Charter, the Town is authorized to annex property and extend the corporate limits of the Town; and

WHEREAS, the Town desires to annex the certain property described herein (the "Property") and more fully described and depicted in Exhibits "A-1" and "A-2", which are attached hereto and incorporated into this Ordinance as if set forth fully herein; and

WHEREAS, on August 11, 2025, the Town Council passed Resolution No. 2025-15, which granted the petition of The Kyle Wood Revocable Trust, as submitted by Kyle Wood, Trustee (the "Property Owner"), requesting voluntary annexation of the Property into the Town, and said petition is attached hereto and incorporated into this Ordinance as if set forth fully herein as Exhibit "B" (the "Annexation Petition"); and

TOWN OF TROPHY CLUB TEXAS

ORDINANCE NO. 2025-25

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF TROPHY CLUB, TEXAS, CONCERNING PROPERTY CONSISTING OF AN APPROXIMATE 2.146000 TRACT OF LAND (PROPERTY IN STEER) GENERALLY LOCATED AT THE NORTH END OF MILBORN POINT DRIVE SITUATED IN THE THOMAS & ALLEN SURVEY, ABSTRACT NUMBER 7, AND THE J.S. KEARBY SURVEY, ABSTRACT NUMBER 10, DENSON COUNTY, TEXAS, AS MORE FULLY DESCRIBED IN EXHIBITS A-1 AND A-2 INTO THE TOWN OF TROPHY CLUB, DENSON COUNTY, TEXAS; EXTENDING THE BOUNDARY LIMITS OF THE TOWN TO INCLUDE THE PROPERTY WITHIN THE TOWN LIMITS GRANTING TO ALL INHABITANTS OF THE PROPERTY THE RIGHTS AND PRIVILEGES OF OTHER CITIES AND TOWNS; THE INHABITANTS BY THE ORDINANCE, RESOLUTIONS, ACTS AND REGULATIONS OF THE TOWN PROVIDING FOR INFORMATION OF PUBLIC; FINDING AND DETERMINING THAT ALL REQUIREMENTS FOR AMBULATION, INCLUDING PUBLIC HEARINGS, NOTICES, AND OTHER MEETINGS HAVE BEEN MET ACCORDING TO LAW; PROVIDING INSTRUCTION FOR FILING THE ORDINANCE AND FOR CORRECTING THE OFFICIAL MAP AND BOUNDARIES OF THE TOWN OF TROPHY CLUB; PROVIDING A CUMULATIVE CLAUSE; PROVIDING FOR SAVING; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Trophy Club (the "Town") is a home rule municipality organized and established by the voters of Denson County, Texas, in accordance with Article XI, Section 8 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, pursuant to Sections 18 of the Texas Local Government Code and the Texas Home Rule Act, the Town is authorized to amend its charter and extend the corporate limits of the Town; and

WHEREAS, the Town Council on August 11, 2025, adopted a resolution to extend the corporate limits of the Town and to amend the Town Charter, which are attached hereto and incorporated into this Ordinance as Exhibits A-1 and A-2, respectively; and

WHEREAS, on August 11, 2025, the Town Council adopted Resolution No. 2025-25, which is attached hereto and incorporated into this Ordinance as Exhibit A-3, and as it shall fully herein as Exhibit B, "Amendment to Charter," and

ORDINANCE NO. 2025-24

PAGE 2

WHEREAS, all of the Property described herein and in the Annexation Petition is contiguous to and within the exclusive extraterritorial jurisdiction of the Town; and

WHEREAS, all required notices, all public hearings, and all requirements for such voluntary annexation have been provided, held, and met in accordance with applicable law; and

WHEREAS, in accordance with Chapter 43, Subchapter C-3, of the Texas Local Government Code and Section 212.172 of the Texas Local Government Code, the Town and the Property Owner have executed a development agreement, as amended (the "Development Agreement") that provides for full annexation, development, and the provision of municipal services to the Property; and

WHEREAS, the Town Council of the Town of Trophy Club finds and determines that annexation of the Property, as requested by the Property Owner in the Annexation Petition and pursuant to the Development Agreement, is in the best interests of the citizens of the Town and the owners and residents of the area being annexed.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF TROPHY CLUB, TEXAS, THAT:

**SECTION 1.
INCORPORATION OF PREMISES**

It is hereby officially determined that the findings and recitations contained above in the preamble of this Ordinance are true and correct and are incorporated herein by reference.

**SECTION 2.
ANNEXATION / BOUNDARY MAP AMENDMENT**

2.01 Annexation. The Property described in Exhibit "A-1" and depicted in Exhibit "A-2" is hereby annexed into the Town of Trophy Club, Denton County, Texas, and that the boundary limits of the Town be and the same are hereby extended to include the above described Property within the Town limits, and the same shall hereafter be included within the Town limits, and the inhabitants thereof shall be entitled to all the rights and privileges of other citizens of the Town and they shall be bound by the acts, ordinances, resolutions, and regulations of the Town.

2.02 Map Amendment. The Town Manager or his designee is hereby authorized and directed to amend the official boundary map of the Town to include the newly annexed Property described in Exhibit "A-1" and depicted in "A-2" and to reflect any associated changes to the extraterritorial boundaries of the Town.

**SECTION 3.
DEVELOPMENT AGREEMENT**

The Development Agreement, which was approved by the Town Council on July 28th, 2025, as amended on August 11th, 2025, meets all legal requirements of Chapter 43 Texas Local Government Code and Section 212.172 Texas Local Government Code, for full annexation, development, and the provision of municipal services to the Property, and is hereby incorporated herein by reference and adopted as part of this Ordinance, and the same shall govern the delivery of municipal services to the Property.

**SECTION 4.
TOWN MANAGER AUTHORIZATION**

The Town Manager is hereby directed and authorized to perform or cause to be performed all acts necessary to effectuate this Ordinance, including any corrections to the official map of the Town to add the Property hereby annexed as may be required by law.

**SECTION 5.
CUMULATIVE**

This Ordinance shall be cumulative of all other provisions of ordinances of the Town except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

**SECTION 6.
SAVINGS**

All rights and remedies of the Town are expressly saved as to any and all violations of the provisions of any other ordinance affecting the subject matter of this Ordinance within the Town which have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances same shall not be affected by this Ordinance, but may be prosecuted until final disposition by the courts.

**SECTION 7.
SEVERABILITY**

It is hereby declared to be the intention of the Town Council that the sections, paragraphs, sentences, clauses, and phrases in this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by a valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, or phrases of this Ordinance, since the same would have been enacted by the

ORDINANCE NO. 2025-24

PAGE 4

Town Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause, or phrase.

**SECTION 8.
PUBLIC MEETING**

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required by law.

**SECTION 9.
FILING INSTRUCTIONS**

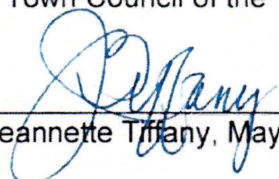
The Town Secretary is hereby directed to file a certified copy of this Ordinance with the County Clerk of Denton County, Texas, and with other appropriate officials and agencies as required by state and federal law.

**SECTION 10.
EFFECTIVE DATE**

This Ordinance shall be in full force and effect immediately upon its passage and approval by the Town Council of the Town of Trophy Club, Texas.

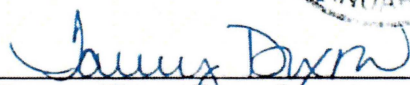
PASSED AND APPROVED by the Town Council of the Town of Trophy Club, Texas, this the 25th day of August, 2025.





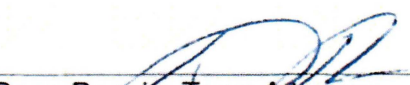
Jeannette Tiffany, Mayor

ATTEST:



Tammy Dixon, Town Secretary

Approved as to Form:



Dean Roggia, Town Attorney

EXHIBIT "A-1"
LEGAL DESCRIPTION

STATE OF TEXAS §

COUNTY OF DENTON §

BEING a 138,616 square foot or 3.182 acre tract of land, situated in the Thomas J. Allen Survey, Abstract Number 7, and the JS Kenley Survey, Abstract Number 1641, Trophy Club, County of Denton, Texas, being all of the property described as Tract 1, in a Warranty Deed to Co-Trustees of the Pinson Trust, recorded in Instrument #2024-124410, of the Official Public Records of Denton County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a concrete monument found near the Southeast corner of said Tract 1, and being a Westerly corner of a property described in a General Warranty Deed to the United States of America (USA), recorded in Volume 369, Page 603, of the Deed Records of Denton County, Texas (D.R.D.C.T.);

THENCE North 44 degrees 43 minutes 08 seconds West, a distance of 1.70 feet to the Southeast corner of said Pinson Tract, said point being POINT OF BEGINNING of the herein described tract;

THENCE North 87 degrees 08 minutes 18 seconds West, with the South line of said Pinson Tract, a distance of 184.05 feet to the Southwest corner of said Pinson Tract, same being in the East line of a called 9.464 acre tract of land, described in a Special Warranty Deed to Kyle Wood Ravocable Trust, recorded in Instrument #2023-2752 (O.P.R.D.C.T.);

THENCE North 01 degrees 57 minutes 36 seconds East, with the common line between said Pinson Tract and said Wood Tract, a distance of 613.51 feet to an interior oil corner;

THENCE North 83 degrees 15 minutes 55 seconds West, with the common line between said Pinson Tract and said Wood Tract, a distance of 77.01 feet to a concrete monument stamped "COE" found at the most westerly Northwest corner of said Pinson tract, same being a Southerly corner of said USA tract;

THENCE with the common line between said Pinson Tract and said USA tract, the following courses and distances:

North 29 degrees 44 minutes 17 seconds East, a distance of 246.77 feet to a concrete monument stamped "COE" found (Controlling Monument), at the Northwest corner of said Pinson Tract;

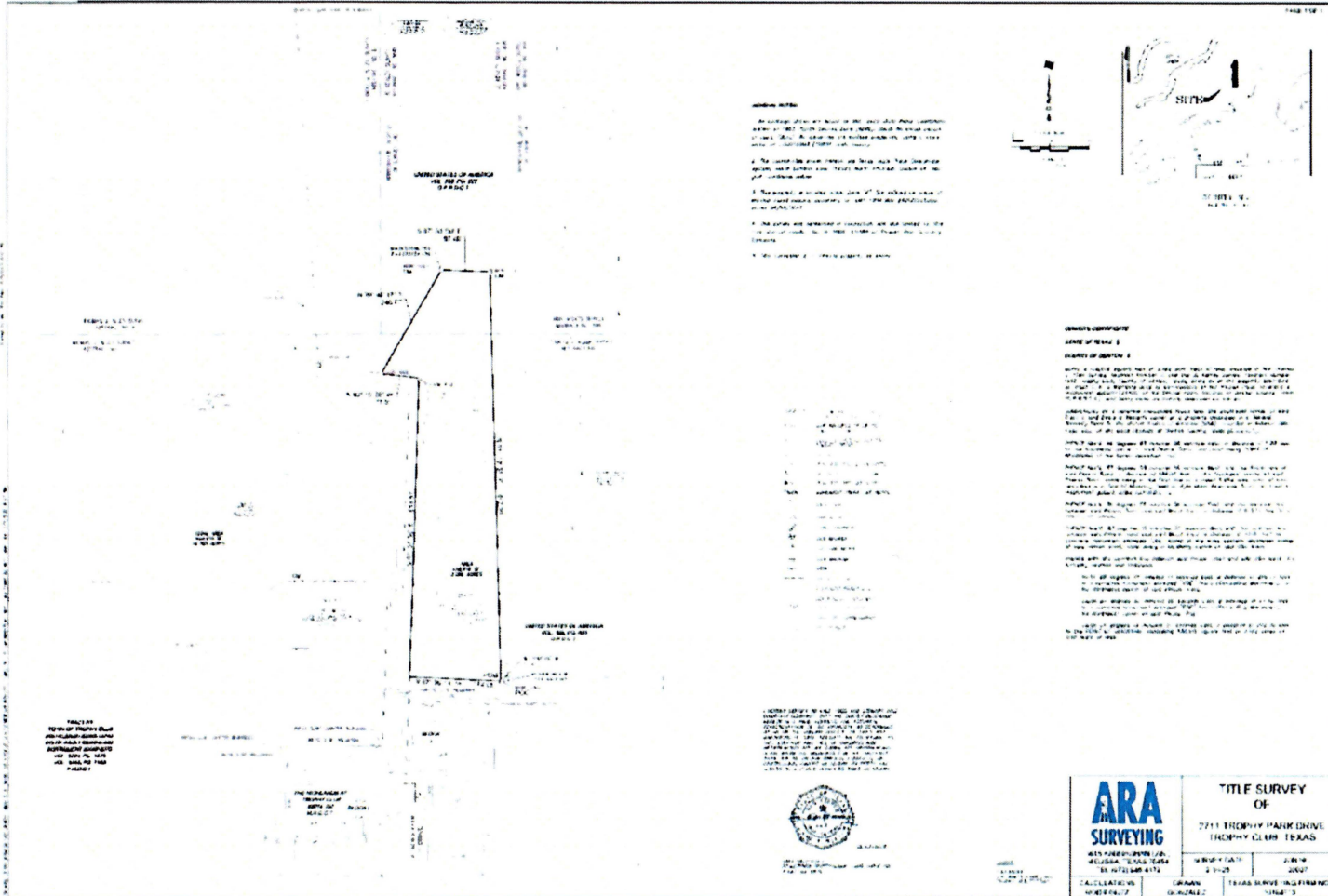
South 87 degrees 53 minutes 56 seconds East, a distance of 97.40 feet to a concrete monument stamped "COE" found (Controlling Monument), at the Northeast corner of said Pinson Tract;

South 01 degrees 19 minutes 51 seconds East, a distance of 842.30 feet to the POINT OF BEGINNING, containing 138,616 square feet or 3.182 acres of land more or less.

ORDINANCE NO. 2025-24

EXHIBIT "A-2"
 PROPERTY DESCRIPTION MAP

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**EXHIBIT "B"
PETITION REQUEST**

PETITION INCLUDING LEGAL DESCRIPTION AND DEPICTION OF AREA

Property Owner Name(s): The Kyle Wood Revocable Trust

Property Address:

STATE OF TEXAS
COUNTY OF DENTON
TOWN OF TROPHY CLUB

LANDOWNER CITY EXPANSION PETITION
TO THE MAYOR AND TOWN COUNCIL OF THE TOWN
OF TROPHY CLUB, TEXAS, A HOME RULE
MUNICIPALITY:

The Kyle Wood Revocable Trust (the "Owner(s)) the owner(s) of approximately 3.182 acres of land depicted and described in Exhibit A attached and incorporated herein (the "Property"), hereby petition the Town Council to annex the Property into the corporate limits of the Town of Trophy Club, Texas (the "Town") pursuant to Texas Local Government Code, Section 43.0671.

Owner(s) certifies that this petition is signed and acknowledged by all persons having an interest in the Property and further certifies that the Property is within the Town's extraterritorial jurisdiction, contiguous to the Town, and without residents or on which fewer than three qualified voters reside.

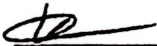
Owner(s) requests that the Town Council hear this petition and the arguments for and against annexation, grant the petition, and annex the Property into the Town of Trophy Club.

Owner:
The Kyle Wood Revocable Trust

Owner:

Name
- Kyle Wood

Name



Signature

Signature

ORDINANCE NO. 2025-24

PAGE 8

6/23/25
Date

Date

STATE OF TEXAS §
COUNTY OF Denton §

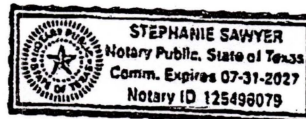
Before me, a notary public, on this day personally appeared Kyle Wood
known to me to be the person whose name is subscribed to the foregoing document and, being by
me first duly sworn, declared that the statements therein contained are true and correct.

Stephanie Sawyer
Notary Public in and for the State of Texas

My Commission expires:

7/31/27

Stephanie Sawyer
Typed or printed Notary's name



STATE OF TEXAS §
COUNTY OF _____ §

Before me, a notary public, on this day personally appeared _____
known to me to be the person whose name is subscribed to the foregoing document and, being by
me first duly sworn, declared that the statements therein contained are true and correct.

Notary Public in and for the State of Texas

My Commission expires:

Typed or printed Notary's name

CERTIFICATE FOR ORDER

THE STATE OF TEXAS §
COUNTIES OF DENTON AND TARRANT §

I, the undersigned officer of the Board of Directors of Trophy Club Municipal Utility District No. 1 hereby certify as follows:

1. The Board of Directors of Trophy Club Municipal Utility District No. 1 convened in a regular meeting on June 17, 2026, at the regular meeting place inside the boundaries of the District, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Kevin R. Carr	President
William C. Rose	Vice President
James C. Thomas	Director
Cornelius Twomey	Director
Bert Cooper	Director

and all of said persons were present thus constituting a quorum. Whereupon, among other business, the following was transacted at the meeting: a written

ORDER GRANTING PETITION FOR ADDITION OF CERTAIN LANDS TO TROPHY CLUB MUNICIPAL UTILITY DISTRICT NO. 1

was introduced for the consideration of the Board. It was then duly moved and seconded that the Order be adopted; and, after due discussion, the motion, carrying with it the adoption of the Order, prevailed and carried by the following vote:

Ayes: _____ Nays: _____ Abstentions: _____

(2) That a true, full and correct copy of the aforesaid Order was adopted at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; that the Order has been duly recorded in the Board's minutes of the meeting; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of the Board as indicated therein; that each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid meeting, that the Order would be introduced and considered for adoption at the meeting, and each of the officers and members consented, in advance, to the holding of the meeting for such purpose; that the meeting was open to the public as required by law; and that public notice of the time, place and subject of the meeting was given as required by Chapter 551, Texas Government Code, and Section 49.063, Texas Water Code.

SIGNED AND SEALED on this 17th day of June, 2026.

Kevin R. Carr
President, Board of Directors

(SEAL)

WHEREAS, the Board of Directors acting pursuant to the Petition and after consideration thereof, finds and determines that it is proper and in the best interest of the District that the Property be added to and included in the District;

NOW, THEREFORE, BE IT ORDERED BY THE BOARD OF DIRECTORS OF TROPHY CLUB MUNICIPAL UTILITY DISTRICT NO. 1 THAT:

Section 1. The statements and facts contained in the preamble of this Order are determined to be true and correct, are hereby adopted as findings of fact and are hereby made a part of this Order.

Section 2. It is officially found and determined that the Town of Trophy Club has consented to the inclusion and addition of the Property into the corporate boundaries of the District pursuant to and in accordance with Section 54.016, Texas Water Code, and Section 42.042, Texas Local Government Code; that Petitioner is the owner of fee simple title to the Property; and the Petition has been signed and executed in the manner provided by law for the conveyance of real estate; that all lienholders have joined the Petition and consented to the inclusion and addition of the Property by the District; that it will be feasible, practicable, and to the advantage of the District for the Property to be added to and included in the District; and that the water and wastewater systems and other improvements are sufficient to supply the Property without injuring land already in the District; and that Petitioner has agreed, and it is hereby provided, that from and after this addition of the Property to the District, the Petitioner and the Property shall assume their share (if any) of the outstanding bonds, notes, and other obligations of the District, pro rata with all other property in the District, according to the taxable value of the Property, and the District and its governing body shall levy an ad valorem tax on the Property each year while any of the bonds, notes, or other obligations of the District payable in whole or in part from taxation are outstanding to pay their share of the indebtedness.

Section 3. The Petition is hereby granted, and the Property therein described is hereby added to and included in Trophy Club Municipal Utility District No. 1.

Section 4. It is hereby ordered that this Order, and the approved Petition, shall be filed for record in the office of the county clerk for Denton County, Texas.

Section 5. It is hereby ordered that a certified copy of this Order changing the boundaries of the District, together with an updated boundary map of the District be filed with the executive director of the Texas Commission on Environmental Quality in accordance with 30 TAC §293.11(a).

PASSED AND APPROVED to be effective as of the 17th day of June, 2026.

Kevin R. Carr, President
Board of Directors

ATTEST:

James C. Thomas
Board of Directors

(SEAL)

THE STATE OF TEXAS §
 §
COUNTY OF DENTON §

This instrument was acknowledged before me on _____, 2026, by Kevin R. Carr, President of the Board of Directors of Trophy Club Municipal Utility District No. 1 and James C. Thomas, Director of the Board of Directors of Trophy Club Municipal Utility District No. 1.

Notary Public, State of Texas

(SEAL)

My Commission expires: _____

Return Recorded Document To:

**Laurie Slaght, District Secretary
Trophy Club Municipal Utility District No. 1
100 Municipal Drive
Trophy Club, Texas 76262**

Exhibit “A”

Petition for Addition and Inclusion of Land

**PETITION FOR ADDITION OF CERTAIN LANDS TO
TROPHY CLUB MUNICIPAL UTILITY DISTRICT NO. 1**

**TO THE BOARD OF DIRECTORS OF TROPHY CLUB MUNICIPAL UTILITY
DISTRICT NO. 1:**

Foxwood LLC, a Texas limited liability company (the "Petitioner"), acting pursuant to the provisions of Section 49.301, Texas Water Code, hereby petitions the Board of Directors of Trophy Club Municipal Utility District No. 1 (the "District"), to add to and include in the District the land described in **Exhibit "A"** hereto. In support of this Petition, the Petitioner represents, covenants, and agrees as follows:

I.

Section 1: The land sought to be added to the District contains approximately 3.182 acres located entirely within Denton County, Texas, and is accurately described in **Exhibit "A"** attached hereto and incorporated herein for all purposes (the "Property").

II.

Fee-simple title and full ownership of the Property is vested in Petitioner.

III.

Other than Foxwood LLC, there are no lienholders with respect to the Property; therefore, no lienholder consent is required for annexation and inclusion of the Property into the boundaries of the District.

IV.

There are no resident qualified voters residing within the Property.

V.

The land lies within the corporate boundaries of the Town of Trophy Club (the "Town"). A petition to the Town requesting its consent to the annexation of the Property has been submitted to the Town, and the Town Council has adopted a resolution or ordinance consenting to the inclusion of the land into the District. A copy of the resolution or ordinance consenting to the inclusion of the Property into the District by annexation is attached hereto as **Exhibit "B"**.

VI.

This Petition shall constitute an election on the part of the Petitioner, its successors and assigns, for the Property and any improvements which are now or may hereafter be constructed thereon to become liable for all present and future debts of the District in the same manner and to the same extent as other lands and improvements in the District are liable for the District's debts.

Petitioner hereby assumes its share of the outstanding bonds, notes or other obligations and the voted but unissued tax bonds of the District and authorizes the Board of Directors of the District to levy a tax on the Property and any improvements constructed thereon in each year while any of the bonds, notes or other obligations payable in whole or in part from taxation are outstanding.

VII.

This Petition shall further be considered the consent and authorization of the Petitioner, its successors and assigns, for the Property and all improvements now existing or to be constructed thereon, to be taxed uniformly and equally on an ad valorem basis with all other taxable property within the District for the payment of principal and interest on the District's bonds which may be issued by the Board of Directors upon the terms and conditions such bonds may be voted.

WHEREFORE, the Petitioner prays that this Petition be granted; that the land described in **Exhibit "A"** be added to and become a part of the District; that this Petition, if granted, be filed for record and be recorded in the Office of the County Clerk of Denton County, Texas, and that the Petitioner be granted any other relief to which it may be entitled.

[The remainder of this page intentionally left blank.]

Executed as of the 5th day of May, 2022

PETITIONER:

FOXWOOD LLC, a Texas limited liability company

BY: **Kyle Wood**
Title: Principal

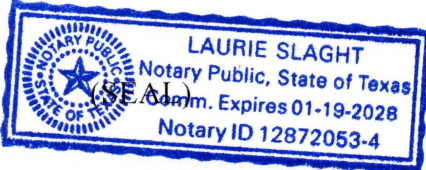
By: [Signature]
Name: Kyle Wood
Title: Owner

ACKNOWLEDGEMENT

THE STATE OF TEXAS §
 §
COUNTY OF Denton §

This instrument was acknowledged before me on this 5th day of May, 2026 by Kyle Wood, OWNER of Foxwood LLC., Principal of Foxwood LLC.

[Signature]
Notary Public in and for
the State of Texas



**Exhibit “A” to Petition for Annexation
Description of Property**

LEGAL DESCRIPTION

State of Texas §
County of Denton §

BEING a 138,616 square foot or 3.182 acre tract of land, situated in the Thomas J. Allen Survey, Abstract Number 7, and the JS Kenley Survey, Abstract Number 1641, Trophy Club, County of Denton, Texas, being all of the property described as Tract 1, in a Warranty Deed to Co-Trustees of the Pinson Trust, recorded in Instrument #2024-124410, of the Official Public Records of Denton County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a concrete monument found near the Southeast corner of said Tract 1, and being a Westerly corner of a property described in a General Warranty Deed to the United States of America (USA), recorded in Volume 369, Page 603, of the Deed Records of Denton County, Texas (D.R.D.C.T.);

THENCE North 44 degrees 43 minutes 08 seconds West, a distance of 1.70 feet to the Southeast corner of said Pinson Tract, said point being POINT OF BEGINNING of the herein described tract;

THENCE North 87 degrees 08 minutes 18 seconds West, with the South line of said Pinson Tract, a distance of 184.05 feet to the Southwest corner of said Pinson Tract, same being in the East line of a called 9.464 acre tract of land, described in a Special Warranty Deed to Kyle Wood Revocable Trust, recorded in Instrument #2023-2762 (O.P.R.D.C.T.);

THENCE North 01 degrees 57 minutes 36 seconds East, with the common line between said Pinson Tract and said Wood Tract, a distance of 613.51 feet to an interior ell corner;

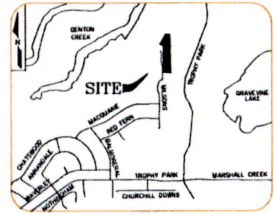
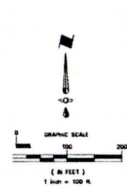
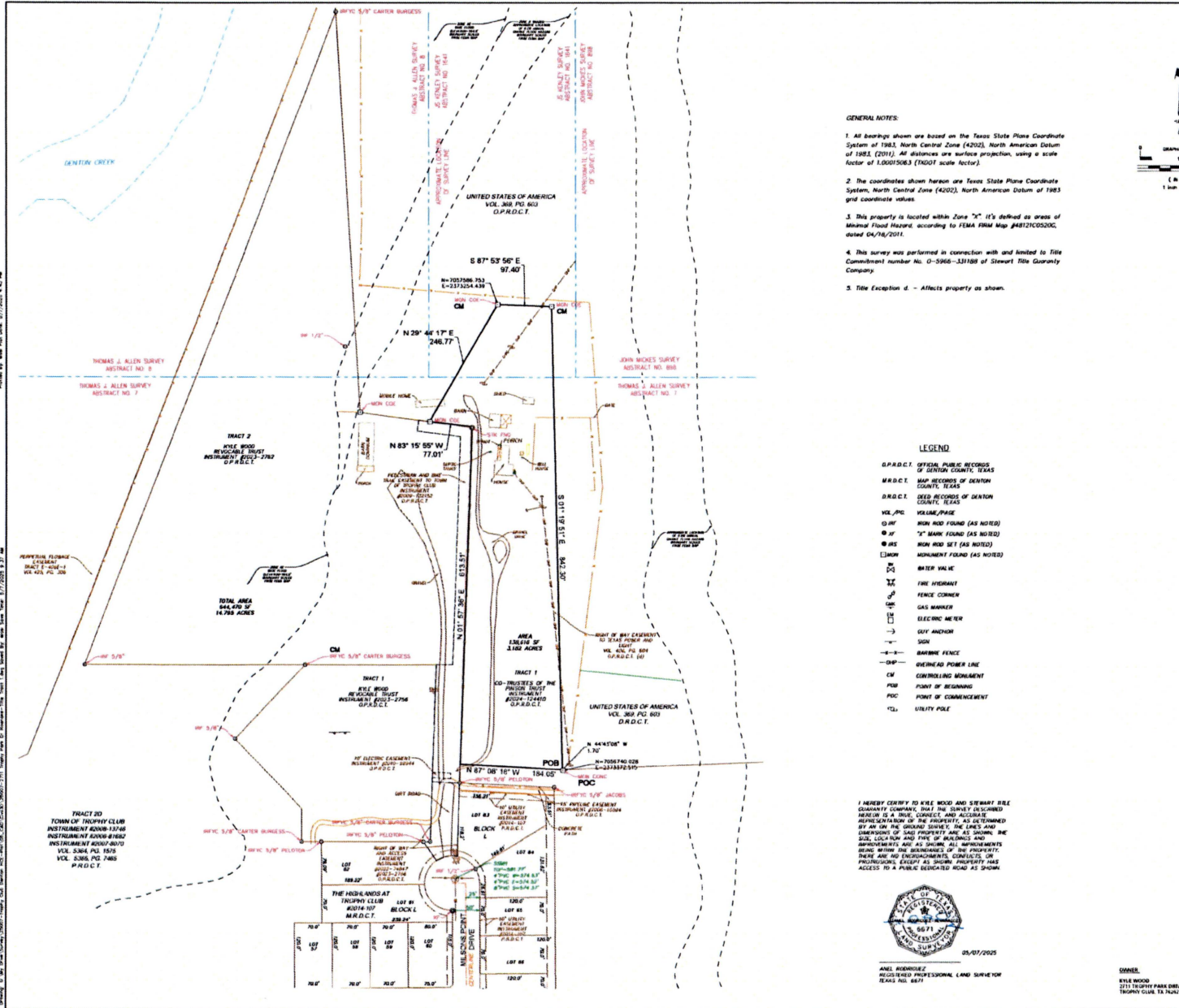
THENCE North 83 degrees 15 minutes 55 seconds West, with the common line between said Pinson Tract and said Wood Tract, a distance of 77.01 feet to a concrete monument stamped "COE" found at the most westerly Northwest corner of said Pinson tract, same being a Southerly corner of said USA tract;

THENCE with the common line between said Pinson Tract and said USA tract, the following courses and distances:

North 29 degrees 44 minutes 17 seconds East, a distance of 246.77 feet to a concrete monument stamped "COE" found (Controlling Monument), at the Northwest corner of said Pinson Tract;

South 87 degrees 53 minutes 56 seconds East, a distance of 97.40 feet to a concrete monument stamped "COE" found (Controlling Monument), at the Northeast corner of said Pinson Tract;

South 01 degrees 19 minutes 51 seconds East, a distance of 842.30 feet to the POINT OF BEGINNING, containing 138,616 square feet or 3.182 acres of land more or less.



- GENERAL NOTES:**
- All bearings shown are based on the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. (2011). All distances are surface projection, using a scale factor of 1.00015083 (NAD03 scale factor).
 - The coordinates shown herein are Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 gnd coordinate values.
 - This property is located within Zone "N" it's defined as areas of Minimal Flood Hazard according to FEMA Flood Map #4817C0520C, dated 04/16/2011.
 - This survey was performed in connection with and limited to Title Commitment number No. 0-5968-131189 of Stewart Title Guaranty Company.
 - Title Exception d - Affects property as shown.

LEGEND

- OP.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS OF DENTON COUNTY, TEXAS
- D.R.R.C.T. DEED RECORDS OF DENTON COUNTY, TEXAS
- VOL./PG. VOLUME/PAGE
- CM CONCRETE MONUMENT (AS NOTED)
- SM STAIN MONUMENT (AS NOTED)
- WM WOOD MONUMENT (AS NOTED)
- BM BENCH MARK
- FW FENCE
- FC FENCE CORNER
- GM GAS METER
- EM ELECTRIC METER
- GA GUY ANCHOR
- SN SIGN
- BF BARBED FENCE
- OP OVERHEAD POWER LINE
- CM CONCRETE MONUMENT
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- UP UTILITY POLE

OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF DENTON §

BEING a 1.8616 square foot or 3.162 acre tract of land, situated in the Thomas J. Allen Survey, Abstract Number 7, and the JS Rivley Survey, Abstract Number 1641, Trophy Club, County of Denton, Texas, being all of the property described as Tract 1, in a Warranty Deed to Co-Trustees of the Pison Tract, recorded in Instrument #2024-12440, of the Official Public Records of Denton County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a concrete monument found near the Southeast corner of said Tract 1, and being a Westerly corner of a property described in a General Warranty Deed to the United States of America (USA), recorded in Volume 369, Page 601, of the Deed Records of Denton County, Texas (D.R.D.C.T.),

THENCE North 44 degrees 41 minutes 08 seconds West, a distance of 1.70 feet to the Southeast corner of said Pison Tract, said point being POINT OF BEGINNING of the herein described tract;

THENCE North 87 degrees 08 minutes 18 seconds West, with the South line of said Pison Tract, a distance of 184.02 feet to the Southwest corner of said Pison Tract, some being in the East line of a covey 9.466 acre tract of land, described in a Special Warranty Deed to Kyle Wood Renewable Trust, recorded in Instrument #2023-1762 (O.P.R.D.C.T.);

THENCE North 01 degrees 57 minutes 36 seconds East, with the common line between said Pison Tract and said Wood Tract, a distance of 812.51 feet to an interior all corner;

THENCE North 83 degrees 15 minutes 55 seconds West, with the common line between said Pison Tract and said Wood Tract, a distance of 77.01 feet to a concrete monument stamped "CC" found at the most westerly Northeast corner of said Pison Tract, some being a Southern corner of said USA Tract;

THENCE with the common line between said Pison Tract and said USA Tract the following courses and distances:

North 29 degrees 44 minutes 17 seconds East, a distance of 246.77 feet to a concrete monument stamped "CC" found (Constraining Monument), of the Northeast corner of said Pison Tract;

South 87 degrees 53 minutes 56 seconds East, a distance of 97.40 feet to a concrete monument stamped "CC" found (Constraining Monument), of the Northeast corner of said Pison Tract;

South 01 degrees 19 minutes 51 seconds East, a distance of 842.30 feet to the POINT OF BEGINNING, containing 1.8616 square feet or 3.162 acres of land more or less.



ANEL RODRIGUEZ
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS NO. 16471

<p>ARA SURVEYING</p> <p>3816 KARRIGHAN LANE MELISSA, TEXAS 75454 TEL (972) 946-4172</p>	TITLE SURVEY OF 2711 TROPHY PARK DRIVE TROPHY CLUB, TEXAS	
	SURVEY DATE 2-14-25	JOB NO. 25007
CALCULATIONS RODRIGUEZ	DRAWN GONZALEZ	TEXAS SURVEYING FIRM NO. 10194713

Exhibit “B”

Lienholder Consent

**OWNER'S CONSENT TO ADDITION OF LAND TO TROPHY
CLUB MUNICIPAL UTILITY DISTRICT NO. 1**

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS, Foxwood LLC, a Texas limited liability company ("Owner"), is the owner of that certain tract of land containing approximately 3.182 acres, located in Denton County, Texas, as more particularly described in Exhibit "A" attached hereto (the "Property"); and,

WHEREAS, the Owner desires that the property be included within the boundaries of Trophy Club Municipal Utility District No. 1 (the "District").

1. Consent To Inclusion

Owner hereby consents to the inclusion of the property within the boundaries of the District.

2. Consent To Taxation And Bonds

Owner acknowledges and agrees that the property shall be subject to ad valorem taxation by the District and shall share in the payment of District Bonds, indebtedness and obligations present and future.

3. Consent to District Powers

Owner further consents to the issuance of bonds by the District, the levy of taxes and assessments, and the provision of water, sewer, drainage, road and other authorized improvements.

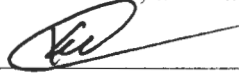
4. Binding Effect

This consent shall be binding upon Owner and its successors and assigns.

EXECUTED this 5th day of May 2026.

OWNER:

Foxwood LLC, a Texas Liability Company

By  _____

Name: Kyle Wood

Title: Principal

ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF DENTON §

This instrument was acknowledged before me on the 5 day of May, 2026 by Kyle Wood, Principal and owner of Foxwood LLC, on behalf of said company.



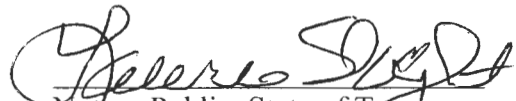

Notary Public, State of Texas

Exhibit “C”

Town Ordinance Consenting to Addition and Inclusion of Land

TOWN OF TROPHY CLUB, TEXAS

ORDINANCE NO. 2025-24

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF TROPHY CLUB, TEXAS, ANNEXING PROPERTY CONSISTING OF AN APPROXIMATE 3.182-ACRE TRACT OF LAND (PROPERTY ID 67685), GENERALLY LOCATED AT THE NORTH END OF MILSONS POINT DRIVE SITUATED IN THE THOMAS J. ALLEN SURVEY, ABSTRACT NUMBER 7, AND THE JS KENLEY SURVEY, ABSTRACT NUMBER 1641, DENTON COUNTY, TEXAS, AS MORE FULLY DESCRIBED IN EXHIBITS "A-1" AND "A-2" INTO THE TOWN OF TROPHY CLUB, DENTON COUNTY, TEXAS; EXTENDING THE BOUNDARY LIMITS OF THE TOWN TO INCLUDE THE PROPERTY WITHIN THE TOWN LIMITS; GRANTING TO ALL INHABITANTS OF THE PROPERTY THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING THE INHABITANTS BY THE ORDINANCES, RESOLUTIONS, ACTS AND REGULATIONS OF THE TOWN; PROVIDING FOR INCORPORATION OF PREMISES; FINDING AND DETERMINING THAT ALL REQUIREMENTS FOR ANNEXATION INCLUDING PUBLIC HEARINGS, NOTICES, AND OPEN MEETINGS HAVE BEEN MET ACCORDING TO LAW; PROVIDING INSTRUCTION FOR FILING THIS ORDINANCE AND FOR CORRECTING THE OFFICIAL MAP AND BOUNDARIES OF THE TOWN OF TROPHY CLUB; PROVIDING A CUMULATIVE CLAUSE; PROVIDING FOR SAVINGS; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Trophy Club (the "Town") is a home rule municipality acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, pursuant to Chapter 43 of the Texas Local Government Code and the Trophy Club Home Rule Charter, the Town is authorized to annex property and extend the corporate limits of the Town; and

WHEREAS, the Town desires to annex the certain property described herein (the "Property") and more fully described and depicted in Exhibits "A-1" and "A-2", which are attached hereto and incorporated into this Ordinance as if set forth fully herein; and

WHEREAS, on August 11, 2025, the Town Council passed Resolution No. 2025-15, which granted the petition of The Kyle Wood Revocable Trust, as submitted by Kyle Wood, Trustee (the "Property Owner"), requesting voluntary annexation of the Property into the Town, and said petition is attached hereto and incorporated into this Ordinance as if set forth fully herein as Exhibit "B" (the "Annexation Petition"); and

ORDINANCE NO. 2025-24

PAGE 2

WHEREAS, all of the Property described herein and in the Annexation Petition is contiguous to and within the exclusive extraterritorial jurisdiction of the Town; and

WHEREAS, all required notices, all public hearings, and all requirements for such voluntary annexation have been provided, held, and met in accordance with applicable law; and

WHEREAS, in accordance with Chapter 43, Subchapter C-3, of the Texas Local Government Code and Section 212.172 of the Texas Local Government Code, the Town and the Property Owner have executed a development agreement, as amended (the "Development Agreement") that provides for full annexation, development, and the provision of municipal services to the Property; and

WHEREAS, the Town Council of the Town of Trophy Club finds and determines that annexation of the Property, as requested by the Property Owner in the Annexation Petition and pursuant to the Development Agreement, is in the best interests of the citizens of the Town and the owners and residents of the area being annexed.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF TROPHY CLUB, TEXAS, THAT:

**SECTION 1.
INCORPORATION OF PREMISES**

It is hereby officially determined that the findings and recitations contained above in the preamble of this Ordinance are true and correct and are incorporated herein by reference.

**SECTION 2.
ANNEXATION / BOUNDARY MAP AMENDMENT**

2.01 Annexation. The Property described in Exhibit "A-1" and depicted in Exhibit "A-2" is hereby annexed into the Town of Trophy Club, Denton County, Texas, and that the boundary limits of the Town be and the same are hereby extended to include the above described Property within the Town limits, and the same shall hereafter be included within the Town limits, and the inhabitants thereof shall be entitled to all the rights and privileges of other citizens of the Town and they shall be bound by the acts, ordinances, resolutions, and regulations of the Town.

2.02 Map Amendment. The Town Manager or his designee is hereby authorized and directed to amend the official boundary map of the Town to include the newly annexed Property described in Exhibit "A-1" and depicted in "A-2" and to reflect any associated changes to the extraterritorial boundaries of the Town.

**SECTION 3.
DEVELOPMENT AGREEMENT**

The Development Agreement, which was approved by the Town Council on July 28th, 2025, as amended on August 11th, 2025, meets all legal requirements of Chapter 43 Texas Local Government Code and Section 212.172 Texas Local Government Code, for full annexation, development, and the provision of municipal services to the Property, and is hereby incorporated herein by reference and adopted as part of this Ordinance, and the same shall govern the delivery of municipal services to the Property.

**SECTION 4.
TOWN MANAGER AUTHORIZATION**

The Town Manager is hereby directed and authorized to perform or cause to be performed all acts necessary to effectuate this Ordinance, including any corrections to the official map of the Town to add the Property hereby annexed as may be required by law.

**SECTION 5.
CUMULATIVE**

This Ordinance shall be cumulative of all other provisions of ordinances of the Town except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

**SECTION 6.
SAVINGS**

All rights and remedies of the Town are expressly saved as to any and all violations of the provisions of any other ordinance affecting the subject matter of this Ordinance within the Town which have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances same shall not be affected by this Ordinance, but may be prosecuted until final disposition by the courts.

**SECTION 7.
SEVERABILITY**

It is hereby declared to be the intention of the Town Council that the sections, paragraphs, sentences, clauses, and phrases in this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by a valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, or phrases of this Ordinance, since the same would have been enacted by the

Town Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause, or phrase.

**SECTION 8.
PUBLIC MEETING**

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required by law.

**SECTION 9.
FILING INSTRUCTIONS**

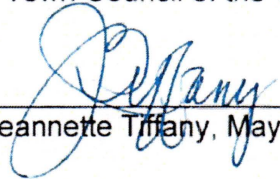
The Town Secretary is hereby directed to file a certified copy of this Ordinance with the County Clerk of Denton County, Texas, and with other appropriate officials and agencies as required by state and federal law.

**SECTION 10.
EFFECTIVE DATE**

This Ordinance shall be in full force and effect immediately upon its passage and approval by the Town Council of the Town of Trophy Club, Texas.

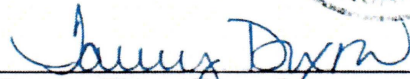
PASSED AND APPROVED by the Town Council of the Town of Trophy Club, Texas, this the 25th day of August, 2025.





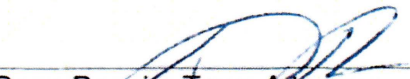
Jeannette Tiffany, Mayor

ATTEST:



Tammy Dixon, Town Secretary

Approved as to Form:



Dean Roggia, Town Attorney

EXHIBIT "A-1"
LEGAL DESCRIPTION

STATE OF TEXAS §

COUNTY OF DENTON §

BEING a 138,616 square foot or 3.182 acre tract of land, situated in the Thomas J. Allen Survey, Abstract Number 7, and the JS Kenley Survey, Abstract Number 1641, Trophy Club, County of Denton, Texas, being all of the property described as Tract 1, in a Warranty Deed to Co-Trustees of the Pinson Trust, recorded in Instrument #2024-124410, of the Official Public Records of Denton County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a concrete monument found near the Southeast corner of said Tract 1, and being a Westerly corner of a property described in a General Warranty Deed to the United States of America (USA), recorded in Volume 369, Page 603, of the Deed Records of Denton County, Texas (D.R.D.C.T.);

THENCE North 44 degrees 43 minutes 08 seconds West, a distance of 1.70 feet to the Southeast corner of said Pinson Tract, said point being POINT OF BEGINNING of the herein described tract;

THENCE North 87 degrees 08 minutes 18 seconds West, with the South line of said Pinson Tract, a distance of 184.05 feet to the Southwest corner of said Pinson Tract, same being in the East line of a called 9.464 acre tract of land, described in a Special Warranty Deed to Kyle Wood Revocable Trust, recorded in Instrument #2023-2752 (O.P.R.D.C.T.);

THENCE North 01 degrees 57 minutes 36 seconds East, with the common line between said Pinson Tract and said Wood Tract, a distance of 613.51 feet to an interior oil corner;

THENCE North 83 degrees 15 minutes 55 seconds West, with the common line between said Pinson Tract and said Wood Tract, a distance of 77.01 feet to a concrete monument stamped "COE" found at the most westerly Northwest corner of said Pinson tract, same being a Southerly corner of said USA tract;

THENCE with the common line between said Pinson Tract and said USA tract, the following courses and distances:

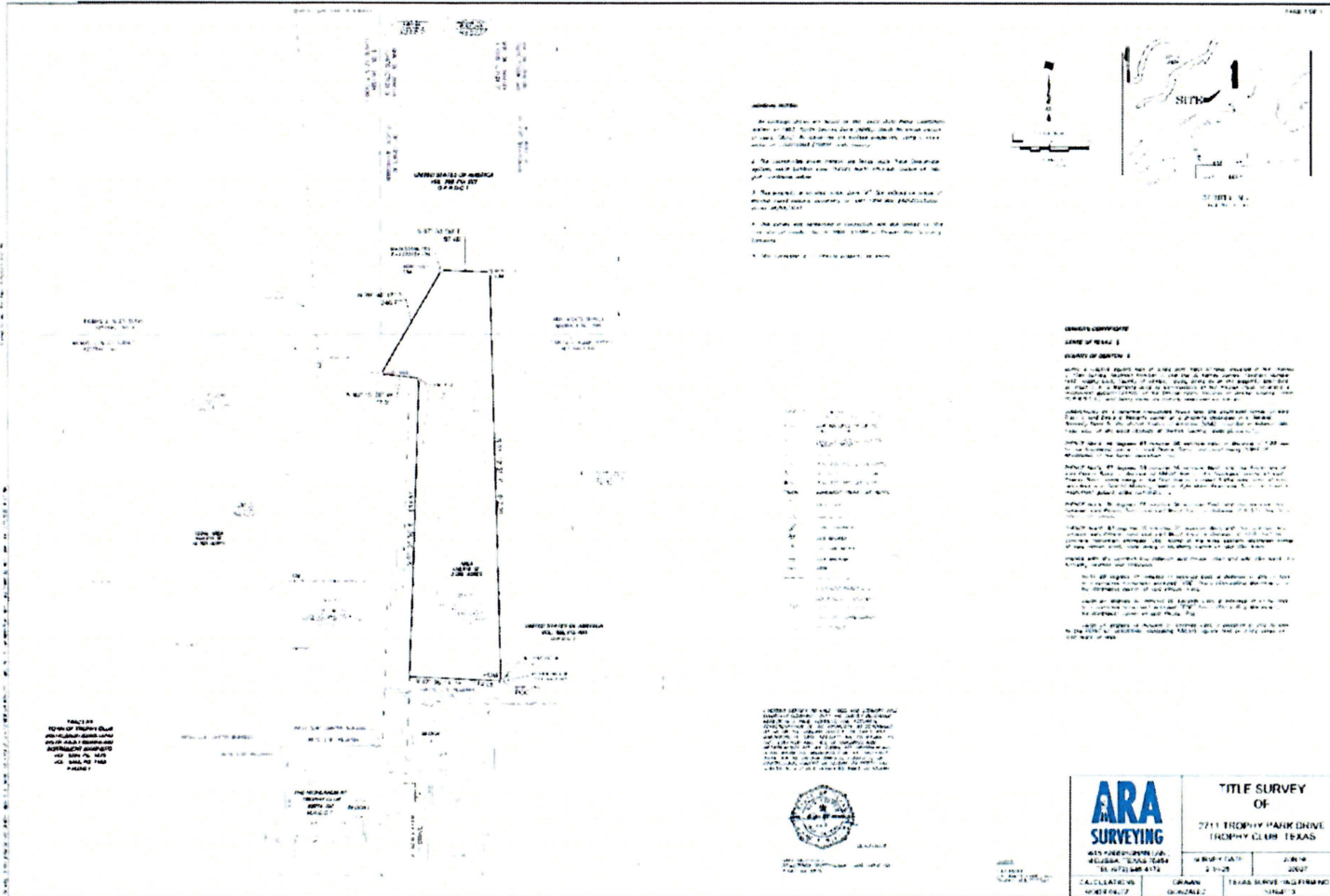
North 29 degrees 44 minutes 17 seconds East, a distance of 246.77 feet to a concrete monument stamped "COE" found (Controlling Monument), at the Northwest corner of said Pinson Tract;

South 87 degrees 53 minutes 56 seconds East, a distance of 97.40 feet to a concrete monument stamped "COE" found (Controlling Monument), at the Northeast corner of said Pinson Tract;

South 01 degrees 19 minutes 51 seconds East, a distance of 842.30 feet to the POINT OF BEGINNING, containing 138,616 square feet or 3.182 acres of land more or less.

ORDINANCE NO. 2025-24

EXHIBIT "A-2"
 PROPERTY DESCRIPTION MAP



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**EXHIBIT "B"
PETITION REQUEST**

PETITION INCLUDING LEGAL DESCRIPTION AND DEPICTION OF AREA

Property Owner Name(s): The Kyle Wood Revocable Trust

Property Address:

STATE OF TEXAS
COUNTY OF DENTON
TOWN OF TROPHY CLUB

LANDOWNER CITY EXPANSION PETITION
TO THE MAYOR AND TOWN COUNCIL OF THE TOWN
OF TROPHY CLUB, TEXAS, A HOME RULE
MUNICIPALITY:

The Kyle Wood Revocable Trust (the "Owner(s)) the owner(s) of approximately 3.182 acres of land depicted and described in Exhibit A attached and incorporated herein (the "Property"), hereby petition the Town Council to annex the Property into the corporate limits of the Town of Trophy Club, Texas (the "Town") pursuant to Texas Local Government Code, Section 43.0671.

Owner(s) certifies that this petition is signed and acknowledged by all persons having an interest in the Property and further certifies that the Property is within the Town's extraterritorial jurisdiction, contiguous to the Town, and without residents or on which fewer than three qualified voters reside.

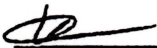
Owner(s) requests that the Town Council hear this petition and the arguments for and against annexation, grant the petition, and annex the Property into the Town of Trophy Club.

Owner:
The Kyle Wood Revocable Trust

Owner:

Name
- Kyle Wood

Name



Signature

Signature

ORDINANCE NO. 2025-24

PAGE 8

6/23/25
Date

Date

STATE OF TEXAS §
COUNTY OF Denton §

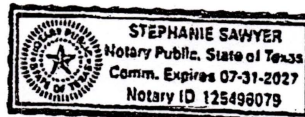
Before me, a notary public, on this day personally appeared Kyle Wood
known to me to be the person whose name is subscribed to the foregoing document and, being by
me first duly sworn, declared that the statements therein contained are true and correct.

Stephanie Sawyer
Notary Public in and for the State of Texas

My Commission expires:

7/31/27

Stephanie Sawyer
Typed or printed Notary's name



STATE OF TEXAS §
COUNTY OF _____ §

Before me, a notary public, on this day personally appeared _____
known to me to be the person whose name is subscribed to the foregoing document and, being by
me first duly sworn, declared that the statements therein contained are true and correct.

Notary Public in and for the State of Texas

My Commission expires:

Typed or printed Notary's name

**AMENDMENT TO DISTRICT INFORMATION FORM
TROPHY CLUB MUNICIPAL UTILITY DISTRICT NO. 1**

STATE OF TEXAS §
COUNTIES OF DENTON AND TARRANT §

We, the undersigned, constituting a majority of the members of the Board of Directors of Trophy Club Municipal Utility District No. 1 (the “District”), of Denton and Tarrant Counties, Texas, do hereby make and execute this Amendment to the District Information Form in compliance with Section 49.455, Texas Water Code.

We do hereby certify as follows:

1. A complete legal description of the revised boundaries of the District is attached as **Exhibit A.**
2. A map showing the revised boundaries of the District signed by a majority of the members of the Board of Directors is enclosed as **Exhibit B.**

WITNESS OUR HANDS THIS THE ____ DAY OF _____ 2026.

Kevin R. Carr, President

William C. Rose, Vice President

James C. Thomas, Director

Cornelius Twomey, Director

Bert Cooper, Director

(SEAL)

THE STATE OF TEXAS §
 §
COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared KEVIN R. CARR, WILLIAM C. ROSE, JAMES C. THOMAS, CORNELIUS TWOMEY and BERT COOPER known to me to be the persons and officers whose names are subscribed to the foregoing instrument and affirmed and acknowledged that said instrument is correct and accurate to the best of their knowledge and belief, and that they executed the same for the purposes and in the capacities therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 17th day of June 2026.

Notary Public, State of Texas

My Commission expires: _____

(SEAL)

EXHIBIT "A"

District Boundary Description

EXHIBIT "A"
TROPHY CLUB MUNICIPAL UTILITY DISTRICT NO. 1

TRACT 1 (TROPHY CLUB)

BEING all of the tracts listed in the Parcel Table (below) and being located in the Richard W Allen survey, Abstract Number 5, Thomas J Allen survey, Abstract Number 7, Thomas J Allen survey, Abstract Number 8, Rosalinda Allen survey, Abstract Number 17, Thomas H Calaway survey, Abstract Number 272, Jesse Eads survey, Abstract Number 392, Richard Eads survey, Abstract Number 393, Joseph Henry survey, Abstract Number 528, Joseph Henry survey, Abstract Number 529, Thomas Kelly survey, Abstract Number 704, Joseph Henry survey, Abstract Number 742, John R Michael survey, Abstract Number 820, John R Michael survey, Abstract Number 821, Charles Medlin survey, Abstract Number 823, Wilson Medlin survey, Abstract Number 828, the Mary Medlin survey, Abstract Number 832, the John Mickes survey, Abstract Number 898, William H Pea survey, Abstract Number 1045, Jesse Sutton survey, Abstract Number 1154, Charles M Throop survey, Abstract Number 1510, Wilson Medlin survey, Abstract Number 1588, JS Kenley survey, Abstract Number 1641, Wilson Medlin survey, Abstract Number 1958, Town of Trophy Club, Tarrant and Denton County, Texas, and being more particularly described as follows:

TRACT 1 PARCEL TABLE		
1A	ANSELMO CORONA	DOC. NO. 2025-68844
1	KYLE B. WOOD, TRUSTEE OF THE KYLE WOOD REVOCABLE TRUST	DOC. NO. 2023-2762
2	KYLE B. WOOD, TRUSTEE OF THE KYLE WOOD REVOCABLE TRUST	DOC. NO. 2025-24139
3	KYLE B. WOOD, TRUSTEE OF THE KYLE WOOD REVOCABLE TRUST	DOC. NO. 2023-2756
4	THE HIGHLANDS AT TROPHY CLUB NEIGHBORHOOD 7, PHASE 3C	DOC. NO. 2014-107
5	LOTS 1 AND 2, BLOCK 1, AND LOTS 1 AND 2, BLOCK 2, NISD HIGH SCHOOL NO. 2	CAB. Y, PG. 46
6	TOWN OF TROPHY CLUB, TEXAS	DOC. NO. 2008-13746
7	THE OAK ESTATES AT TROPHY CLUB	DOC. NO. 2024-280
8	THE HIGHLANDS AT TROPHY CLUB, NEIGHBORHOOD 1 - PHASE 2A	DOC. NO. 2011-69
9	THE WILLOW ESTATES AT TROPHY CLUB	DOC. NO. 2024-231
10	THE HIGHLANDS AT TROPHY CLUB, NEIGHBORHOOD 5 - PHASE 2B	DOC. NO. 2011-70
11	THE HIGHLANDS AT TROPHY CLUB, NEIGHBORHOOD 7, PHASE 2G	DOC. NO. 2012-223
12	LOT 1, BLOCK 1, FREEDOM PARK	DOC. NO. 2011-73
13	THE HIGHLANDS AT TROPHY CLUB, NEIGHBORHOOD 1 - PHASE 1C-1	CAB. Y, PG. 317
14	THE HIGHLANDS AT TROPHY CLUB NEIGHBORHOOD 1 - PHASE 1C-2	CAB. Y, PG. 312
15	CHURCHILL DOWNS, LOTS 1-8, BLOCK A AND LOTS 1-27, BLOCK B	CAB. X, PG. 812
16	THE HIGHLANDS AT TROPHY CLUB, NEIGHBORHOOD 5, PHASE 1 D-2	CAB. Y, PG. 324
17	BERTIE ESTELLE MILLER ET AL.	DOC. NO. 2021-226621
18	LOTS 1-6 AND 7X, BLOCK A, TRIPLE CROWN ESTATES	DOC. NO. 2025-253
19	LOTS 1 & 2, BLOCK 1 TROPHY CLUB VILLAGE CENTRE	DOC. NO. 2014-15
20	THE HIGHLANDS AT TROPHY CLUB, NEIGHBORHOOD 5, PHASE 1D-1	CAB. Y, PG. 319
21	WONDERLAND PLAZA ADDITION	DOC. NO. 2015-175
22	THE ASPEN ESTATES AT TROPHY CLUB	DOC. NO. 2023-318
23	THE HIGHLANDS AT TROPHY CLUB, NEIGHBORHOOD 5, PHASE 2E ADDITION	DOC. NO. 2013-130
24	HIGHLANDS AT TROPHY CLUB, NEIGHBORHOOD 8-PHASE 2B	DOC. NO. 2013-229
25	THE CYPRESS ESTATES AT TROPHY CLUB	DOC. NO. 2024-130
26	TROPHY CLUB DRIVE CHURCH ADDITION LOT 1 AND LOT 2, BLOCK 1	DOC. NO. 2012-219
27	THE HIGHLANDS AT TROPHY CLUB, NEIGHBORHOOD 6	DOC. NO. 2012-101
28	LOT 1, BLOCK 1, INDEPENDENCE PARK EAST	DOC. NO. 2011-53
29	CANTERBURY HILLS PHASE 2	DOC. NO. 2013-86
30	NORTHWEST INDEPENDENT SCHOOL DISTRICT EAST CAMPUS ADDITION	CAB. O, PG. 263
31	HIGHLANDS AT TROPHY CLUB, NEIGHBORHOOD 8-PHASE 2A	DOC. NO. 2012-183
32	THE HIGHLANDS AT TROPHY CLUB, NEIGHBORHOOD 9	CAB. Y, PG. 246

Half Associates, Inc. • 2601 Meacham Blvd., Suite 600, TX 76137
 Tel. (817) 847-1422 • TBPELS Surveying Firm No. 10029600

EXHIBIT "A"
TROPHY CLUB MUNICIPAL UTILITY DISTRICT NO. 1

TRACT 1 PARCEL TABLE (CONT.)		
33	HIGHLANDS AT TROPHY CLUB, NEIGHBORHOOD 8-PHASE 1	DOC. NO. 2010-183
34	THE FOURTH NINE AT TROPHY CLUB	CAB. M, PG. 148
35	THE HIGHLANDS AT TROPHY CLUB, NEIGHBORHOOD 2 - PHASE 2H	DOC. NO. 2009-69
36	THE LAKES AT TROPHY CLUB PHASE III	CAB. R, PG. 169
37	LAKES OF TROPHY CLUB, PHASE 2	CAB. O, PG. 323
38	THE HIGHLANDS AT TROPHY CLUB, NEIGHBORHOOD 2 - PHASE 1A	CAB. Y, PG. 316
39	THE HIGHLANDS AT TROPHY CLUB, NEIGHBORHOODS 3 & 4, PHASE 1B	CAB. X, PG. 923
40	THE FALCON ESTATES AT TROPHY CLUB	DOC. NO. 2023-317
41	THE HIGHLANDS AT TROPHY CLUB, NEIGHBORHOOD 6, PHASE 3B ADDITION	DOC. NO. 2012-224
42	THE HIGHLANDS AT TROPHY CLUB, NEIGHBORHOOD 3, PHASE 3C ADDITION	DOC. NO. 2013-43
43	EAGLES RIDGE PHASE II	CAB. X, PG. 433
44	CANTERBURY HILLS PHASE 3	DOC. NO. 2015-176
45	LAKESIDE AT TROPHY CLUB	CAB. M, PG. 164
46	LOT 1, BLOCK A, TROPHY CLUB MUNICIPAL UTILITY DISTRICT NO. 1 WASTEWATER TREATMENT FACILITY	DOC. NO. 2016-148
47	EAGLES RIDGE PHASE I	CAB. M, PG. 150
48	THE HIGHLANDS AT TROPHY CLUB, NEIGHBORHOOD 4, PHASE 2A ADDITION	DOC. NO. 2011-52
49	FOX POINTE	CAB. P, PG. 209
50	GOLF MAINTENANCE FACILITY ADDITION	CAB. X, PG. 813
51	CANTERBURY HILLS PHASE 1B	DOC. NO. 2013-87
52	THE HIGHLANDS AT TROPHY CLUB, NEIGHBORHOOD 3, PHASE 2B	DOC. NO. 2012-44
53	LAKES AT TROPHY CLUB	CAB. N, PG. 94
54	LOT 7A AND COMMON AREA 2A OUT OF THE HIGHLANDS AT TROPHY CLUB NEIGHBORHOOD 4	DOC. NO. 2017-413
55	VILLAGE WEST, SECTION "B"	CAB. C, PG. 172
56	THE KNOLL	CAB. U, PG. 563
57	CLUBCORP GOLF OF TEXAS, L.P.	DOC. NO. 2014-106550
58	LAKEVIEW ADDITION, LOT 1, BLOCK 1	CAB. V, PG. 417
59	TOWN OF TROPHY CLUB	DOC. NO. 2013-251
60	THE HIGHLANDS AT TROPHY CLUB NEIGHBORHOOD 4	DOC. NO. 2015-36
61	TROPHY CLUB, THE QUORUM CONDOMINIUMS	CAB. C, PG. 358
62	TROPHY CLUB SECTION 13	CAB. G, PG. 116
63	LOT 1, BLOCK 1, TRINITY LEARNING CENTER ADDITION	CAB. I, PG. 229
64	LOT 1, BLOCK A, THE CHURCH AT TROPHY LAKES	DOC. NO. 2013-99
65	CANTERBURY HILLS PHASE 1A	DOC. NO. 2012-225
66	LOT 63R, LOT 64R, TROPHY CLUB OAK HILL	DOC. NO. 2019-141
67	WATERS EDGE AT HOGAN'S GLEN, PHASE 2B-2	DOC. NO. 2012-222
68	TROPHY CLUB SECTION 1	CAB. J, PG. 224
69	TROPHY CLUB OAK HILL	CAB. J, PG. 378
70	TROPHY CLUB COMMONS, LOT 1, BLOCK 1	DOC. NO. 2012-36
71	VILLAGE WEST, SECTION "A"	CAB. C, PG. 171
72	WATERS EDGE AT HOGAN'S GLEN, PHASE 2B-1	DOC. NO. 2012-42
73	TWENTY IN TROPHY	VOL. B, PG. 251
74	WATERS EDGE AT HOGAN'S GLEN, PHASE 3	DOC. NO. 2015-174
75	TROPHY CLUB SECTION 12	CAB. E, PG. 97
76	LOT 1A, BLOCK A, TROPHY CLUB PLAZA	DOC. NO. 2012-46

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EXHIBIT "A"
TROPHY CLUB MUNICIPAL UTILITY DISTRICT NO. 1

TRACT 1 PARCEL TABLE (CONT.)		
77	TROPHY CLUB SECTION 7	CAB. J, PG. 342
78	TROPHY CLUB, SECTION 11	CAB. B, PG. 246
79	TOWN OF TROPHY CLUB	VOL. 2415, PG. 21
80	TROPHY CLUB COUNTRY CLUB	CAB. X, PG. 454}
81	WATERS EDGE AT HOGAN'S GLEN, PHASE 2A	DOC. NO. 2011-71
82	REMAINDER OF TROPHY CLUB PLAZA LOTS 1, 2, AND 3, BLOCK A	CAB. C, PG. 293
83	TRACT 3, BECK PROPERTIES, INC.	DOC. NO. 1993-87508
84	TROPHY CLUB SECTION TWO	CAB. J, PG. 225
85	TOWN OF TROPHY CLUB, TEXAS	DOC. NO. 2014-4619
86	THE SUMMIT LOCATED IN TROPHY CLUB	CAB. B, PG. 384
87	JSB PROPERTIES	DOC. NO. 2007-148057
88	TROPHY CLUB, SECTION 14	CAB. M, PG. 327
89	TROPHY CLUB, SECTION TEN	CAB. B, PG. 189
90	MUNICIPAL UTILITY DISTRICT NO. 1	DOC. NO. 791-459
91	WATERS EDGE AT HOGAN'S GLEN, PHASE 1	CAB. S, PG. 39
92	LAST ACRE ADDITION	DOC. NO. 2020-47
93	THE ENCLAVE	CAB. P, PG. 399
94	VILLAS OF HOGAN'S GLEN, PHASE II	DOC. NO. 2015-153
95	TROPHY CLUB, SECTION FOUR	CAB. J, PG. 265
96	LOT 1353-R, TROPHY CLUB, SECTION 11	CAB. M, PG. 151
97	THE ESTATES OF HOGAN'S GLEN, PHASE 2	CAB. P, PG. 397
98	THE WOODS ADDITION	CAB. K, PG. 344
99	TROPHY CLUB, SECTION EIGHT	CAB. K, PG. 17
100	TROPHY CLUB, SECTION FIVE	CAB. J, PG. 311
101	FELLOWSHIP UNITED METHODIST CHURCH ADDITION	CAB. K, PG. 116
102	THE ESTATES OF HOGANS GLEN	CAB. Q, PG. 59
103	FAIRWAY VILLAGE	CAB. K, PG. 75
104	THE VILLAS OF HOGAN'S GLEN	CAB. Q, PG. 57
105	TROPHY CLUB, SECTION THREE	CAB. J, PG. 266
106	THE VILLAGE AT TROPHY CLUB	CAB. M, PG. 61
107	TROPHY CLUB, SECTION SIX	CAB. J, PG. 379
108	TROPHY CLUB TOWN CENTER ADDITION	DOC. NO. 2020-61
109	LAKE FOREST VILLAGE, PHASE TWO	CAB. B, PG. 1
110	LAKE FOREST VILLAGE, PHASE ONE	CAB. K, PG. 66
111	LAKE FOREST VILLAGE, PHASE THREE	CAB. B, PG. 160
112	CHURCH OF CHRIST ADDITION	CAB. U, PG. 959
113	TROPHY CLUB, SECTION NINE	CAB. K, PG. 74
114	TROPHY CLUB MUNICIPAL UTILITY DISTRICT NO. 1	DOC. NO. D220214528
115	ARMORE-TROPHY CLUB, LLC	DOC. NO. D224195642
116	TROPHY CLUB PLANTATION	CAB. C, PG. 393
117	TROPHY CLUB MEDICAL PLAZA	CAB. U, PG. 822
118	THE VILLAS AT TROPHY CLUB	CAB. M, PG. 212
119	LOT 1, BLOCK 1, SOLANA LAND ADDITION	DOC. NO. D215028083
120	THE TROPHY	DOC. NO. D225064331
121	REMAINDER OF TOWN OF TROPHY CLUB	DOC. NO. D216011285

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TRACT 1 PARCEL TABLE (CONT.)		
122	LOT 3R1 AND 3R2, BLOCK A, TROPHY WOOD BUSINESS CENTER	DOC. NO. D208439009
123	REMAINDER OF TROPHY WOOD BUSINESS CENTER	CAB. V, PG. 295
124	LOT 1R, BLOCK A, TROPHY WOOD BUSINESS CENTER	DOC. NO. D217089613
125	3R1 AND 3R2, BLOCK B, TROPHY WOOD BUSINESS CENTER	DOC. NO. D208460397
126	TROPHY CLUB PLANTATION	DOC. NO. D214076253
127	LOT 2R-1 & 2R-2, BLOCK B, TROPHY WOOD BUSINESS CENTER	DOC. NO. D213097463
128	TROPHY WOOD BUSINESS CENTER, BLOCK B, LOT 1R & LOT 2R	DOC. NO. D207032038

BEGINNING, at the south corner of said Trophy Wood Business Center, Block B, Lot 1R & Lot 2R (DOC. NO. D207032038), also being on the northeast right-of-way line of State Highway 114 (variable width right-of-way);

THENCE North 50 degrees 33 minutes 26 seconds West, along said northeast right-of-way line of State Highway 114 and the southwest line of said Trophy Wood Business Center, Block B, Lot 1R & Lot 2R tract (DOC. NO. D207032038), a distance of 150.54 feet to a common corner of said Trophy Wood Business Center, Block B, Lot 1R & Lot 2R tract (DOC. NO. D207032038) and said Lot 2R-1 & 2R-2, Block B, Trophy Wood Business Center tract (Doc. No. D213097463);

THENCE continuing along said northeast right-of-way line of State Highway 114 and along the southwest line of said Trophy Wood Business Center tract (Doc. No. D213097463) the following bearings and distances:

North 50 degrees 25 minutes 42 seconds West, a distance of 128.67 feet to a point for corner;

Along a non-tangent curve to the left, through a central angle of 004 degrees 36 minutes 08 seconds, having a radius 3839.69 feet, a chord bearing of North 48 degrees 33 minutes 13 seconds West, a chord distance of 308.33 feet, an arc length of 308.41 feet to a point for corner;

North 51 degrees 26 minutes 10 seconds West, continuing along said northeast right-of-way line of State Highway 114, a distance of 48.97 feet to a southwest corner of said Lot 2R-1 & 2R-2, Block B, Trophy Wood Business Center tract (Doc. No. D213097463) also being the intersection of the southeast right-of-way line of Trophy Wood Drive (variable width right-of-way) and said northeast right-of-way line of State Highway 114;

THENCE continuing along said northeast right-of-way line of State Highway 114 and along a non-tangent curve to the left, through a central angle of 004 degrees 02 minutes 10 seconds, having a radius 2877.92 feet, a chord bearing of North 54 degrees 07 minutes 24 seconds West, a chord distance of 202.68 feet, at 161.67 feet passing the most southerly corner of Lot 1R, Block A, Trophy Wood Business Center tract (Doc. No. D217089613) also being the intersection of the northwest right-of-way line of said Trophy Wood Drive and said northeast right-of-way line of State Highway 114, continuing along said northeast right-of-way line of State Highway 114 and along the southwest line of said Lot 1R, Block A, Trophy Wood Business Center tract (Doc. No. D217089613), a combined total arc length of 202.72 feet to a point for corner;

THENCE continuing along said northeast right-of-way line of State Highway 114 and said southwest line of Lot 1R, Block A, Trophy Wood Business Center tract (Doc. No. D217089613) along a non-tangent curve to the left, through a central angle of 005 degrees 04 minutes 26 seconds, having a radius 1959.85 feet, a chord bearing of North 55 degrees 06 minutes 24 seconds West, a chord distance of 173.50 feet, an arc length of 173.56 feet to the southwest corner of said Lot 1R, Block A, Trophy Wood Business Center tract (Doc. No. D217089613);

THENCE North 02 degrees 04 minutes 01 seconds East, continuing along said northeast right-of-way line of State Highway 114 and along the west line of said Lot 1R, Block A, Trophy Wood Business Center tract (Doc. No. D217089613), a distance of 7.48 feet to the southeast corner of said remainder of Town of Trophy Club tract (Doc. No. D216011285);

THENCE continuing along the said northeast right-of-way line of State Highway 114 the following bearings and distances:

Along the southwest line of said remainder of Town of Trophy Club tract (Doc. No. D216011285) and a non-tangent

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curve to the left, through a central angle of 013 degrees 12 minutes 22 seconds, having a radius 1960.69 feet, a chord bearing of North 65 degrees 00 minutes 57 seconds West, a chord distance of 450.92 feet, an arc length of 451.92 feet to a point for corner;

North 71 degrees 37 minutes 10 seconds West, continuing along said southwest line of remainder of Town of Trophy Club tract (Doc. No. D216011285), at 100.54 feet passing a common corner of said remainder of Town of Trophy Club tract (Doc. No. D216011285) and said Lot 1, Block 1, Solana Land Addition (Doc. No. D215028083), along the southwest line of said Lot 1, Block 1, Solana Land Addition (Doc. No. D215028083), at 411.540 feet passing a common corner of said Lot 1, Block 1, Solana Land Addition (Doc. No. D215028083) and said Trophy Club Medical Plaza tract (Cab. U, Pg. 822), along the southwest line of said Trophy Club Medical Plaza tract (Cab. U, Pg. 822), a combined total distance of 1,230.50 feet to the southwest corner of said Trophy Club Medical Plaza tract (Cab. U, Pg. 822) being in the southeast line of said Trophy Club Plantation tract (Cab. C, Pg. 393);

THENCE South 18 degrees 12 minutes 40 seconds West, continuing along said northeast right-of-way line of State Highway 114 and along said southeast line of Trophy Club Plantation tract (Cab. C, Pg. 393), a distance of 4.95 feet to the southeast corner of said Trophy Club Plantation tract (Cab. C, Pg. 393);

THENCE North 71 degrees 35 minutes 40 seconds West, continuing along said northeast right-of-way line of State Highway 114 and along said southwest line of said Trophy Club Plantation tract (Cab. C, Pg. 393), a distance of 1,151.00 feet to a common corner of said Trophy Club Plantation tract (Cab. C, Pg. 393), said Trophy Club Municipal Utility District No. 1 tract (Doc. No. D220214528) and said Church Of Christ Addition (Cab. U, Pg. 959);

THENCE continuing along the said northeast right-of-way line of State Highway 114 and along the southwest line Church Of Christ Addition (Cab. U, Pg. 959) the following bearings and distances:

North 25 degrees 58 minutes 56 seconds West, a distance of 69.01 feet to a point for corner;

North 69 degrees 00 minutes 38 seconds West, a distance of 401.07 feet to a point for corner;

North 63 degrees 39 minutes 23 seconds West, a distance of 216.43 feet to the southwest corner of said Church Of Christ Addition (Cab. U, Pg. 959), also being in the east line of said Lake Forest Village, Phase Three tract (Cab. B, Pg. 160);

THENCE South 35 degrees 48 minutes 18 seconds West, continuing along said northeast right-of-way line of State Highway 114 and along said east line of Lake Forest Village, Phase Three tract (Cab. B, Pg. 160), a distance of 104.80 feet to the southeast corner of said Lake Forest Village, Phase Three tract (Cab. B, Pg. 160);

THENCE North 71 degrees 59 minutes 38 seconds West, continuing along the said northeast right-of-way line of State Highway 114 and along the southwest line of said Lake Forest Village, Phase Three tract (Cab. B, Pg. 160), at 1,669.50 feet passing a common corner of said Lake Forest Village, Phase Three tract (Cab. B, Pg. 160) and said Trophy Club Town Center Addition (Doc. No. 2020-61), along the southwest line of said Trophy Club Town Center Addition (Doc. No. 2020-61), a combined total distance of 2,626.47 feet to a point for corner;

THENCE North 71 degrees 55 minutes 57 seconds West, continuing along the said northeast right-of-way line of State Highway 114 and said southwest line of Trophy Club Town Center Addition (Doc. No. 2020-61), a distance of 326.99 feet to the most southwesterly corner of said Trophy Club Town Center Addition (Doc. No. 2020-61), also being the intersection of said northeast right-of-way line of State Highway 114 and southeast right-of-way line of Trophy Club Drive;

THENCE North 65 degrees 44 minutes 31 seconds West, continuing along said northeast right-of-way line of State Highway 114, a distance of 252.37 feet to most southwesterly corner of said The Village At Trophy Club tract (Cab. M, Pg. 61), also being the intersection of said northeast right-of-way line of State Highway 114 and northwest right-of-way line of said Trophy Club Drive;

THENCE North 69 degrees 31 minutes 11 seconds West, continuing along said northeast right-of-way line of State Highway 114 and along the southwest line of said The Village At Trophy Club tract (Cab. M, Pg. 61), a distance of 956.90 feet to a

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common corner of said The Village At Trophy Club tract (Cab. M, Pg. 61) and said Trophy Club Section Eight tract (Cab. K, Pg. 17);

THENCE North 69 degrees 15 minutes 08 seconds West, continuing along said northeast right-of-way line of State Highway 114 and along the southwest line of said Trophy Club Section Eight tract (Cab. K, Pg. 17), at 3,064.51 feet passing a common corner of said Trophy Club Section Eight tract (Cab. K, Pg. 17) and said Tract 3, Beck Properties, Inc. tract (Doc. No. 1993-87508), along the southwest line of said Tract 3, Beck Properties, Inc. tract (Doc. No. 1993-87508), at 3,460.25 feet passing a common corner of said Tract 3, Beck Properties, Inc. tract (Doc. No. 1993-87508) and said Lot 1A, Block A, Trophy Club Plaza tract (Doc. No. 2012-46), along the southwest line of said Lot 1A, Block A, Trophy Club Plaza tract (Doc. No. 2012-46), at 3,690.34 feet passing a common corner of said Lot 1A, Block A, Trophy Club Plaza tract (Doc. No. 2012-46) and said remainder of Trophy Club Plaza Lots 1, 2, and 3, Block A tract (Cab. C, Pg. 293), along said Remainder of Trophy Club Plaza Lots 1, 2, and 3, Block A tract (Cab. C, Pg. 293), a combined total distance of 3,925.24 feet to a common corner of said remainder of Trophy Club Plaza Lots 1, 2, and 3, Block A tract (Cab. C, Pg. 293) and Village West, Section "A" tract (Cab. C, Pg. 171), also being the intersection of said northeast right-of-way line of State Highway 114 and east right-of-way line of Trophy Lake Drive;

THENCE North 69 degrees 21 minutes 15 seconds West, continuing along said northeast right-of-way line of State Highway 114 and along the southwest line of said Village West, Section "A" tract (Cab. C, Pg. 171), at 856.26 feet passing the southeast common corner of said Village West, Section "A" tract (Cab. C, Pg. 171) and an unrecorded Water Plant Site, along the southwest line of said Water Plant Site, at 931.21 feet passing the southwest common corner of said Village West, Section "A" tract (Cab. C, Pg. 171) and said Water Plant site, continuing along said southwest line of Village West, Section "A" tract (Cab. C, Pg. 171), at 1,927.64 feet passing a common corner of said Village West, Section "A" tract (Cab. C, Pg. 171) and said Village West, Section "B" tract (Cab. C, Pg. 172), along the southwest line of said Village West, Section "B" tract (Cab. C, Pg. 172), a combined total distance of 2,543.08 feet to a point for corner;

THENCE departing said southwest line of Village West, Section "B" tract (Cab. C, Pg. 172), continuing along said northeast right-of-way line of State Highway 114 the following bearings and distances:

North 54 degrees 03 minutes 37 seconds West, a distance of 327.72 feet to a point for corner;

North 47 degrees 57 minutes 01 seconds West, a distance of 204.40 feet to a point for corner;

North 34 degrees 35 minutes 58 seconds West, a distance of 300.46 feet to a point for corner;

North 26 degrees 08 minutes 59 seconds West, a distance of 182.68 feet to a point for corner;

North 21 degrees 08 minutes 59 seconds West, a distance of 152.16 feet to a point in the west line of said Village West, Section "B" tract (Cab. C, Pg. 172);

THENCE along said west line of Village West, Section "B" tract (Cab. C, Pg. 172) the following bearings and distances:

North 00 degrees 48 minutes 02 seconds West, departing said northeast right-of-way line of State Highway 114, a distance of 345.60 feet to a point for corner;

North 08 degrees 29 minutes 58 seconds East, a distance of 61.94 feet to a point for corner;

North 04 degrees 06 minutes 12 seconds West, a distance of 85.95 feet to a point for corner;

North 01 degrees 55 minutes 02 seconds West, a distance of 50.03 feet to a point for corner;

North 03 degrees 58 minutes 05 seconds West, a distance of 118.37 feet to a point for corner;

North 89 degrees 26 minutes 58 seconds East, a distance of 7.00 feet to a point for corner;

North 00 degrees 33 minutes 02 seconds West, a distance of 115.00 feet to a point for corner;

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North 12 degrees 41 minutes 58 seconds East, a distance of 51.37 feet to a point for corner;

North 00 degrees 34 minutes 24 seconds West, a distance of 117.98 feet to a common corner of said Village West, Section "B" tract (Cab. C, Pg. 172) and said Lakeside At Trophy Club tract (Cab. M, Pg. 164);

THENCE along the west line of said Lakeside At Trophy Club tract (Cab. M, Pg. 164) the following bearings and distances:

North 00 degrees 25 minutes 38 seconds East, a distance of 238.29 feet to a point for corner;

North 00 degrees 38 minutes 38 seconds West, a distance of 600.87 feet to the northwest corner of said Lakeside At Trophy Club tract (Cab. M, Pg. 164), also being the intersection of the east right-of-way line of Lois Street and the south right-of-way line of Howe Road;

THENCE along the north line of said Lakeside At Trophy Club tract (Cab. M, Pg. 164) the following bearings and distances:

North 89 degrees 44 minutes 11 seconds East, a distance of 1,360.20 feet to a point for corner;

North 11 degrees 15 minutes 38 seconds East, a distance of 11.90 feet to a point for corner;

North 89 degrees 38 minutes 57 seconds East, a distance of 270.02 feet to a common corner of said Lakeside At Trophy Club tract (Cab. M, Pg. 164) and said The Lakes at Trophy Club Phase III tract (Cab. R, Pg. 169);

THENCE North 89 degrees 33 minutes 08 seconds East, along the north line of said The Lakes at Trophy Club Phase III tract (Cab. R, Pg. 169), at 450.14 feet passing a common corner of said The Lakes at Trophy Club Phase III tract (Cab. R, Pg. 169) and said Lakes at Trophy Club tract (Cab. N, Pg. 94), a combined total distance of 987.64 feet to a common corner of said Lakes at Trophy Club tract (Cab. N, Pg. 94) and said Northwest Independent School District East Campus Addition (Cab. O, Pg. 263);

THENCE North 00 degrees 52 minutes 46 seconds East, along the west line of said Northwest Independent School District East Campus Addition (Cab. O, Pg. 263), a distance of 2,636.06 feet to the northwest corner of said Northwest Independent School District East Campus Addition (Cab. O, Pg. 263), also being in the south right-of-way line of Marshall Creek Road;

THENCE North 89 degrees 34 minutes 13 seconds East, along the north line of said Northwest Independent School District East Campus Addition (Cab. O, Pg. 263) and said south right-of-way line of Marshall Creek Road, a distance of 601.26 feet to a point for corner;

THENCE North 00 degrees 06 minutes 55 seconds East, over and across said Marshall Creek Road, at 19.87 feet passing the southwest corner of said Lots 1 and 2, Block 1, and Lots 1 and 2, Block 2, NISD High School No. 2 tract (Cab. Y, Pg. 46), along the west line of said Lots 1 and 2, Block 1, and Lots 1 and 2, Block 2, NISD High School No. 2 tract (Cab. Y, Pg. 46), a combined distance of 1,446.44 feet to a point for corner;

THENCE North 00 degrees 15 minutes 50 seconds East, along said west line of Lots 1 and 2, Block 1, and Lots 1 and 2, Block 2, NISD High School No. 2 tract (Cab. Y, Pg. 46), a distance of 754.72 feet to the northwest corner of Lots 1 and 2, Block 1, and Lots 1 and 2, Block 2, NISD High School No. 2 tract (Cab. Y, Pg. 46);

THENCE with the northern line of said Lots 1 and 2, Block 1, and Lots 1 and 2, Block 2, NISD High School No. 2 tract (Cab. Y, Pg. 46) the following bearings and distances:

North 89 degrees 32 minutes 20 seconds East, a distance of 363.50 feet to a point for corner;

South 00 degrees 27 minutes 40 seconds East, a distance of 295.62 feet to a point for corner;

North 89 degrees 32 minutes 20 seconds East, a distance of 410.58 feet to a point for corner;

North 00 degrees 26 minutes 58 seconds West, a distance of 295.59 feet to a point for corner;

South 89 degrees 33 minutes 06 seconds West, a distance of 155.00 feet to a point for corner;

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North 00 degrees 15 minutes 37 seconds West, a distance of 157.12 feet to a point for corner;
North 65 degrees 51 minutes 21 seconds East, a distance of 293.82 feet to a point for corner;
North 43 degrees 21 minutes 31 seconds East, a distance of 110.92 feet to a point for corner;
North 45 degrees 01 minutes 33 seconds West, a distance of 298.00 feet to a point for corner;
South 89 degrees 29 minutes 25 seconds West, a distance of 135.33 feet to a point for corner;
North 00 degrees 15 minutes 38 seconds West, a distance of 347.21 feet to a point for corner;
South 42 degrees 22 minutes 19 seconds East, a distance of 408.77 feet to a point for corner;
South 44 degrees 17 minutes 30 seconds East, a distance of 777.59 feet to a point for corner;
South 58 degrees 06 minutes 38 seconds West, a distance of 253.93 feet to a point for corner;
South 61 degrees 23 minutes 43 seconds East, a distance of 642.65 feet to a point for corner;
South 50 degrees 12 minutes 33 seconds East, a distance of 496.53 feet to a point for corner;
South 15 degrees 14 minutes 49 seconds West, a distance of 150.59 feet to a point for corner;
South 27 degrees 04 minutes 15 seconds West, a distance of 402.01 feet to a common corner of said Lots 1 and 2, Block 1, and Lots 1 and 2, Block 2, NISD High School No. 2 tract (Cab. Y, Pg. 46) and the 85.572 Acre tract of said Town Of Trophy Club, Texas tract (Doc. No. 2008-13746);

THENCE along the northern line of said 85.572 Acre tract of Town Of Trophy Club, Texas (Doc. No. 2008-13746) the following bearings and distances:

North 64 degrees 53 minutes 42 seconds East, a distance of 346.44 feet to a point for corner;
North 29 degrees 21 minutes 33 seconds East, a distance of 231.54 feet to a point for corner;
South 78 degrees 20 minutes 43 seconds East, a distance of 438.34 feet to a point for corner;
South 75 degrees 39 minutes 25 seconds East, a distance of 228.35 feet to a point for corner;
North 01 degrees 18 minutes 34 seconds West, a distance of 327.11 feet to a point for corner;
South 82 degrees 29 minutes 11 seconds East, a distance of 936.80 feet to a point for corner;
South 06 degrees 10 minutes 58 seconds West, a distance of 449.80 feet to a point for corner;
North 47 degrees 42 minutes 46 seconds East, a distance of 674.99 feet to a point for corner;
North 89 degrees 13 minutes 47 seconds East, a distance of 400.09 feet to a point for corner;
South 42 degrees 34 minutes 11 seconds East, a distance of 500.12 feet to a point for corner;
North 32 degrees 09 minutes 07 seconds East, a distance of 505.57 feet to a point for corner;
North 82 degrees 00 minutes 46 seconds East, a distance of 1,178.65 feet to a point for corner;
North 63 degrees 52 minutes 14 seconds East, a distance of 953.46 feet to a point for corner;

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North 21 degrees 13 minutes 38 seconds East, a distance of 1,531.81 feet to the most northeasterly corner of said 85.572 Acre tract Town Of Trophy Club, Texas tract (Doc. No. 2008-13746);

THENCE South 03 degrees 26 minutes 18 seconds East, along the east line of said 85.572 Acres tract of Town Of Trophy Club, Texas tract (Doc. No. 2008-13746), at 83.87 feet passing a common corner of said 85.572 Acre tract of Town Of Trophy Club, Texas tract (Doc. No. 2008-13746) and said Anselmo Corona tract (Doc. No. 2025-68844), along the east line of said Corona tract (Doc. No. 2025-68844), a combined total distance of 810.17 feet to a point for the common corner of said Corona tract and said Kyle B. Wood, Trustee Of The Kyle Wood Revocable Trust Dated September 19, 2019 tract (Doc. No. 2023-2762);

THENCE South 82 degrees 21 minutes 26 seconds East, along the north line of said Kyle B. Wood, Trustee Of The Kyle Wood Revocable Trust Dated September 19, 2019 tract (Doc. No. 2023-2762), a distance of 129.35 feet to the most westerly corner of said Kyle B. Wood, Trustee Of The Kyle Wood Revocable Trust Dated September 19, 2019 tract (Doc. No. 2025-24139);

THENCE North 29 degrees 44 minutes 21 seconds East, along the west line of said Kyle B. Wood, Trustee Of The Kyle Wood Revocable Trust Dated September 19, 2019 tract (Doc. No. 2025-24139), a distance of 246.78 feet to the northwest corner of said Kyle B. Wood, Trustee Of The Kyle Wood Revocable Trust Dated September 19, 2019 tract (Doc. No. 2025-24139);

THENCE South 87 degrees 53 minutes 56 seconds East, along the north line of said Kyle B. Wood, Trustee Of The Kyle Wood Revocable Trust Dated September 19, 2019 tract (Doc. No. 2025-24139), a distance of 97.40 feet to the northeast corner of said Kyle B. Wood, Trustee Of The Kyle Wood Revocable Trust Dated September 19, 2019 tract (Doc. No. 2025-24139);

THENCE South 01 degrees 19 minutes 51 seconds East, along the east line of said Kyle B. Wood, Trustee Of The Kyle Wood Revocable Trust Dated September 19, 2019 tract (Doc. No. 2025-24139), a distance of 875.89 feet to the southeast corner of said Kyle B. Wood, Trustee Of The Kyle Wood Revocable Trust Dated September 19, 2019 tract (Doc. No. 2025-24139);

THENCE North 87 degrees 15 minutes 02 seconds West, along the south line of said Kyle B. Wood, Trustee Of The Kyle Wood Revocable Trust Dated September 19, 2019 tract (Doc. No. 2025-24139), a distance of 15.42 feet to the northeast corner of said The Highlands At Trophy Club Neighborhood 7, Phase 3C tract (Doc. No. 2014-107);

THENCE South 00 degrees 27 minutes 22 seconds East, along the east line of said The Highlands At Trophy Club Neighborhood 7, Phase 3C tract (Doc. No. 2014-107), at 1,021.39 feet passing a common corner of said The Highlands At Trophy Club Neighborhood 7, Phase 3C tract (Doc. No. 2014-107) and said Lot 1, Block 1, Freedom Park tract (Doc. No. 2011-73), along the most northerly west line of said Lot 1, Block 1, Freedom Park tract (Doc. No. 2011-73), a combined total distance of 1,038.64 feet to an interior ell corner of said Lot 1, Block 1, Freedom Park tract (Doc. No. 2011-73);

THENCE North 75 degrees 29 minutes 07 seconds East, along the most easterly north line of said Lot 1, Block 1, Freedom Park tract (Doc. No. 2011-73), a distance of 15.40 feet to the most easterly north corner of said Lot 1, Block 1, Freedom Park tract (Doc. No. 2011-73);

THENCE South 00 degrees 28 minutes 25 seconds East, along the east line of said Lot 1, Block 1, Freedom Park tract (Doc. No. 2011-73), at 819.03 feet passing the north right-of-way line of Trophy Park Drive, also being the southeast corner of said Lot 1, Block 1, Freedom Park tract (Doc. No. 2011-73), a combined total distance of 889.48 feet to a point for corner in the south right-of-way line of said Trophy Park Drive and north line of said Churchill Downs, Lots 1-8, Block A and Lots 1-27, Block B tract (Cab. X, Pg. 812);

THENCE North 89 degrees 44 minutes 40 seconds East, along the north line of said Churchill Downs, Lots 1-8, Block A and Lots 1-27, Block B tract (Cab. X, Pg. 812), a distance of 297.56 feet to the northeast corner of said Churchill Downs, Lots 1-8, Block A and Lots 1-27, Block B tract (Cab. X, Pg. 812);

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THENCE South 20 degrees 55 minutes 00 seconds East, along the east line of said Churchill Downs, Lots 1-8, Block A and Lots 1-27, Block B tract (Cab. X, Pg. 812), a distance of 379.80 feet to the southeast corner of said Churchill Downs, Lots 1-8, Block A and Lots 1-27, Block B tract (Cab. X, Pg. 812);

THENCE along the south line of said Churchill Downs, Lots 1-8, Block A and Lots 1-27, Block B tract (Cab. X, Pg. 812) the following bearings and distances:

South 89 degrees 57 minutes 16 seconds West, a distance of 1,349.97 feet to a point for corner;

South 55 degrees 07 minutes 34 seconds West, a distance of 232.52 feet to a common corner of said Churchill Downs, Lots 1-8, Block A and Lots 1-27, Block B tract (Cab. X, Pg. 812) and said Bertie Estelle Miller et al. tract (Doc. No. 2021-226621);

THENCE South 54 degrees 39 minutes 06 seconds West, along the southeast line of said Bertie Estelle Miller et al. tract (Doc. No. 2021-226621), a distance of 440.09 feet to the south point of said Bertie Estelle Miller et al. tract (Doc. No. 2021-226621);

THENCE North 57 degrees 23 minutes 54 seconds West, along the southwest line of said Bertie Estelle Miller et al. tract (Doc. No. 2021-226621), at 45.72 feet passing the common corner of said Bertie Estelle Miller et al. tract (Doc. No. 2021-226621) and Lots 1-6 and 7x, Block A, Triple Crown Estates (Doc. No. 2025-253), along the southwest line of said Triple Crown Estates (Doc. No. 2025-253), a combined total distance of 288.90 feet to a common corner of said Triple Crown Estates (Doc. No. 2025-253) and said Highlands At Trophy Club, Neighborhood 8-Phase 2B tract (Doc. No. 2013-229);

THENCE South 00 degrees 23 minutes 38 seconds East, along the east line of said Highlands At Trophy Club, Neighborhood 8-Phase 2B tract (Doc. No. 2013-229), at 274.97 feet passing a common corner of said Highlands At Trophy Club, Neighborhood 8-Phase 2B tract (Doc. No. 2013-229) and said Highlands At Trophy Club, Neighborhood 8-Phase 2A tract (Doc. No. 2012-183), along the east line of said Highlands At Trophy Club, Neighborhood 8-Phase 2A tract (Doc. No. 2012-183), a combined total distance of 1,125.74 feet to the southeast corner of said Highlands At Trophy Club, Neighborhood 8-Phase 2A tract (Doc. No. 2012-183);

THENCE South 48 degrees 35 minutes 57 seconds West, along the southeast line of said Highlands At Trophy Club, Neighborhood 8-Phase 2A tract (Doc. No. 2012-183), a distance of 228.36 feet to a point for corner;

THENCE South 33 degrees 59 minutes 15 seconds West, continuing along said southeast line of Highlands At Trophy Club, Neighborhood 8-Phase 2A tract (Doc. No. 2012-183), at 72.63 feet passing the common corner of said Highlands At Trophy Club, Neighborhood 8-Phase 2A tract (Doc. No. 2012-183) and said Highlands At Trophy Club, Neighborhood 8-Phase 1 tract (Doc. No. 2010-183), along the southeast line of said Highlands At Trophy Club, Neighborhood 8-Phase 1 tract (Doc. No. 2010-183), a combined total distance of 464.17 feet to a point for corner;

THENCE South 09 degrees 27 minutes 30 seconds West, continuing along said southeast line of Highlands At Trophy Club, Neighborhood 8-Phase 1 tract (Doc. No. 2010-183), at 463.48 feet passing a common corner of said Highlands At Trophy Club, Neighborhood 8-Phase 1 tract (Doc. No. 2010-183) and the 10.057 Acre tract of said Town Of Trophy Club, Texas tract (Doc. No. 2008-13746), along the west line of said 10.057 Acre of Town Of Trophy Club, Texas tract (Doc. No. 2008-13746), a combined total distance of 491.80 feet to a point for corner;

THENCE continuing along the east line of said 10.057 Acre tract of Town Of Trophy Club, Texas tract (Doc. No. 2008-13746) the following bearings and distances:

South 39 degrees 21 minutes 38 seconds West, distance of 598.91 feet to a point for corner;

North 87 degrees 04 minutes 37 seconds West, a distance of 247.89 feet to a point for corner;

South 15 degrees 19 minutes 25 seconds East, a distance of 406.44 feet to a common corner of said 10.057 Acre tract of Town Of Trophy Club, Texas tract (Doc. No. 2008-13746) and said The Fourth Nine at Trophy Club tract (Cab. M, Pg. 148);

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THENCE along the east and south lines of said The Fourth Nine at Trophy Club tract (Cab. M, Pg. 148) the following bearings and distances:

- South 15 degrees 33 minutes 41 seconds East, a distance of 350.00 feet to a point for corner;
- North 80 degrees 00 minutes 41 seconds West, a distance of 1,581.90 feet to a point for corner;
- South 67 degrees 39 minutes 19 seconds West, a distance of 380.90 feet to a point for corner;
- South 00 degrees 26 minutes 19 seconds West, a distance of 341.70 feet to a common corner of said The Fourth Nine at Trophy Club tract (Cab. M, Pg. 148) and said Lot 7A and Common Area 2A out of The Highlands at Trophy Club Neighborhood 4 tract (Doc. No. 2017-413);

THENCE along the north line of said Lot 7A and Common Area 2A out of The Highlands at Trophy Club Neighborhood 4 tract (Doc. No. 2017-413) the following bearings and distances:

- North 75 degrees 15 minutes 39 seconds East, a distance of 120.64 feet to a point for corner;
- South 78 degrees 53 minutes 33 seconds East, a distance of 394.10 feet to a point for corner;
- North 33 degrees 02 minutes 57 seconds East, a distance of 298.96 feet to a common corner of said Lot 7A and Common Area 2A out of The Highlands at Trophy Club Neighborhood 4 tract (Doc. No. 2017-413) and said Clubcorp Golf of Texas, L.P. tract (Doc. No. 2014-106550);

THENCE along the north line of said Clubcorp Golf of Texas, L.P. tract (Doc. No. 2014-106550) the following bearings and distances:

- South 74 degrees 17 minutes 47 seconds East, a distance of 958.59 feet to a point for corner;
- South 10 degrees 18 minutes 14 seconds East, a distance of 221.42 feet to a point for corner;

THENCE North 58 degrees 02 minutes 03 seconds East, continuing along said north line of Clubcorp Golf of Texas, L.P. tract (Doc. No. 2014-106550), at 105.47 feet passing a common corner of said Clubcorp Golf of Texas, L.P. tract (Doc. No. 2014-106550) and said The Fourth Nine at Trophy Club tract (Cab. M, Pg. 148), along the north line of said The Fourth Nine at Trophy Club tract (Cab. M, Pg. 148), a combined total distance of 167.57 feet to a point for corner;

THENCE continuing along said north line of The Fourth Nine at Trophy Club tract (Cab. M, Pg. 148) the following bearings and distances:

- North 05 degrees 24 minutes 56 seconds West, a distance of 233.75 feet to a point for corner;
- North 85 degrees 42 minutes 04 seconds East, a distance of 306.50 feet to a point for corner;
- North 65 degrees 34 minutes 04 seconds East, a distance of 877.40 feet to a point for corner;
- South 02 degrees 04 minutes 04 seconds West, a distance of 224.00 feet to a point for corner;
- South 40 degrees 50 minutes 03 seconds East, a distance of 542.27 feet to a point for corner;
- North 18 degrees 30 minutes 09 seconds East, a distance of 250.37 feet to a common corner of said The Fourth Nine at Trophy Club tract (Cab. M, Pg. 148), said Trophy Club Country Club tract (Cab. X, Pg. 454) and said Golf Maintenance Facility Addition (Cab. X, Pg. 813);

THENCE North 18 degrees 40 minutes 13 seconds West, along the west line of said Golf Maintenance Facility Addition (Cab. X, Pg. 813), at 251.12 feet passing a common corner of said Golf Maintenance Facility Addition (Cab. X, Pg. 813) and said Lot 1, Block A, Trophy Club Municipal Utility District No. 1 Wastewater Treatment Facility tract (Doc. No. 2016-148), along the west line of said Lot 1, Block A, Trophy Club Municipal Utility District No. 1 Wastewater Treatment Facility

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tract (Doc. No. 2016-148), a combined total distance of 999.67 feet to the east corner of said Lot 1, Block A, Trophy Club Municipal Utility District No. 1 Wastewater Treatment Facility tract (Doc. No. 2016-148);

THENCE along the north line of said Lot 1, Block A, Trophy Club Municipal Utility District No. 1 Wastewater Treatment Facility tract (Doc. No. 2016-148) the following bearings and distances:

North 28 degrees 40 minutes 13 seconds East, a distance of 558.11 feet to a point for corner;

North 89 degrees 04 minutes 54 seconds East, a distance of 418.58 feet to a common corner of said Lot 1, Block A, Trophy Club Municipal Utility District No. 1 Wastewater Treatment Facility tract (Doc. No. 2016-148) and said Lot 1, Block A, Trophy Club Municipal Utility District No. 1 Wastewater Treatment Facility tract (Doc. No. 2016-148);

THENCE North 89 degrees 01 minutes 12 seconds East, along the north line of said Canterbury Hills Phase 3 (Doc. No. 2015-176), a distance of 1,329.96 feet to the northeast corner of said Canterbury Hills Phase 3 (Doc. No. 2015-176);

THENCE South 10 degrees 44 minutes 40 seconds East, along the east line of said Canterbury Hills Phase 3 (Doc. No. 2015-176), at 1,158.70 feet passing a common corner of said Canterbury Hills Phase 3 (Doc. No. 2015-176) and said Canterbury Hills Phase 1B tract (Doc. No. 2013-87), along the north line of said Canterbury Hills Phase 1B tract (Doc. No. 2013-87), a combined total distance of 1,203.08 feet to an interior ell corner of said Canterbury Hills Phase 1B tract (Doc. No. 2013-87);

THENCE North 28 degrees 23 minutes 01 seconds East, continuing along said north line of Canterbury Hills Phase 1B tract (Doc. No. 2013-87), at 279.56 feet passing a common corner of said Canterbury Hills Phase 1B tract (Doc. No. 2013-87) and said Canterbury Hills Phase 2 tract (Doc. No. 2013-86), along the northwest line of said Canterbury Hills Phase 2 tract (Doc. No. 2013-86), a combined total distance of 1,362.65 feet to the most northerly northeast corner of said Canterbury Hills Phase 2 tract (Doc. No. 2013-86);

THENCE North 88 degrees 57 minutes 19 seconds East, along the north line of said Canterbury Hills Phase 2 tract (Doc. No. 2013-86), a distance of 796.98 feet to a common corner of said Canterbury Hills Phase 2 tract (Doc. No. 2013-86) and said Eagles Ridge Phase I tract (Cab. M, Pg. 150);

THENCE North 89 degrees 03 minutes 13 seconds East, along the north line of said Eagles Ridge Phase I tract (Cab. M, Pg. 150), a distance of 220.17 feet to a common corner of said Eagles Ridge Phase I tract (Cab. M, Pg. 150) and said Eagles Ridge Phase II tract (Cab. X, Pg. 433);

THENCE along the north and east lines of said Eagles Ridge Phase II tract (Cab. X, Pg. 433) the following bearings and distances:

North 89 degrees 29 minutes 32 seconds East, a distance of 1,303.09 feet to the most northerly northeast corner;

South 00 degrees 08 minutes 58 seconds East, a distance of 54.13 feet to an interior ell corner, also being the west right-of-way line of T.W. King Road;

North 56 degrees 44 minutes 01 seconds East, along said west right-of-way line of T.W. King Road, a distance of 29.85 feet to the most easterly northeast corner of said Eagles Ridge Phase II tract (Cab. X, Pg. 433), also being within said right-of-way of T.W. King Road;

South 00 degrees 05 minutes 44 seconds East, with said T.W. King Road, a distance of 495.62 feet to the southeast corner;

THENCE North 87 degrees 59 minutes 15 seconds West, along the south line of said Eagles Ridge Phase II tract (Cab. X, Pg. 433), a distance of 12.51 feet to the northeast corner of said Fox Pointe tract (Cab. P, Pg. 209), also being in said west right-of-way of T.W. King Road;

THENCE South 00 degrees 11 minutes 10 seconds East, along said west right-of-way of T.W. King Road and the east line of said Fox Pointe tract (Cab. P, Pg. 209), a distance of 813.98 feet to the southeast corner of said Fox Pointe tract (Cab. P, Pg. 209);

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P, Pg. 209), also being in the north line of said Trophy Club Section 13 tract (Cab. G, Pg. 116) and within said right-of-way of T.W. King Road;

THENCE North 89 degrees 52 minutes 16 seconds East, along the north line of said Trophy Club Section 13 tract (Cab. G, Pg. 116), a distance of 24.18 feet to the northeast corner of said Trophy Club Section 13 tract (Cab. G, Pg. 116);

THENCE South 00 degrees 40 minutes 53 seconds East, with said T.W. King Road and along the east line of said Trophy Club Section 13 tract (Cab. G, Pg. 116), at 1,188.12 feet passing a common corner of said Trophy Club Section 13 tract (Cab. G, Pg. 116) and Trophy Club, Section 11 tract (Cab. B, Pg. 246), along the east line of said Trophy Club, Section 11 tract (Cab. B, Pg. 246), at 1,426.24 feet passing a common corner of said Trophy Club, Section 11 tract (Cab. B, Pg. 246) and Trophy Club, Section Ten tract (Cab. B, Pg. 189), along the east line of said Trophy Club, Section Ten tract (Cab. B, Pg. 189), a combined total distance of 2,737.13 feet to a point for corner;

THENCE South 00 degrees 16 minutes 14 seconds East, departing said right-of-way of T.W. King Road, continuing along said east line of said Trophy Club, Section Ten tract (Cab. B, Pg. 189), at 634.92 feet passing a common corner of said Trophy Club, Section Ten tract (Cab. B, Pg. 189) and Trophy Club, Section Six tract (Cab. J, Pg. 379), along the east line of said Trophy Club, Section Six tract (Cab. J, Pg. 379), at 1,254.92 feet passing a common corner of said Trophy Club, Section Six tract (Cab. J, Pg. 379) and said Trophy Club, Section Nine tract (Cab. K, Pg. 74), along the east line of said Trophy Club, Section Nine tract (Cab. K, Pg. 74), at 2,875.24 feet passing a common corner of said Trophy Club, Section Nine tract (Cab. K, Pg. 74) and said The Villas at Trophy Club tract (Cab. M, Pg. 212), along the east line of said The Villas at Trophy Club tract (Cab. M, Pg. 212), at 3,250.23 feet passing a common corner of said The Villas at Trophy Club tract (Cab. M, Pg. 212) and said Remainder of Trophy Wood Business Center tract (Cab. V, Pg. 295), along the east line of said Remainder of Trophy Wood Business Center tract (Cab. V, Pg. 295), at 3,534.66 feet passing a common corner of said Remainder of Trophy Wood Business Center tract (Cab. V, Pg. 295) and said Trophy Club Plantation tract (Doc. No. D214076253), along the east line of said Trophy Club Plantation tract (Doc. No. D214076253), a combined total distance of 3,696.05 feet to a point for corner;

THENCE continuing along said east line of Trophy Club Plantation tract (Doc. No. D214076253) and a non-tangent curve to the right, through a central angle of 032 degrees 48 minutes 13 seconds, having a radius 290.65 feet, a chord bearing of South 28 degrees 38 minutes 20 seconds West, a chord distance of 164.14 feet, at 71.78 feet passing a common corner of said Trophy Club Plantation tract (Doc. No. D214076253) and said Trophy Wood Business Center, Block B, Lot 1R & Lot 2R tract (Doc. No. D207032038), along the southeast line of said Trophy Wood Business Center, Block B, Lot 1R & Lot 2R tract (Doc. No. D207032038), a combined total arc length of 166.40 feet to a point for corner;

THENCE continuing along said southeast line of Trophy Wood Business Center, Block B, Lot 1R & Lot 2R tract (Doc. No. D207032038) the following bearings and distances:

South 89 degrees 45 minutes 22 seconds West, a distance of 117.17 feet to a point for corner;

South 02 degrees 30 minutes 42 seconds West, a distance of 76.24 feet to a point for corner;

South 52 degrees 51 minutes 14 seconds West, a distance of 441.24 feet to the **POINT OF BEGINNING** and containing 2,597.202 acres (113,134,121 square feet) of land, more or less.

TRACT 2 (WESTLAKE)

BEING all of the tracts listed in the Parcel Table (below) and being located in the Joseph Henry Survey, Abstract Number 528, Joseph Henry Survey, Abstract Number 742, UP Martin Survey, Abstract Number 1015, William H Pea Survey, Abstract Number 1045, TW Mann Survey, Abstract Number 1107, Charles M Throop, Abstract Number 1510, Wilson Medlin Survey, Abstract Number 1958, William H Pea Survey, Abstract Number 2025, Town of Westlake, Tarrant and Denton County, Texas, and being more particularly described as follows:

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TRACT 2 PARCEL TABLE		
129	FMR TEXAS LIMITED PARTNERSHIP	DOC. NO. D199311671
130	WESTLAKE ENTRADA	DOC. NO. D216027206
131	WESTLAKE/SOUTHLAKE PARK ADDITION NO., 1	VOL. 388-214, PG. 78 & 79
132	LOT 1R1-1, 3 & 4, BLOCK 2, WESTLAKE/SOUTHLAKE PARK ADDITION NO. 1	DOC. NO. D216001903
133	LOT 1R1 AND LOT 1R2, BLOCK 2, WESTLAKE/SOUTHLAKE PARK ADDITION NO. 1	DOC. NO. D200259153
134	LOT 1R AND 2R, BLOCK 2, WESTLAKE/SOUTHLAKE PARK ADDITION NO. 1	DOC. NO. D189190138
135	LOT 1R, BLOCK 3 WESTLAKE/SOUTHLAKE PARK ADDITION NO. 1	DOC. NO. D218095233
136	KNOLLS AT SOLANA	DOC. NO. D220116593
137	GRANADA, PHASE I	DOC. NO. D215003584
138	GRANADA, PHASE II	DOC. NO. D216298272

BEGINNING at the most northerly corner of said FMR Texas Limited Partnership (Doc. No. D199311671), also being in the southwest right-of-way line of State Highway 114 (variable width right-of-way);

THENCE along said southwest right-of-way line of State Highway 114 and the northeast line of said FMR Texas Limited Partnership Doc. No. D199311671) the following bearings and distances:

- South 63 degrees 36 minutes 39 seconds East, a distance of 144.15 feet to a point for corner;
- South 49 degrees 47 minutes 36 seconds East, a distance of 107.70 feet to a point for corner;
- South 71 degrees 35 minutes 41 seconds East, a distance of 100.00 feet to a point for corner;
- South 81 degrees 25 minutes 51 seconds East, a distance of 234.54 feet to a point for corner;

THENCE South 29 degrees 37 minutes 27 seconds East, at 36.65 feet passing the west intersection of said State Highway 114 and Davis Boulevard (Farm-to-Market 1938) (variable width right-of-way), also being the most easterly northeast corner of said FMR Texas Limited Partnership Doc. No. D199311671), over and across said Davis Boulevard, a combined total distance of 52.33 feet to a point for corner;

THENCE continuing over and across said Davis Boulevard the following bearings and distances:

- South 18 degrees 24 minutes 19 seconds West, a distance of 30.00 feet to a point for corner;
- South 71 degrees 42 minutes 52 seconds East, a distance of 120.13 feet to a point for corner;
- North 18 degrees 24 minutes 34 seconds East, a distance of 30.00 feet to a point for corner;
- North 59 degrees 33 minutes 48 seconds East, at 7.83 feet passing the east intersection of said State Highway 114 and Davis Boulevard, also being the most westerly northwest corner of said Westlake Entrada addition (Doc. No. D216027206), along the north line of said Westlake Entrada addition (Doc. No. D216027206) and said southwest right-of-way line of State Highway 114, a combined total distance of 62.41 feet to a point for corner;

THENCE continuing along the north line of said Westlake Entrada addition (Doc. No. D216027206) and said southwest right-of-way line of State Highway 114 the following bearings and distance:

- South 71 degrees 41 minutes 39 seconds East, a distance of 254.06 feet to a point for corner;
- South 77 degrees 57 minutes 00 seconds East, a distance of 747.19 feet to a point for corner;
- South 71 degrees 36 minutes 25 seconds East, a distance of 1,443.85 feet to a point for corner;

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South 63 degrees 07 minutes 25 seconds East, a distance of 404.06 feet to a point for corner;

Along a tangent curve to the right through a central angle of 008 degrees 19 minutes 21 seconds, having a radius of 2709.79 feet, a chord bearing of South 58 degrees 57 minutes 55 seconds East, a chord distance of 393.26 feet, an arc length of 393.61 feet to a point for corner;

South 54 degrees 48 minutes 10 seconds East, a distance of 399.36 feet to a point for corner;

South 64 degrees 52 minutes 25 seconds East, a distance of 56.55 feet to a point for corner;

Along a non-tangent curve to the right through a central angle of 002 degrees 23 minutes 53 seconds, having a radius of 2565.13 feet, a chord bearing of South 43 degrees 44 minutes 29 seconds East, a chord distance of 107.35 feet, an arc length of 107.36 feet to a common corner of said Westlake Entrada addition (Doc. No. D216027206) and said Westlake/Southlake Park addition No. 1 (VOL. 388-214, PG. 78 & 79);

THENCE continuing along said southwest right-of-way line of State Highway 114 and along said Westlake/Southlake Park addition No. 1 (VOL. 388-214, PG. 78 & 79) the following bearing and distances:

South 35 degrees 47 minutes 12 seconds East, a distance of 137.56 feet to a point for corner;

South 29 degrees 27 minutes 26 seconds East, a distance of 573.30 feet to a point for corner;

South 33 degrees 28 minutes 51 seconds East, a distance of 362.48 feet to a point for corner;

Along a non-tangent curve to the left through a central angle of 002 degrees 34 minutes 08 seconds, having a radius of 1452.32 feet, a chord bearing of South 35 degrees 41 minutes 57 seconds East, a chord distance of 65.11 feet, an arc length of 65.12 feet to a point for corner;

Along a reverse curve to the right through a central angle of 093 degrees 29 minutes 40 seconds, having a radius of 90.00 feet, a chord bearing of South 09 degrees 45 minutes 48 seconds West, a chord distance of 131.10 feet, an arc length of 146.86 feet to a at the northwest intersection of said State Highway 114 and Solana Boulevard (variable width right-of-way);

THENCE South 27 degrees 15 minutes 03 seconds East, departing northeast line of said Westlake/Southlake Park addition No. 1 (VOL. 388-214, PG. 78 & 79), over and across said Solana Boulevard, a distance of 131.54 feet to a point at the southwest intersection of said State Highway 114 and Solana Boulevard, also being in the northwest line of said Lot 1R1-1, 3 & 4, Block 2, Westlake/Southlake Park Addition No. 1 (Doc. No. 216001903);

THENCE North 62 degrees 44 minutes 57 seconds East, continuing along said southwest right-of-way line of State Highway 114 and along said north line of Lot 1R1-1, 3 & 4, Block 2, Westlake/Southlake Park Addition No. 1 (Doc. No. 216001903), a distance of 46.75 feet to a point for corner;

THENCE continuing along said southwest right-of-way line of State Highway 114 and along the northeast line of said Lot 1R1-1, 3 & 4, Block 2, Westlake/Southlake Park Addition No. 1 (Doc. No. 216001903) the following bearings and distances

Along a tangent curve to the right through a central angle of 076 degrees 03 minutes 04 seconds, having a radius of 90.00 feet, a chord bearing of South 79 degrees 13 minutes 30 seconds East, a chord distance of 110.88 feet, an arc length of 119.46 feet to a point for corner;

Along a reverse curve to the left through a central angle of 007 degrees 20 minutes 23 seconds, having a radius of 974.93 feet, a chord bearing of South 44 degrees 52 minutes 10 seconds East, a chord distance of 124.81 feet, an arc length of 124.89 feet to a point for corner;

Along a reverse curve to the right through a central angle of 001 degrees 24 minutes 41 seconds, having a radius of 5709.58 feet, a chord bearing of South 47 degrees 50 minutes 01 seconds East, a chord distance of 140.65 feet, an arc length of 140.66 feet to a point for corner;

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South 31 degrees 08 minutes 44 seconds East, a distance of 25.99 feet to a point for corner;

Along a non-tangent curve to the left through a central angle of 001 degrees 05 minutes 51 seconds, having a radius of 1457.39 feet, a chord bearing of South 45 degrees 11 minutes 57 seconds East, a chord distance of 27.92 feet, an arc length of 27.92 feet to a point for corner;

Along a reverse curve to the right through a central angle of 008 degrees 42 minutes 18 seconds, having a radius of 1407.33 feet, a chord bearing of South 41 degrees 23 minutes 43 seconds East, a chord distance of 213.61 feet, an arc length of 213.82 feet to a point for corner;

South 37 degrees 02 minutes 31 seconds East, a distance of 210.22 feet to a point for corner;

North 52 degrees 57 minutes 26 seconds East, a distance of 16.67 feet to a point for corner;

South 37 degrees 02 minutes 52 seconds East, a distance of 240.19 feet to a point for corner;

South 41 degrees 53 minutes 12 seconds East, a distance of 106.37 feet to a point for corner;

South 37 degrees 02 minutes 21 seconds East, a distance of 1,324.77 feet to the southeast corner of said Lot 1R1-1, 3 & 4, Block 2, Westlake/Southlake Park Addition No. 1 (Doc. No. 216001903);

THENCE departing said southwest right-of-way line of State Highway 114, along the south line of said Lot 1R1-1, 3 & 4, Block 2, Westlake/Southlake Park Addition No. 1 (Doc. No. 216001903) the following bearings and distances:

North 89 degrees 01 minutes 21 seconds West, a distance of 880.60 feet to a point for corner;

South 00 degrees 12 minutes 29 seconds East, a distance of 197.59 feet to a point for corner;

THENCE South 85 degrees 51 minutes 38 seconds West, at 500.35 feet passing the southwest corner of said Lot 1R1-1, 3 & 4, Block 2, Westlake/Southlake Park Addition No. 1 (Doc. No. 216001903) being in the east right-of-way line of Sam School Road (variable width right-of-way), over and across said Sam School Road, a combined total distance of 518.25 feet to a point for corner;

THENCE North 19 degrees 39 minutes 28 seconds West, along said Sam School Road, a distance of 393.02 feet to a point for corner;

THENCE South 88 degrees 14 minutes 46 seconds West, over and across said Sam School Road, at 63.52 feet passing the southeast corner of said Knolls at Solana addition (Doc. No. D220116593) being in the west right-of-way line of said Sam School Road, along the south line of said Knolls at Solana addition (Doc. No. D220116593), a combined distance of 439.09 feet to a point for corner;

THENCE continuing along said south line of Knolls at Solana addition (Doc. No. D220116593) the following bearings and distances:

South 89 degrees 03 minutes 14 seconds West, a distance of 1,467.40 feet to a point for corner;

North 00 degrees 22 minutes 14 seconds East, a distance of 460.62 feet to a point for corner;

THENCE South 89 degrees 31 minutes 53 seconds West, continuing along said south line of Knolls at Solana addition (Doc. No. D220116593), at 1,775.84 feet passing a common corner of said Knolls at Solana addition (Doc. No. D220116593) and said Granada Phase I addition (Doc. No. D215003584), along the south line of said Granada Phase I addition (Doc. No. D215003584), a combined total distance of 1,975.92 feet to a point in the west right-of-way line of Dove Road (variable width right-of-way);

THENCE North 00 degrees 10 minutes 12 seconds West, continuing along said south line of Granada Phase I addition (Doc. No. D215003584) and along said west right-of-way line of Dove Road (variable width right-of-way), a distance of 45.01 feet to a point for corner;

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THENCE South 89 degrees 49 minutes 48 seconds West, departing said south line of Granada Phase I addition (Doc. No. D215003584) and west line of said Dove Road, along said west line of said Dove Road, a distance of 462.17 feet to a point for corner;

THENCE North 00 degrees 51 minutes 02 seconds West, continuing with said south line of Granada Phase I addition (Doc. No. D215003584) and, a distance of 22.57 feet to a point for corner;

THENCE North 89 degrees 55 minutes 52 seconds West, over and across said Dove Road, a distance of 787.80 feet to a point in said south line of Granada Phase I addition (Doc. No. D215003584) and the north right-of-way line of said Dove Road;

THENCE along said south line of Granada Phase I addition (Doc. No. D215003584) and the said north right-of-way line of Dove Road the following bearings and distances:

Along a non-tangent curve to the right through a central angle of 009 degrees 13 minutes 38 seconds, having a radius of 1047.14 feet, a chord bearing of North 85 degrees 23 minutes 31 seconds West, a chord distance of 168.45 feet, an arc length of 168.64 feet to a point for corner;

North 80 degrees 41 minutes 32 seconds West, a distance of 42.26 feet to a point at the northeast intersection of said Dove Road and said Davis Boulevard;

THENCE along the west line of said Granada Phase I addition (Doc. No. D215003584) and the east right-of-way line of said Davis Boulevard the following bearings and distances:

Along a non-tangent curve to the right through a central angle of 007 degrees 25 minutes 39 seconds, having a radius of 154.38 feet, a chord bearing of North 39 degrees 25 minutes 39 seconds West, a chord distance of 20.00 feet, an arc length of 20.01 feet to a point for corner;

Along a reverse curve to the left through a central angle of 008 degrees 30 minutes 51 seconds, having a radius of 1783.25 feet, a chord bearing of North 03 degrees 48 minutes 48 seconds East, a chord distance of 264.75 feet, an arc length of 264.99 feet to a point for corner;

North 00 degrees 23 minutes 47 seconds West, a distance of 994.42 feet to a point for corner;

THENCE North 89 degrees 27 minutes 05 seconds East, departing said west line of Granada Phase I addition (Doc. No. D215003584) and east right-of-way line of Davis Boulevard, over and across said Granada Phase I addition (Doc. No. D215003584), a distance of 1,119.69 feet to a point for corner;

THENCE North 01 degrees 32 minutes 35 seconds West, continuing over and across said Granada Phase I addition (Doc. No. D215003584), at 666.12 feet passing the northeast line of said Granada Phase I addition (Doc. No. D215003584) and the south right-of-way line of said Solana Boulevard, over and across said Solana Boulevard, a distance of 1,312.00 feet to a point for corner;

THENCE South 89 degrees 16 minutes 23 seconds West, continuing over and across said Solana Boulevard, at 207.61 feet passing said northeast line of Granada Phase I addition (Doc. No. D215003584) and south right-of-way line of Solana Boulevard, over and across said Granada Phase I addition (Doc. No. D215003584), at 648.30 feet passing said west line of Granada Phase I addition (Doc. No. D215003584) and east right-of-way line of Davis Boulevard, over and across said Davis Boulevard, at 881.07 feet passing the southeast line of said FMR Texas Limited Partnership (Doc. No. D199311671) and the west right-of-way of said Davis Boulevard, over and across said FMR Texas Limited Partnership (Doc. No. D199311671), a combined total distance of 1,125.18 feet to an angle corner in the west line of said FMR Texas Limited Partnership (Doc. No. D199311671);

THENCE along said west line of FMR Texas Limited Partnership (Doc. No. D199311671) the following bearings and distances:

North 28 degrees 16 minutes 52 seconds East, a distance of 164.88 feet to a point for corner;

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EXHIBIT "A"
TROPHY CLUB MUNICIPAL UTILITY DISTRICT NO. 1

North 22 degrees 58 minutes 45 seconds East, a distance of 98.16 feet to a point for corner;

North 12 degrees 14 minutes 44 seconds East, a distance of 100.00 feet to a point for corner;

North 00 degrees 48 minutes 28 seconds West, at 28.00 feet passing the south right-of-way line of W. Kirkwood Boulevard, at 193.00 feet passing the north right-of-way line of said W. Kirkwood Boulevard, a combined total distance of 993.50 feet to the most westerly northwest corner of said FMR Texas Limited Partnership (Doc. No. D199311671);

North 89 degrees 14 minutes 50 seconds East, a distance of 258.02 feet to a point for corner;

North 01 degrees 02 minutes 38 seconds West, a distance of 186.34 feet to the **POINT OF BEGINNING** and containing 420.832 acres (18,331,440 square feet) of land, more or less.

The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202), NAD83 (2011).

This metes and bounds description is accompanied by an exhibit of even date.

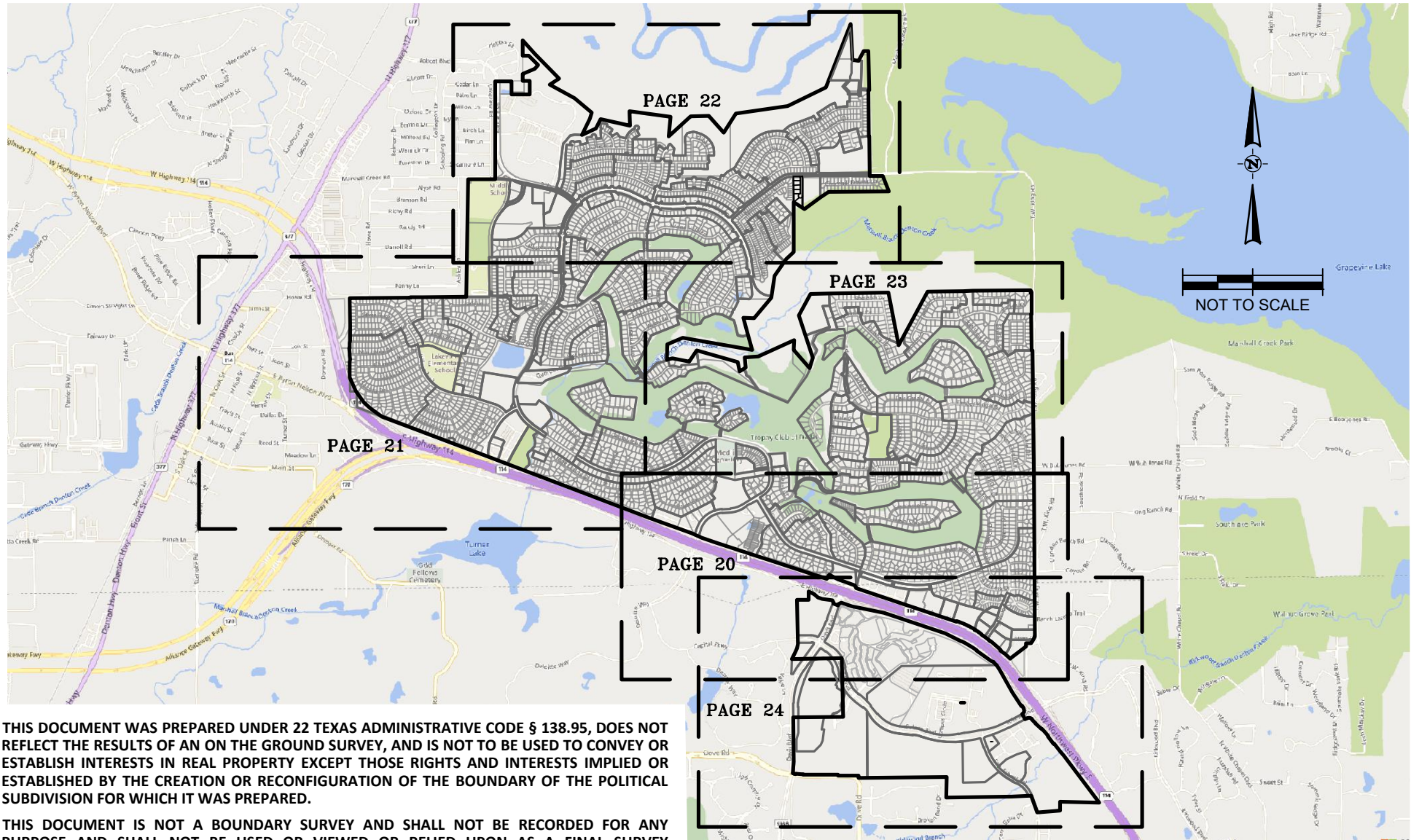
This document was prepared under 22 Texas administrative code § 138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

EXHIBIT “B”

District Boundary Map

EXHIBIT "B"



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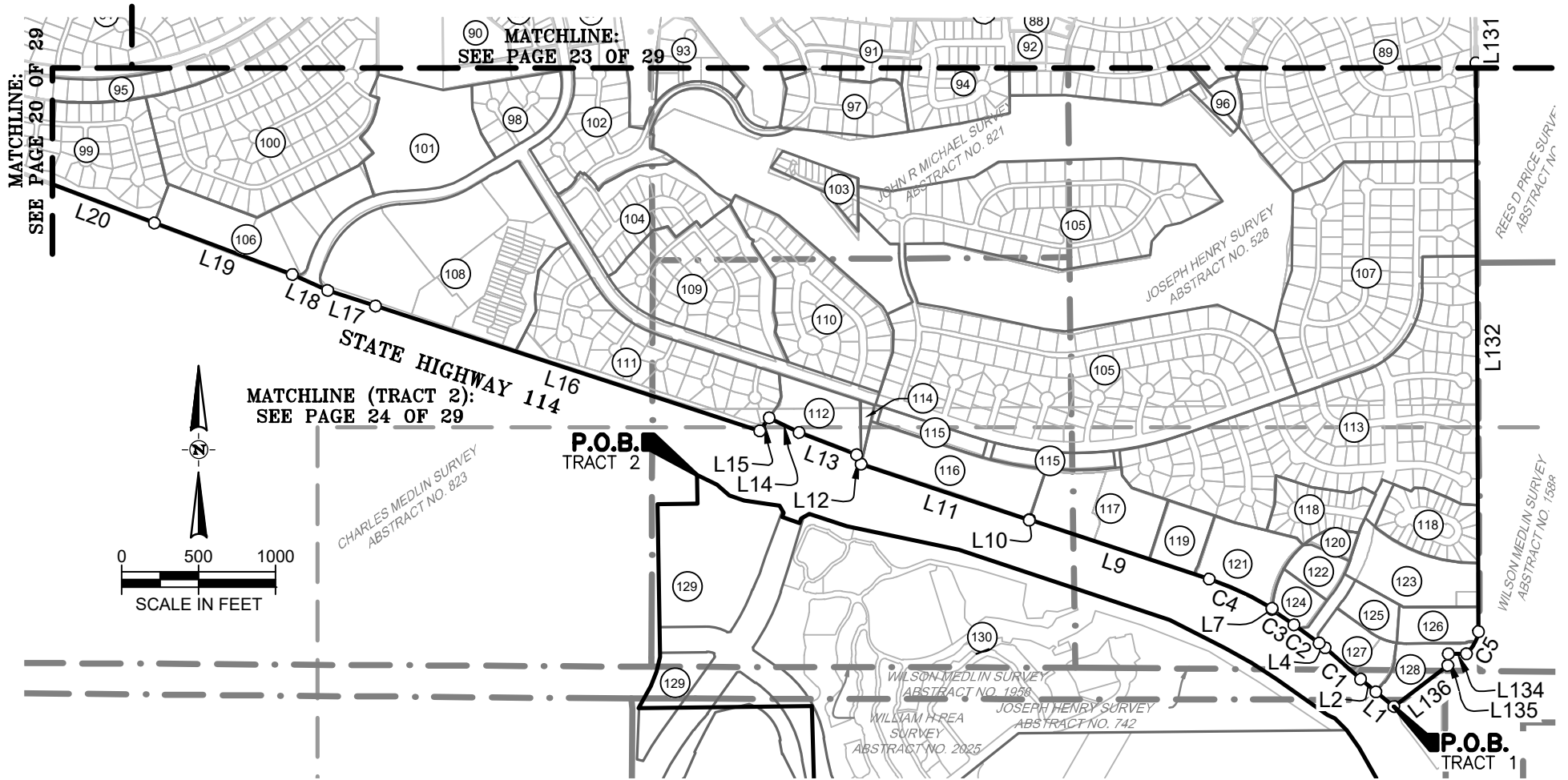
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 TBPCLS SURVEYING FIRM #10029600

TROPHY CLUB MUNICIPAL UTILITY DISTRICT NO. 1
 OVERVIEW MAP

LOCATED IN THE
 TOWN OF TROPHY CLUB AND
 TOWN OF WESTLAKE
 TARRANT AND DENTON COUNTY, TEXAS

PROJECT NO.:	61722.001
ISSUED:	5/5/2026
DRAWN BY:	BM
CHECKED BY:	CC
SCALE:	NOT TO SCALE
SHEET TITLE:	TROPHY CLUB M.U.D. BOUNDARY - OVERVIEW MAP
PAGE NUMBER	19 OF 29

EXHIBIT "B"



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TROPHY CLUB MUNICIPAL UTILITY DISTRICT NO. 1
 TRACT 1

LOCATED IN THE
 TOWN OF TROPHY CLUB AND
 TOWN OF WESTLAKE
 TARRANT AND DENTON COUNTY, TEXAS

PROJECT NO.:	61722.001
ISSUED:	5/5/2026
DRAWN BY:	BM
CHECKED BY:	CC
SCALE:	1" = 1000'
SHEET TITLE:	TROPHY CLUB M.U.D. BOUNDARY
PAGE NUMBER	20 OF 29

EXHIBIT "B"

MATCHLINE: SEE PAGE 22 OF 29

JONATHAN O HUNTER SURVEY
ABSTRACT NO. 606

MEP&P RR CO SURVEY
ABSTRACT NO. 912
SECTION 69

MEP&P RR CO SURVEY
ABSTRACT NO. 923
SECTION 79

L36
L35
L34
L33
L32
L31
L30
L29
L28
L27
L26
L25

L38 L39 L40 L41

RICHARD EADS SURVEY
ABSTRACT NO. 393

JESSE SUTTON SURVEY
ABSTRACT NO. 1154

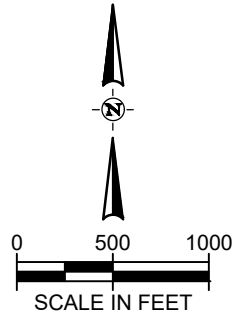
L21

STATE HIGHWAY 114

L20

MATCHLINE: SEE
PAGE 20 OF 29

MATCHLINE: SEE PAGE 23 OF 29



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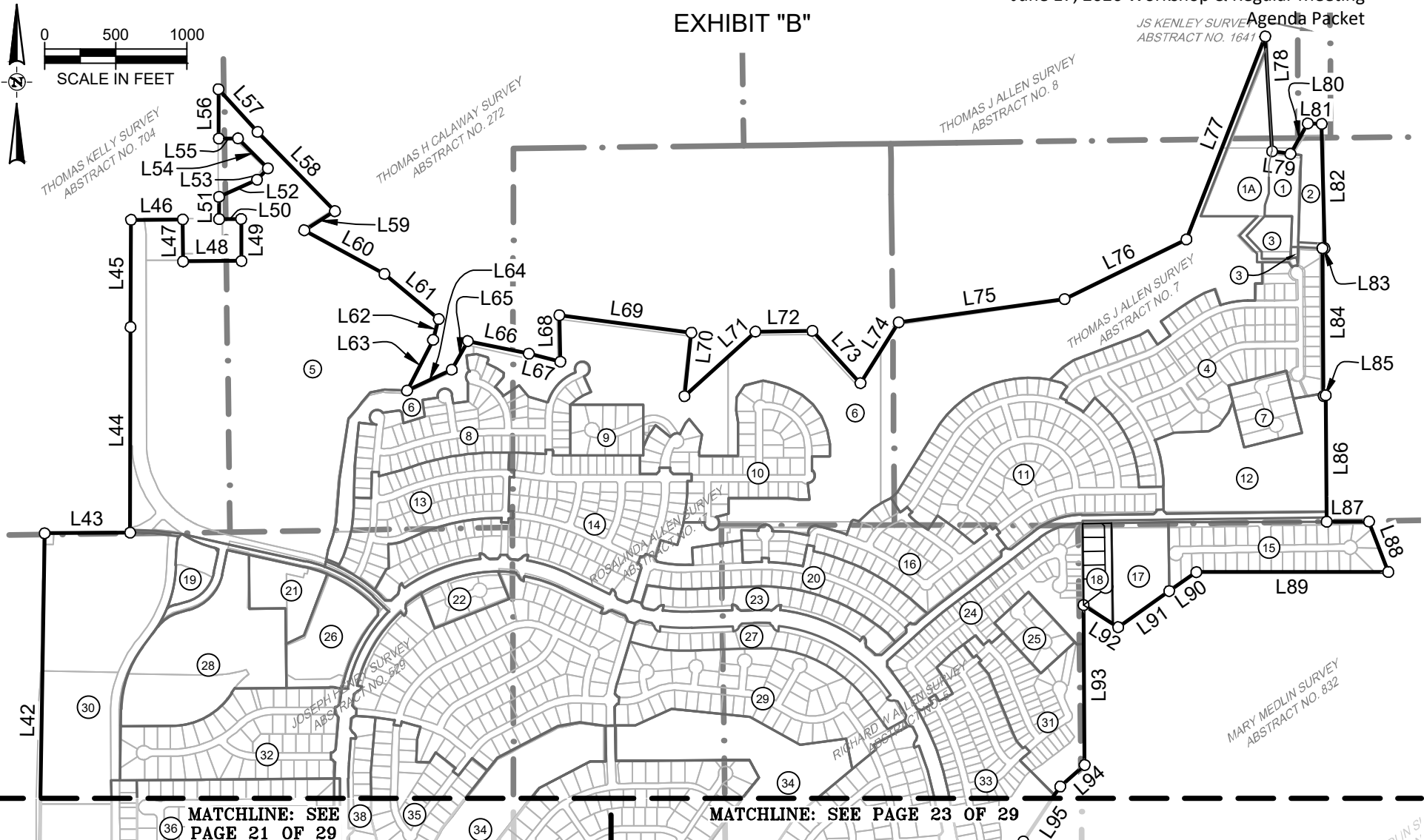
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TBPCLS SURVEYING FIRM #10029600

TROPHY CLUB MUNICIPAL UTILITY DISTRICT NO. 1
TRACT 1

LOCATED IN THE
TOWN OF TROPHY CLUB AND
TOWN OF WESTLAKE
TARRANT AND DENTON COUNTY, TEXAS

PROJECT NO.:	61722.001
ISSUED:	5/5/2026
DRAWN BY:	BM
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SCALE:	1" = 1000'
SHEET TITLE:	TROPHY CLUB M.U.D. BOUNDARY
PAGE NUMBER	21 OF 29

EXHIBIT "B"



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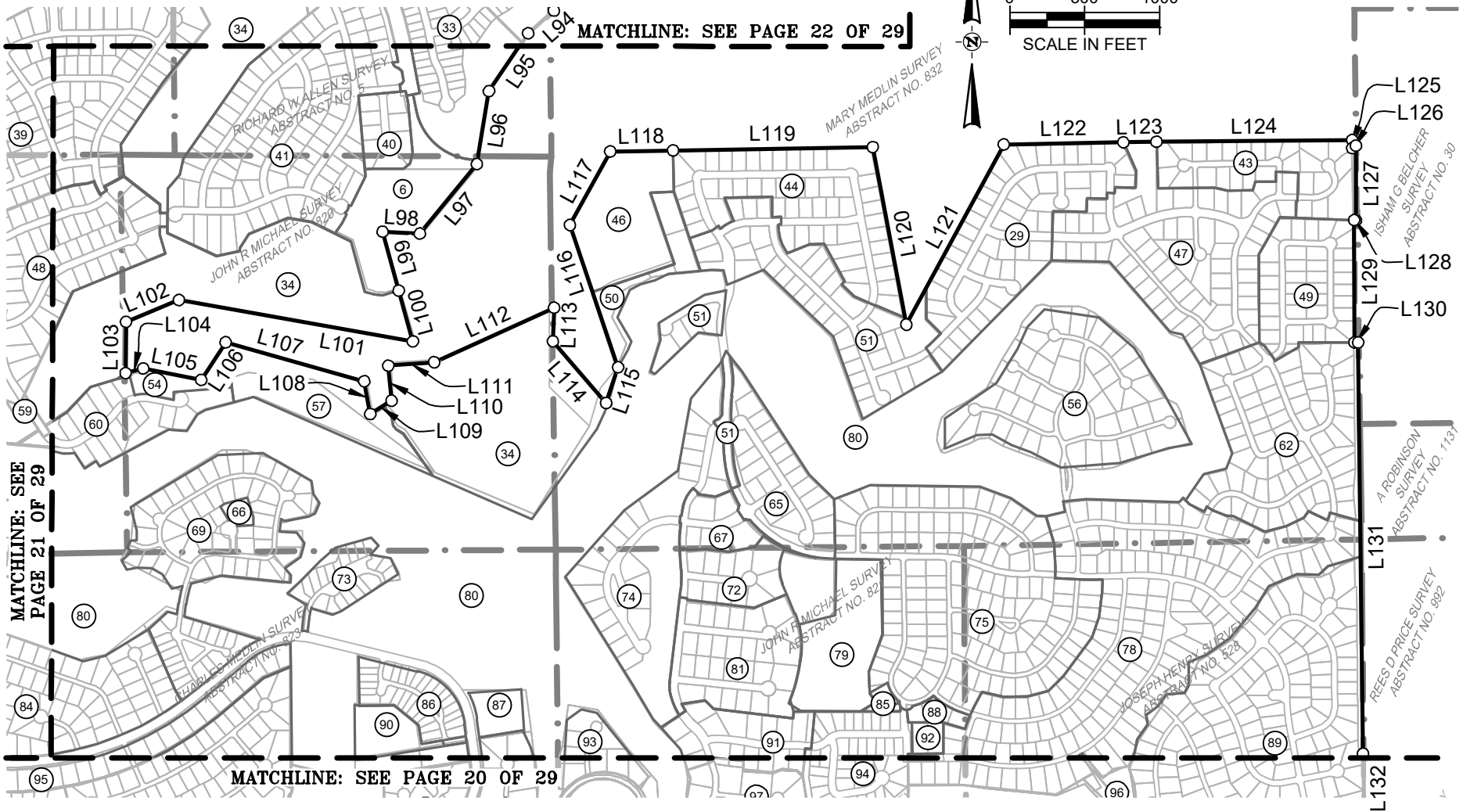
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TROPHY CLUB MUNICIPAL UTILITY DISTRICT NO. 1
 TRACT 1

LOCATED IN THE
 TOWN OF TROPHY CLUB AND
 TOWN OF WESTLAKE
 TARRANT AND DENTON COUNTY, TEXAS

PROJECT NO.:	61722.001
ISSUED:	5/5/2026
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SCALE:	1" = 1000'
SHEET TITLE:	TROPHY CLUB M.U.D. BOUNDARY
PAGE NUMBER	22 OF 29

EXHIBIT "B"



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TROPHY CLUB MUNICIPAL UTILITY DISTRICT NO. 1 TRACT 1

LOCATED IN THE
TOWN OF TROPHY CLUB AND
TOWN OF WESTLAKE
TARRANT AND DENTON COUNTY, TEXAS

PROJECT NO.: 61722.001

ISSUED: 5/5/2026

DRAWN BY: BM

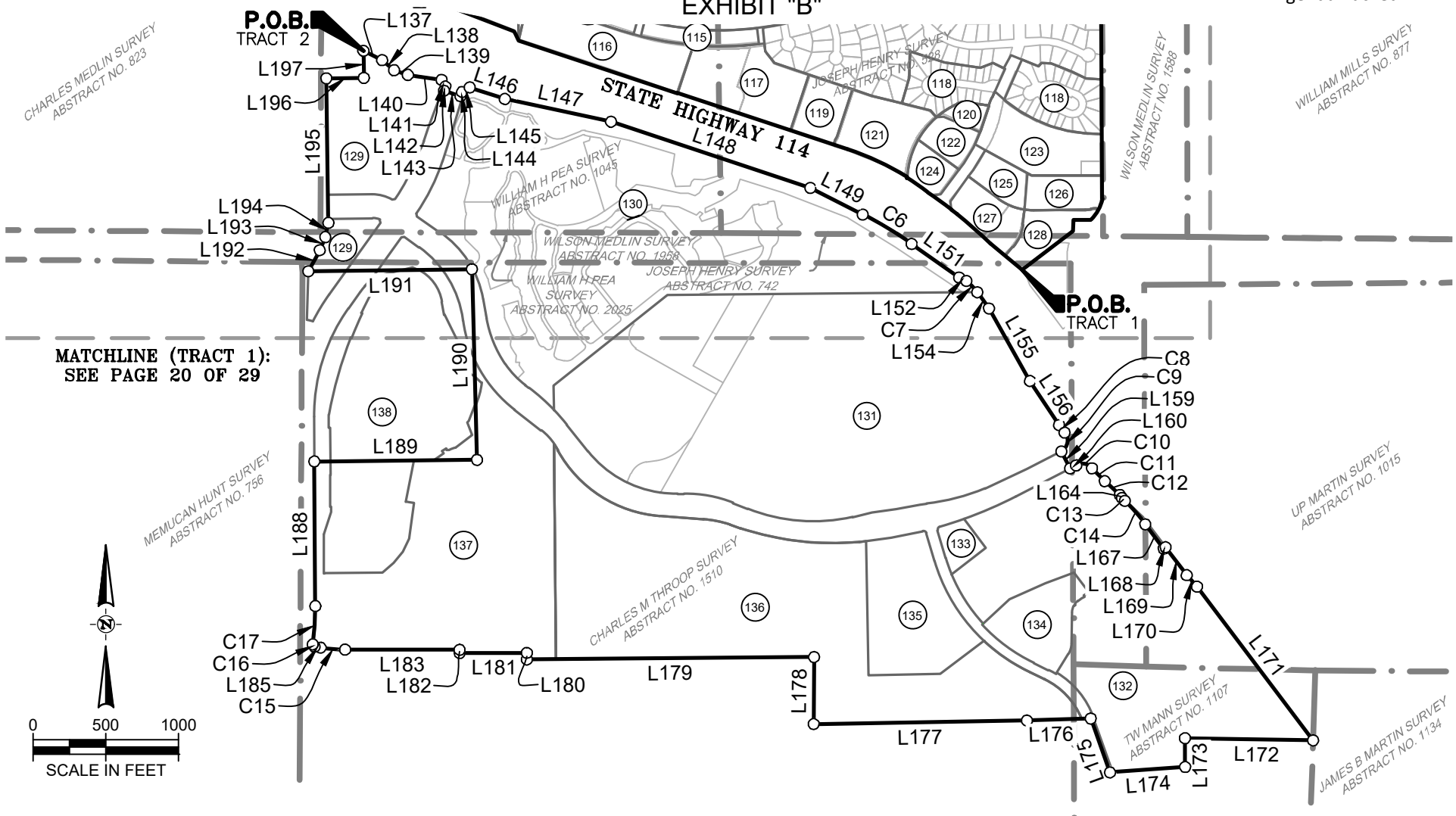
CHECKED BY: CC

SCALE: 1" = 1000'

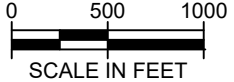
SHEET TITLE:
TROPHY CLUB M.U.D.
BOUNDARY

PAGE NUMBER 23 OF 29

EXHIBIT "B"



MATCHLINE (TRACT 1):
SEE PAGE 20 OF 29



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TROPHY CLUB MUNICIPAL UTILITY DISTRICT NO. 1
TRACT 2

LOCATED IN THE
TOWN OF TROPHY CLUB AND
TOWN OF WESTLAKE
TARRANT AND DENTON COUNTY, TEXAS

PROJECT NO.:	61722.001
ISSUED:	5/5/2026
DRAWN BY:	BM
CHECKED BY:	CC
SCALE:	1" = 1000'
SHEET TITLE:	TROPHY CLUB M.U.D. BOUNDARY
PAGE NUMBER	24 OF 29

FILE NAME: A:\61000s\61722\001\SURV\CADD\Sheets\V-EX-61722-001-836.dwg DATE: May 5, 2026, TIME: 12:49 PM, USER: ah2778

EXHIBIT "B"

LINE TABLE (TRACT 1)		
LINE #	BEARING	DISTANCE
L1	N 50°33'26" W	150.54'
L2	N 50°25'42" W	128.67'
L4	N 51°26'10" W	48.97'
L7	N 02°04'01" E	7.48'
L9	N 71°37'10" W	1,230.50'
L10	S 18°12'40" W	4.95'
L11	N 71°35'40" W	1,151.00'
L12	N 25°58'56" W	69.01'
L13	N 69°00'38" W	401.07'
L14	N 63°39'23" W	216.43'
L15	S 35°48'18" W	104.80'
L16	N 71°59'38" W	2,626.47'
L17	N 71°55'57" W	326.99'
L18	N 65°44'31" W	252.37'
L19	N 69°31'11" W	956.90'
L20	N 69°15'08" W	3,925.24'
L21	N 69°21'15" W	2,543.08'
L22	N 54°03'37" W	327.72'
L23	N 47°57'01" W	204.40'
L24	N 34°35'58" W	300.46'

LINE TABLE (TRACT 1)		
LINE #	BEARING	DISTANCE
L25	N 26°08'59" W	182.68'
L26	N 21°08'59" W	152.16'
L27	N 00°48'02" W	345.60'
L28	N 08°29'58" E	61.94'
L29	N 04°06'12" W	85.95'
L30	N 01°55'02" W	50.03'
L31	N 03°58'05" W	118.37'
L32	N 89°26'58" E	7.00'
L33	N 00°33'02" W	115.00'
L34	N 12°41'58" E	51.37'
L35	N 00°34'24" W	117.98'
L36	N 00°25'38" E	238.29'
L37	N 00°38'38" W	600.87'
L38	N 89°44'11" E	1,360.20'
L39	N 11°15'38" E	11.90'
L40	N 89°38'57" E	270.02'
L41	N 89°33'08" E	987.64'
L42	N 00°52'46" E	2,636.06'
L43	N 89°34'13" E	601.26'
L44	N 00°06'55" E	1,446.44'

LINE TABLE (TRACT 1)		
LINE #	BEARING	DISTANCE
L45	N 00°15'50" E	754.72'
L46	N 89°32'20" E	363.50'
L47	S 00°27'40" E	295.62'
L48	N 89°32'20" E	410.58'
L49	N 00°26'58" W	295.59'
L50	S 89°33'06" W	155.00'
L51	N 00°15'37" W	157.12'
L52	N 65°51'21" E	293.82'
L53	N 43°21'31" E	110.92'
L54	N 45°01'33" W	298.00'
L55	S 89°29'25" W	135.33'
L56	N 00°15'38" W	347.21'
L57	S 42°22'19" E	408.77'
L58	S 44°17'30" E	777.59'
L59	S 58°06'38" W	253.93'
L60	S 61°23'43" E	642.65'
L61	S 50°12'33" E	496.53'
L62	S 15°14'49" W	150.59'
L63	S 27°04'15" W	402.01'
L64	N 64°53'42" E	346.44'

LINE TABLE (TRACT 1)		
LINE #	BEARING	DISTANCE
L65	N 29°21'33" E	231.54'
L66	S 78°20'43" E	438.34'
L67	S 75°39'25" E	228.35'
L68	N 01°18'34" W	327.11'
L69	S 82°29'11" E	936.80'
L70	S 06°10'58" W	449.80'
L71	N 47°42'46" E	674.99'
L72	N 89°13'47" E	400.09'
L73	S 42°34'11" E	500.12'
L74	N 32°09'07" E	505.57'
L75	N 82°00'46" E	1,178.65'
L76	N 63°52'14" E	953.46'
L77	N 21°13'38" E	1,531.81'
L78	S 03°26'18" E	810.17'
L79	S 82°21'26" E	129.35'
L80	N 29°44'21" E	246.78'
L81	S 87°53'56" E	97.40'
L82	S 01°19'51" E	875.89'
L83	N 87°15'02" W	15.42'
L84	S 00°27'22" E	1,038.64'

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TROPHY CLUB MUNICIPAL UTILITY DISTRICT NO. 1
 TRACT 1 - CALL TABLE

LOCATED IN THE
 TOWN OF TROPHY CLUB AND
 TOWN OF WESTLAKE
 TARRANT AND DENTON COUNTY, TEXAS

PROJECT NO.:	61722.001
ISSUED:	5/5/2026
DRAWN BY:	BM
CHECKED BY:	CC
SCALE:	
SHEET TITLE:	TROPHY CLUB M.U.D. BOUNDARY - LINE AND CURVE TABLES
PAGE NUMBER	25 OF 29

EXHIBIT "B"

LINE TABLE (TRACT 1)		
LINE #	BEARING	DISTANCE
L85	N 75°29'07" E	15.40'
L86	S 00°28'25" E	889.48'
L87	N 89°44'40" E	297.56'
L88	S 20°55'00" E	379.80'
L89	S 89°57'16" W	1,349.97'
L90	S 55°07'34" W	232.52'
L91	S 54°39'06" W	440.09'
L92	N 57°23'54" W	288.90'
L93	S 00°23'38" E	1,125.74'
L94	S 48°35'57" W	228.36'
L95	S 33°59'15" W	464.17'
L96	S 09°27'30" W	491.80'
L97	S 39°21'38" W	598.91'
L98	N 87°04'37" W	247.89'
L99	S 15°19'25" E	406.44'
L100	S 15°33'41" E	350.00'
L101	N 80°00'41" W	1,581.90'
L102	S 67°39'19" W	380.90'
L103	S 00°26'19" W	341.70'
L104	N 75°15'39" E	120.64'

LINE TABLE (TRACT 1)		
LINE #	BEARING	DISTANCE
L105	S 78°53'33" E	394.10'
L106	N 33°02'57" E	298.96'
L107	S 74°17'47" E	958.59'
L108	S 10°18'14" E	221.42'
L109	N 58°02'03" E	167.57'
L110	N 05°24'56" W	233.75'
L111	N 85°42'04" E	306.50'
L112	N 65°34'04" E	877.40'
L113	S 02°04'04" W	224.00'
L114	S 40°50'03" E	542.27'
L115	N 18°30'09" E	250.37'
L116	N 18°40'13" W	999.67'
L117	N 28°40'13" E	558.11'
L118	N 89°04'54" E	418.58'
L119	N 89°01'12" E	1,329.96'
L120	S 10°44'40" E	1,203.08'
L121	N 28°23'01" E	1,362.65'
L122	N 88°57'19" E	796.98'
L123	N 89°03'13" E	220.17'
L124	N 89°29'32" E	1,303.09'

LINE TABLE (TRACT 1)		
LINE #	BEARING	DISTANCE
L125	S 00°08'58" E	54.13'
L126	N 56°44'01" E	29.85'
L127	S 00°05'44" E	495.62'
L128	N 87°59'15" W	12.51'
L129	S 00°11'10" E	813.98'
L130	N 89°52'16" E	24.18'
L131	S 00°40'53" E	2,737.13'
L132	S 00°16'14" E	3,696.05'
L134	S 89°45'22" W	117.17'
L135	S 02°30'42" W	76.24'
L136	S 52°51'14" W	441.24'

CURVE TABLE (TRACT 1)					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C1	004°36'08"	3839.69'	N 48°33'13" W	308.33'	308.41'
C2	004°02'10"	2877.92'	N 54°07'24" W	202.68'	202.72'
C3	005°04'26"	1959.85'	N 55°06'24" W	173.50'	173.56'
C4	013°12'22"	1960.69'	N 65°00'57" W	450.92'	451.92'
C5	032°48'13"	290.65'	S 28°38'20" W	164.14'	166.40'

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TROPHY CLUB MUNICIPAL UTILITY DISTRICT NO. 1
 TRACT 1 - CALL TABLE

LOCATED IN THE
 TOWN OF TROPHY CLUB AND
 TOWN OF WESTLAKE
 TARRANT AND DENTON COUNTY, TEXAS

PROJECT NO.:	61722.001
ISSUED:	5/5/2026
DRAWN BY:	BM
CHECKED BY:	CC
SCALE:	
SHEET TITLE:	TROPHY CLUB M.U.D. BOUNDARY - LINE AND CURVE TABLES
PAGE NUMBER	26 OF 29

EXHIBIT "B"

LINE TABLE (TRACT 2)		
LINE #	BEARING	DISTANCE
L137	S 63°36'39" E	144.15'
L138	S 49°47'36" E	107.70'
L139	S 71°35'41" E	100.00'
L140	S 81°25'51" E	234.54'
L141	S 29°37'27" E	52.33'
L142	S 18°24'19" W	30.00'
L143	S 71°42'52" E	120.13'
L144	N 18°24'34" E	30.00'
L145	N 59°33'48" E	62.41'
L146	S 71°41'39" E	254.06'
L147	S 77°57'00" E	747.19'
L148	S 71°36'25" E	1,443.85'
L149	S 63°07'25" E	404.06'
L151	S 54°48'10" E	399.36'
L152	S 64°52'25" E	56.55'
L154	S 35°47'12" E	137.56'
L155	S 29°27'26" E	573.30'
L156	S 33°28'51" E	362.48'
L159	S 27°15'03" E	131.54'
L160	N 62°44'57" E	46.75'

LINE TABLE (TRACT 2)		
LINE #	BEARING	DISTANCE
L164	S 31°08'44" E	25.99'
L167	S 37°02'31" E	210.22'
L168	N 52°57'26" E	16.67'
L169	S 37°02'52" E	240.19'
L170	S 41°53'12" E	106.37'
L171	S 37°02'21" E	1,324.77'
L172	N 89°01'21" W	880.60'
L173	S 00°12'29" E	197.59'
L174	S 85°51'38" W	518.25'
L175	N 19°39'28" W	393.02'
L176	S 88°14'46" W	439.09'
L177	S 89°03'14" W	1,467.40'
L178	N 00°22'14" E	460.62'
L179	S 89°31'53" W	1,975.92'
L180	N 00°10'12" W	45.01'
L181	S 89°49'48" W	462.17'
L182	N 00°51'02" W	22.57'
L183	N 89°55'52" W	787.80'
L185	N 80°41'32" W	42.26'
L188	N 00°23'47" W	994.42'

LINE TABLE (TRACT 2)		
LINE #	BEARING	DISTANCE
L189	N 89°27'05" E	1,119.69'
L190	N 01°32'35" W	1,312.00'
L191	S 89°16'23" W	1,125.18'
L192	N 28°16'52" E	164.88'
L193	N 22°58'45" E	98.16'

LINE TABLE (TRACT 2)		
LINE #	BEARING	DISTANCE
L194	N 12°14'44" E	100.00'
L195	N 00°48'28" W	993.50'
L196	N 89°14'50" E	258.02'
L197	N 01°02'38" W	186.34'

CURVE TABLE (TRACT 2)					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C6	008°19'21"	2709.79'	S 58°57'55" E	393.26'	393.61'
C7	002°23'53"	2565.13'	S 43°44'29" E	107.35'	107.36'
C8	002°34'08"	1452.32'	S 35°41'57" E	65.11'	65.12'
C9	093°29'40"	90.00'	S 09°45'48" W	131.10'	146.86'
C10	076°03'04"	90.00'	S 79°13'30" E	110.88'	119.46'
C11	007°20'23"	974.93'	S 44°52'10" E	124.81'	124.89'
C12	001°24'41"	5709.58'	S 47°50'01" E	140.65'	140.66'
C13	001°05'51"	1457.39'	S 45°11'57" E	27.92'	27.92'
C14	008°42'18"	1407.33'	S 41°23'43" E	213.61'	213.82'
C15	009°13'38"	1047.14'	N 85°23'31" W	168.45'	168.64'
C16	007°25'39"	154.38'	N 39°25'39" W	20.00'	20.01'
C17	008°30'51"	1783.25'	N 03°48'48" E	264.75'	264.99'

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TROPHY CLUB MUNICIPAL UTILITY DISTRICT NO. 1
TRACT 2 - CALL TABLE

LOCATED IN THE
TOWN OF TROPHY CLUB AND
TOWN OF WESTLAKE
TARRANT AND DENTON COUNTY, TEXAS

PROJECT NO.:	61722.001
ISSUED:	5/5/2026
DRAWN BY:	BM
CHECKED BY:	CC
SCALE:	
SHEET TITLE:	TROPHY CLUB M.U.D. BOUNDARY - LINE AND CURVE TABLES
PAGE NUMBER	27 OF 29

EXHIBIT "B"

PARCEL TABLE		
1	KYLE B. WOOD, TRUSTEE OF THE KYLE WOOD REVOCABLE TRUST DATED SEPTEMBER 19, 2019	DOC. NO. 2023-2762
2	KYLE B. WOOD, TRUSTEE OF THE KYLE WOOD REVOCABLE TRUST DATED SEPTEMBER 19, 2019	DOC. NO. 2025-24139
3	KYLE B. WOOD, TRUSTEE OF THE KYLE WOOD REVOCABLE TRUST DATED SEPTEMBER 19, 2019	DOC. NO. 2023-2756
4	THE HIGHLANDS AT TROPHY CLUB NEIGHBORHOOD 7, PHASE 3C	DOC. NO. 2014-107
5	LOTS 1 & 2, BLOCK 1, AND LOTS 1 & 2, BLOCK 2 NISD HIGH SCHOOL NO. 2	CAB. Y, PG. 46
6	TOWN OF TROPHY CLUB, TEXAS	DOC. NO. 2008-13746
7	THE OAK ESTATES AT TROPHY CLUB	DOC. NO. 2024-280
8	THE HIGHLANDS AT TROPHY CLUB, NEIGHBORHOOD 1 - PHASE 2A	DOC. NO. 2011-69
9	THE WILLOW ESTATES AT TROPHY CLUB	DOC. NO. 2024-231
10	THE HIGHLANDS AT TROPHY CLUB, NEIGHBORHOOD 5 - PHASE 2B	DOC. NO. 2011-70
11	THE HIGHLANDS AT TROPHY CLUB, NEIGHBORHOOD 7, PHASE 2G	DOC. NO. 2012-223
12	LOT 1, BLOCK 1, FREEDOM PARK	DOC. NO. 2011-73
13	THE HIGHLANDS AT TROPHY CLUB, NEIGHBORHOOD 1 - PHASE 1C-1	CAB. Y, PG. 317
14	THE HIGHLANDS AT TROPHY CLUB NEIGHBORHOOD 1 - PHASE 1C-2	CAB. Y, PG. 312
15	CHURCHILL DOWNS, LOTS 1-8, BLOCK A AND LOTS 1-27, BLOCK B	CAB. X, PG. 812
16	THE HIGHLANDS AT TROPHY CLUB, NEIGHBORHOOD 5, PHASE 1 D-2	CAB. Y, PG. 324
17	BERTIE ESTELLE MILLER ET AL.	DOC. NO. 2021-226621
18	LOTS 1-6 AND 7X, BLOCK A, TRIPLE CROWN ESTATES	DOC. NO. 2025-253
19	LOTS 1 & 2, BLOCK 1 TROPHY CLUB VILLAGE CENTRE	DOC. NO. 2014-15
20	THE HIGHLANDS AT TROPHY CLUB, NEIGHBORHOOD 5, PHASE 1D-1	CAB. Y, PG. 319
21	WONDERLAND PLAZA ADDITION	DOC. NO. 2015-175
22	THE ASPEN ESTATES AT TROPHY CLUB	DOC. NO. 2023-318
23	THE HIGHLANDS AT TROPHY CLUB, NEIGHBORHOOD 5, PHASE 2E ADDITION	DOC. NO. 2013-130
24	HIGHLANDS AT TROPHY CLUB, NEIGHBORHOOD 8-PHASE 2B	DOC. NO. 2013-229
25	THE CYPRESS ESTATES AT TROPHY CLUB	DOC. NO. 2024-130
26	TROPHY CLUB DRIVE CHURCH ADDITION LOT 1 AND LOT 2, BLOCK 1	DOC. NO. 2012-219
27	THE HIGHLANDS AT TROPHY CLUB, NEIGHBORHOOD 6	DOC. NO. 2012-101
28	LOT 1, BLOCK 1, INDEPENDENCE PARK EAST	DOC. NO. 2011-53
29	CANTERBURY HILLS PHASE 2	DOC. NO. 2013-86
30	NORTHWEST INDEPENDENT SCHOOL DISTRICT EAST CAMPUS ADDITION	CAB. O, PG. 263
31	HIGHLANDS AT TROPHY CLUB, NEIGHBORHOOD 8-PHASE 2A	DOC. NO. 2012-183
32	THE HIGHLANDS AT TROPHY CLUB, NEIGHBORHOOD 9	CAB. Y, PG. 246
33	HIGHLANDS AT TROPHY CLUB, NEIGHBORHOOD 8-PHASE 1	DOC. NO. 2010-183
34	THE FOURTH NINE AT TROPHY CLUB	CAB. M, PG. 148
35	THE HIGHLANDS AT TROPHY CLUB, NEIGHBORHOOD 2 - PHASE 2H	DOC. NO. 2009-69
36	THE LAKES AT TROPHY CLUB PHASE II	CAB. R, PG. 169

PARCEL TABLE		
37	LAKES OF TROPHY CLUB, PHASE 2	CAB. O, PG. 323
38	THE HIGHLANDS AT TROPHY CLUB, NEIGHBORHOOD 2 - PHASE 1A	CAB. Y, PG. 316
39	THE HIGHLANDS AT TROPHY CLUB, NEIGHBORHOODS 3 & 4, PHASE 1B	CAB. X, PG. 923
40	THE FALCON ESTATES AT TROPHY CLUB	DOC. NO. 2023-317
41	THE HIGHLANDS AT TROPHY CLUB, NEIGHBORHOOD 6, PHASE 3B ADDITION	DOC. NO. 2012-224
42	THE HIGHLANDS AT TROPHY CLUB, NEIGHBORHOOD 3, PHASE 3C ADDITION	DOC. NO. 2013-43
43	EAGLES RIDGE PHASE II	CAB. X, PG. 433
44	CANTERBURY HILLS PHASE 3	DOC. NO. 2015-176
45	LAKESIDE AT TROPHY CLUB	CAB. M, PG. 164
46	LOT 1, BLOCK A, TROPHY CLUB MUNICIPAL UTILITY DISTRICT NO. 1 WASTEWATER TREATMENT FACILITY	DOC. NO. 2016-148
47	EAGLES RIDGE PHASE I	CAB. M, PG. 150
48	THE HIGHLANDS AT TROPHY CLUB, NEIGHBORHOOD 4, PHASE 2A ADDITION	DOC. NO. 2011-52
49	FOX POINTE	CAB. P, PG. 209
50	GOLF MAINTENANCE FACILITY ADDITION	CAB. X, PG. 813
51	CANTERBURY HILLS PHASE 1B	DOC. NO. 2013-87
52	THE HIGHLANDS AT TROPHY CLUB, NEIGHBORHOOD 3, PHASE 2B	DOC. NO. 2012-44
53	LAKES AT TROPHY CLUB	CAB. N, PG. 94
54	LOT 7A AND COMMON AREA 2A OUT OF THE HIGHLANDS AT TROPHY CLUB NEIGHBORHOOD 4	DOC. NO. 2017-413
55	VILLAGE WEST, SECTION "B"	CAB. C, PG. 172
56	THE KNOLL	CAB. U, PG. 563
57	CLUBCORP GOLF OF TEXAS, L.P.	DOC. NO. 2014-106550
58	LAKEVIEW ADDITION, LOT 1, BLOCK 1	CAB. V, PG. 417
59	TOWN OF TROPHY CLUB	DOC. NO. 2013-251
60	THE HIGHLANDS AT TROPHY CLUB NEIGHBORHOOD 4	DOC. NO. 2015-36
61	TROPHY CLUB, THE QUORUM CONDOMINIUMS	CAB. C, PG. 358
62	TROPHY CLUB SECTION 13	CAB. G, PG. 116
63	LOT 1, BLOCK 1, TRINITY LEARNING CENTER ADDITION	CAB. I, PG. 229
64	LOT 1, BLOCK A, THE CHURCH AT TROPHY LAKES	DOC. NO. 2013-99
65	CANTERBURY HILLS PHASE 1A	DOC. NO. 2012-225
66	LOT 63R, LOT 64R, TROPHY CLUB OAK HILL	DOC. NO. 2019-141
67	WATERS EDGE AT HOGAN'S GLEN, PHASE 2B-2	DOC. NO. 2012-222
68	TROPHY CLUB SECTION 1	CAB. J, PG. 224
69	TROPHY CLUB OAK HILL	CAB. J, PG. 378
70	TROPHY CLUB COMMONS, LOT 1, BLOCK 1	DOC. NO. 2012-36
71	VILLAGE WEST, SECTION "A"	CAB. C, PG. 171
72	WATERS EDGE AT HOGAN'S GLEN, PHASE 2B-1	DOC. NO. 2012-42

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 FORT WORTH, TX 76137
 TEL (817) 847-1422
 TBPCLS SURVEYING FIRM #10029600

TROPHY CLUB MUNICIPAL UTILITY DISTRICT NO. 1
 PARCEL TABLE

LOCATED IN THE
 TOWN OF TROPHY CLUB AND
 TOWN OF WESTLAKE
 TARRANT AND DENTON COUNTY, TEXAS

PROJECT NO.:	61722.001
ISSUED:	5/5/2026
DRAWN BY:	BM
CHECKED BY:	CC
SCALE:	
SHEET TITLE:	TROPHY CLUB M.U.D. BOUNDARY - PARCEL TABLE
PAGE NUMBER	28 OF 29

EXHIBIT "B"

PARCEL TABLE		
73	TWENTY IN TROPHY	VOL. B, PG. 251
74	WATERS EDGE AT HOGAN'S GLEN, PHASE 3	DOC. NO. 2015-174
75	TROPHY CLUB SECTION 12	CAB. E, PG. 97
76	LOT 1A, BLOCK A, TROPHY CLUB PLAZA	DOC. NO. 2012-46
77	TROPHY CLUB SECTION 7	CAB. J, PG. 342
78	TROPHY CLUB, SECTION 11	CAB. B, PG. 246
79	TOWN OF TROPHY CLUB	VOL. 2415, PG. 21
80	TROPHY CLUB COUNTRY CLUB	CAB. X, PG. 454}
81	WATERS EDGE AT HOGAN'S GLEN, PHASE 2A	DOC. NO. 2011-71
82	REMAINDER OF TROPHY CLUB PLAZA LOTS 1, 2, AND 3, BLOCK A	CAB. C, PG. 293
83	BECK PROPERTIES, INC.	DOC. NO. 1993-87508
84	TROPHY CLUB SECTION TWO	CAB. J, PG. 225
85	TOWN OF TROPHY CLUB, TEXAS	DOC. NO. 2014-4619
86	THE SUMMIT LOCATED IN TROPHY CLUB	CAB. B, PG. 384
87	JSB PROPERTIES	DOC. NO. 2007-148057
88	TROPHY CLUB, SECTION 14	CAB. M, PG. 327
89	TROPHY CLUB, SECTION TEN	CAB. B, PG. 189
90	MUNICIPAL UTILITY DISTRICT NO. 1	DOC. NO. 791-459
91	WATERS EDGE AT HOGAN'S GLEN, PHASE 1	CAB. S, PG. 39
92	LAST ACRE ADDITION	DOC. NO. 2020-47
93	THE ENCLAVE	CAB. P, PG. 399
94	VILLAS OF HOGAN'S GLEN, PHASE II	DOC. NO. 2015-153
95	TROPHY CLUB, SECTION FOUR	CAB. J, PG. 265
96	LOT 1353-R, TROPHY CLUB, SECTION 11	CAB. M, PG. 151
97	THE ESTATES OF HOGAN'S GLEN, PHASE 2	CAB. P, PG. 397
98	THE WOODS ADDITION	CAB. K, PG. 344
99	TROPHY CLUB SECTION EIGHT	CAB. K, PG. 17
100	TROPHY CLUB, SECTION FIVE	CAB. J, PG. 311
101	FELLOWSHIP UNITED METHODIST CHURCH ADDITION	CAB. K, PG. 116
102	THE ESTATES OF HOGAN'S GLEN	CAB. Q, PG. 59
103	FAIRWAY VILLAGE	CAB. K, PG. 75
104	THE VILLAS OF HOGAN'S GLEN	CAB. Q, PG. 57
105	TROPHY CLUB, SECTION THREE	CAB. J, PG. 266
106	THE VILLAGE AT TROPHY CLUB	CAB. M, PG. 61
107	TROPHY CLUB, SECTION SIX	CAB. J, PG. 379
108	TROPHY CLUB TOWN CENTER ADDITION	DOC. NO. 2020-61

PARCEL TABLE		
109	LAKE FOREST VILLAGE, PHASE TWO	CAB. B, PG. 1
110	LAKE FOREST VILLAGE, PHASE ONE	CAB. K, PG. 66
111	LAKE FOREST VILLAGE, PHASE THREE	CAB. B, PG. 160
112	CHURCH OF CHRIST ADDITION	CAB. U, PG. 959
113	TROPHY CLUB, SECTION NINE	CAB. K, PG. 74
114	TROPHY CLUB MUNICIPAL UTILITY DISTRICT NO. 1	DOC. NO. D220214528
115	ARMORE-TROPHY CLUB, LLC	DOC. NO. D224195642
116	TROPHY CLUB PLANTATION	CAB. C, PG. 393
117	TROPHY CLUB MEDICAL PLAZA	CAB. U, PG. 822
118	THE VILLAS AT TROPHY CLUB	CAB. M, PG. 212
119	LOT 1, BLOCK 1, SOLANA LAND ADDITION	DOC. NO. D215028083
120	THE TROPHY	DOC. NO. D225064331
121	REMAINDER OF TOWN OF TROPHY CLUB	DOC. NO. D216011285
122	LOT 3R1 AND 3R2, BLOCK A, TROPHY WOOD BUSINESS CENTER	DOC. NO. D208439009
123	REMAINDER OF TROPHY WOOD BUSINESS CENTER	CAB. V, PG. 295
124	LOT 1R, BLOCK A, TROPHY WOOD BUSINESS CENTER	DOC. NO. D217089613
125	LOTS 3R1 AND 3R2, BLOCK B, TROPHY WOOD BUSINESS CENTER	DOC. NO. D208460397
126	TROPHY CLUB PLANTATION	DOC. NO. D214076253
127	LOT 2R-1 & 2R-2, BLOCK B, TROPHY WOOD BUSINESS CENTER	DOC. NO. D213097463
128	TROPHY WOOD BUSINESS CENTER, BLOCK B, LOT 1R & LOT 2R	DOC. NO. D207032038
129	FMR TEXAS LIMITED PARTNERSHIP	DOC. NO. D199311671
130	WESTLAKE ENTRADA	DOC. NO. D216027206
131	WESTLAKE/SOUTHLAKE PARK ADDITION NO. 1	VOL. 388-214, PG. 78 & 79
132	LOT 1R1-1, 3 & 4, BLOCK 2, WESTLAKE/SOUTHLAKE PARK ADDITION NO. 1	DOC. NO. D216001903
133	LOT 1R1 AND LOT 1R2, BLOCK 2, WESTLAKE/SOUTHLAKE PARK ADDITION NO. 1	DOC. NO. D200259153
134	LOT 1R AND 2R, BLOCK 2, WESTLAKE/SOUTHLAKE PARK ADDITION NO. 1	CAB. A, PG. 283
135	LOT 1R, BLOCK 3 WESTLAKE/SOUTHLAKE PARK ADDITION NO. 1	DOC. NO. D218095233
136	KNOLLS AT SOLANA	DOC. NO. D220116593
137	GRANADA, PHASE I	DOC. NO. D215003584
138	GRANADA, PHASE II	DOC. NO. D216298272

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TROPHY CLUB MUNICIPAL UTILITY DISTRICT NO. 1
 PARCEL TABLE

LOCATED IN THE
 TOWN OF TROPHY CLUB AND
 TOWN OF WESTLAKE
 TARRANT AND DENTON COUNTY, TEXAS

PROJECT NO.:	61722.001
ISSUED:	5/5/2026
DRAWN BY:	BM
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SCALE:	
SHEET TITLE:	TROPHY CLUB M.U.D. BOUNDARY - PARCEL TABLE
PAGE NUMBER	29 OF 29



STAFF REPORT

June 17, 2026

AGENDA ITEM: Consider and act to approve a Non-Standard Service Agreement with Foxwood LLC., for the development of residential homes.

DESCRIPTION: Foxwood LLC., the “Developer,” is requesting retail water and wastewater service from the District to serve 18 residential homes located north of Macquarie Street and Milsons Point Drive. The Town approved a development agreement April 27, 2026, and the estimated impacts to the system are shown below.

Estimated Water Demand:

Gallons/Lot/Day	650
Number of Lots	18
Average Gallons/Day	11,700
Peak Gallons/Day (4.0 Peaking Factor)	46,800

Estimated Sanitary Sewer Demand:

Gallons/Lot/Day	406
Number of Lots	18
Average Gallons/Day	7,308
Peak Gallons/Day (4.0 Peaking Factor)	29,232

ATTACHMENTS: Non-Standard Service Agreement

RECOMMENDATION: Staff recommends approval of the Non-Standard Service Agreement with Foxwood LLC.

NON-STANDARD WATER AND WASTEWATER SERVICE AGREEMENT

THE STATE OF TEXAS

§

COUNTIES OF TARRANT AND DENTON

§

§

This **Non-Standard Water and Wastewater Service Agreement** (this "Agreement") is entered into as of the Effective Date, by and among the **Trophy Club Municipal Utility District No. 1**, a conservation and reclamation district created and functioning under Chapters 49 and 54 of the Texas Water Code (the "District") and Foxwood LLC ("Developer").

Recitals

A. WHEREAS, the District is a political subdivision of the State of Texas and the owner of certain water and wastewater system facilities that it utilizes to provide retail water and wastewater services to its customers; and

B. WHEREAS, Developer owns that certain real property within the District containing approximately 7.603 acres of real property generally located at the north end of Milsons Point Drive more particularly described on **Exhibit "A"** attached hereto (the "Property") that it desires to develop for residential townhome purposes; and

C. WHEREAS, Developer desires that the District provide retail water and wastewater service to the Property, and is willing to finance, design, construct, and dedicate to the District certain facilities required for the District to provide retail water and wastewater services to the Property; and

D. WHEREAS, the District and Developer now desire to enter into this Agreement in order to set forth the terms and conditions pursuant to which the Developer shall construct the facilities required for service to the Property and District shall provide retail water service and retail wastewater service to the Property.

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereafter set forth, the receipt and sufficiency of which are hereby acknowledged, the District and Developer hereby agree as follows:

**I.
DEFINITIONS**

When used in this Agreement, the following terms will have the meanings set forth below:

1.1 "Agreement" means this Non-Standard Water and Wastewater Services Agreement.

1.2 "Closing" means the execution and delivery by the Developer of all documents conveying, transferring, or assigning the interests and property of Developer in any Interests to be Acquired to the District, and the performance of all acts necessary to complete such execution and delivery.

1.3 "Closing Date" means the date on which a Closing occurs.

1.4 “Developer” means the person or entity that owns the Property, as identified in the first paragraph of this Agreement.

1.5 “District System” means the water and wastewater system now owned or to be acquired by District to serve the District’s service territory, and any expansions, improvements, enlargements, additions and replacements thereto, including the Interests to be Acquired, subject to the terms of this Agreement.

1.6 “Effective Date” means the last day of execution of this Agreement by all parties hereto.

1.7 “Interests to be Acquired” means the Internal Facilities, all easements required to be conveyed to the District under this Agreement, and all other interests that Developer is required to convey or cause to be conveyed to the District under this Agreement.

1.8 “Internal Facilities” means the internal water and wastewater subdivision infrastructure to be constructed by Developer and dedicated to the District for providing retail water and wastewater services to customers within the Property. The Internal Facilities shall include all facilities and equipment required to connect the Internal Facilities to the District System but shall not include private service lines.

1.9 “Property” means the real property located within the District’s boundaries being more particularly described on Exhibit “A” attached hereto.

1.10 “Service Commitment” means a peak monthly quantity of retail water and wastewater services that the District agrees to make available to the Property for residential uses in accordance with the terms and conditions of this Agreement.

1.11 “TCEQ” means the Texas Commission on Environmental Quality or any successor agency.

II.

PROVISION OF RETAIL WATER AND WASTEWATER SERVICES

2.1 Service Commitment.

(a) In accordance with and subject to the terms and conditions of this Agreement, the District agrees to provide retail water and wastewater services to Developer for residential and appurtenant uses within the Property in a quantity not to exceed the Service Commitment. The District’s obligation to serve the Property is expressly contingent on Developer’s compliance with its obligations under this Agreement and with the District’s rules, regulations and policies.

(b) The District shall have no obligation to provide water or wastewater service to any portion of the Property until all of the following conditions precedent have been satisfied:

- (i) a final subdivision plat has been recorded for the Property;
- (ii) the Internal Facilities required to provide service to the Property have been completed by Developer, are operational, have been dedicated to, and are accepted by the District;
- (iii) the final construction costs for the Internal Facilities have been provided to the District;

- (iv) all necessary easements and other real property interests have been dedicated to the District in accordance with this Agreement;
- (v) all required fees and charges have been paid to the District by Developer; and
- (vi) the District has received all necessary governmental approvals for the provision of services to the Property.

2.2 **Service.** The District shall provide retail water and wastewater services to Developer in accordance with its standard rules and policies, and the applicable laws and regulations of the State of Texas.

2.3 **Minimum Pressure.** The District will deliver potable water to Developer at a minimum pressure of 35 pounds per square inch at each retail customer meter, or as may otherwise be required by the applicable rules of TCEQ.

2.4 **District Operations.** Subject to the terms of this Agreement, the District will be responsible for operating and maintaining the District System in good working order; for making all needed replacements, additions and improvements as required for the operation of the facilities; for reading meters, billing and collecting from all customers; and for performing all other usual and customary services and administrative functions associated with retail water and wastewater utility systems.

2.5 **Service Subject to State and Local Approvals.** Notwithstanding other provisions in this Agreement, the District will not provide water or wastewater services in the manner described in this Agreement unless Developer obtains at its sole cost and expense all necessary permits, certificates, and approvals for development of the Property from any and all local, state, or federal governmental or regulatory bodies with jurisdiction.

2.6 **Water Conservation.** The District may curtail service to the Property in times of high system demand or drought, or as may be required by the District's Water Conservation Plan or Drought Contingency Plan, by other regulatory authorities, and/or by entities from whom the District purchases water supplies, in the same manner as such curtailment is imposed on other similar customers of the District.

III. RATES, FEES, CHARGES, AND OTHER PAYMENT OBLIGATIONS

3.1 **Rates.** Developer will pay District's standard rates for retail water and wastewater service applicable to the Property, as established and amended by the Board of Directors of the District from time to time.

3.2 **Fees and Charges.** Developer shall be required to pay to the District all standard charges, fees, and deposits for water and wastewater service applicable to customers of the District, as amended from time to time. Without limitation, Developer shall be required to pay all impact fees applicable to the retail water service furnished by the District, which the District collects and remits to the City of Fort Worth pursuant to the District's wholesale water service agreement with the City of Fort Worth.

3.3 **Consultant Fees.** Simultaneously with the execution of this Agreement and as a condition precedent to performance by the District under this Agreement, the Developer agrees to pay or cause to be paid to the District its legal, engineering, and other costs incurred by the District in connection with the preparation of this Agreement and prior service availability negotiations.

3.4 **Engineering Reviews.** At the time of submittal of the design of the Internal Facilities, the Developer shall pay the District's costs for engineering review.

3.5 **Inspection Fees.** The Developer shall pay Inspection Fees to the District in connection with its inspection of the Internal Facilities. Payment shall be tendered by Developer within 30 days of a receipt of a written invoice for payment from the District.

IV. FACILITIES

4.1 **General.** The Developer will design and construct all Internal Facilities required for the District's provision of retail water and wastewater services to the customers within the Property from the District System, including all facilities and equipment required to connect the Internal Facilities to the District System.

4.2 **Design of the Facilities.** The Developer will cause all physical facilities to be constructed or acquired as a part of the Internal Facilities to be designed by a qualified registered professional engineer selected by the Developer and approved by the District. The design will be subject to the approval of the District and all governmental agencies with jurisdiction. The Internal Facilities shall be designed so as to ensure that the District may provide continuous and adequate service within the Property and so as to ensure their compatibility with the District System. The Internal Facilities will include any equipment necessary for water transmission and distribution, as determined by the District. The Developer further agrees to install meter boxes and a flow indicator for fire lines, if any. Any variance to the plans or specifications approved by the District or specified in this Agreement must be submitted in writing to the District and is subject to the District's sole discretion and approval. If the Internal Facilities as constructed by the Developer are not in compliance with the agreed specifications approved by the District, then the District may require correction, withhold water and wastewater services until remedied, or pursue any remedy at law or in equity, or otherwise provided in this Agreement.

4.3 Construction of Facilities.

(a) All construction contracts and other agreements pertaining to the Internal Facilities will contain provisions to the effect that any contractor, materialman or other party thereto will look solely to Developer for payment of all sums coming due thereunder and that the District will have no obligation whatsoever to any such party.

(b) All construction contracts and change orders will be prepared in compliance with any applicable rules and regulations of the District, TCEQ and any other governmental entity with jurisdiction.

(c) During construction, any change orders will be subject to review and approval by the District, which approval will not be unreasonably delayed or denied.

(d) The Internal Facilities will be constructed in a good and workmanlike manner and all material used in such construction will be substantially free from defects and fit for their intended purpose. The District may have an on-site inspector to inspect and approve the construction, which approval will not be unreasonably withheld or delayed.

(e) At Closing and as a condition of service, the Developer agrees to furnish the District with final as-built or record drawings of the Internal Facilities.

4.4 Cost of Facilities. The Developer will promptly pay the costs of the Internal Facilities as they become due, including, without limitation, all costs of design, engineering, materials, labor, construction and inspection arising in connection with the Internal Facilities; all payments arising under any contracts entered into by Developer for the construction of the Internal Facilities; all costs incurred by Developer in connection with obtaining governmental approvals, certificates, permits, easements, rights-of-way, or sites required as a part of the construction of the Internal Facilities; and all out-of-pocket expenses incurred in connection with the construction of the Internal Facilities. The District will not be liable to any contractor, engineer, attorney, materialman or other party employed or contracted with in connection with the construction of the Internal Facilities.

4.5 Duty to Repair and Warranty. The Developer agrees to repair or cause to be repaired all defects in materials, equipment or workmanship for the Internal Facilities appearing within **two (2) years** from the Completion Date to comply with the approved plans and specifications for the Internal Facilities. Upon receipt of written notice from the District of the discovery of any defects, the Developer shall promptly and at its own cost remedy or cause to be remedied the defects and replace any property damaged therefrom. In case of emergency where delay would cause serious risk of loss or damage to the District or its customers, or if the Developer, after notice, fails to proceed promptly toward such remedy within ten (10) days or within another period of time authorized by the District, the District may have defects in the Internal Facilities corrected in compliance with the terms of this warranty and guarantee, and Developer shall pay or cause to be paid all costs and expenses incurred by the District in so doing within thirty (30) days of receipt of a request for payment by the District. The Developer shall provide to the District a maintenance bond that provides for the repair of the Internal Facilities during the two-year warranty period. The maintenance bond shall be in an amount equal to 25% of the costs of construction of the Internal Facilities.

4.6 Assignment of Warranty Obligations. In addition to Developer's duty to repair, as set forth above, Developer expressly assumes all warranty obligations required by the District under the approved plans and specifications for specific components, materials, equipment or workmanship. Developer may satisfy its obligation hereunder by obtaining and assigning to the District, by written instrument in a form approved by counsel for the District, a complying warranty from a manufacturer, supplier, or contractor. Where an assigned warranty is tendered and accepted by the District that does not fully comply with the requirements of the agreed specifications, the Developer shall remain liable to the District on all elements of the required warranty that are not provided by the assigned warranty during the two-year warranty period described in Section 4.5.

4.7 Insurance. Developer shall require that all workers involved with the installation and construction of the Internal Facilities are covered by workers' compensation insurance as required by the laws of the State of Texas. Developer shall also procure and maintain, at its own cost, or require that its contractors procure and maintain, comprehensive general liability insurance insuring against the risk of bodily injury, property damage, and personal injury liability occurring

from, or arising out of, construction of the Internal Facilities, with such insurance in the amount of a combined single limit of liability of at least \$1,000,000 and a general aggregate limit of at least \$1,000,000. Such insurance coverage shall be maintained in force at least until the completion, inspection and acceptance of the Internal Facilities by the District. The District shall be named as an additional insured on all such insurance coverages.

4.8 Acceptance of Completed Facilities for Operation and Maintenance.

(a) Upon completion of construction of the Internal Facilities, the Developer will provide or cause to be provided to the District a certificate of completion from the Developer's engineers certifying that the Internal Facilities have been completed in accordance with the plans and specifications approved by the District. The date upon which the certificate of completion is provided to the District shall be the "Completion Date."

(b) After the Completion Date, the District and the Developer will conduct a Closing in accordance with the procedures set forth in Article VI.

V. REAL PROPERTY

5.1 Easements.

(a) All Internal Facilities located within the Property may be constructed within public right of way or within public utility easements upon prior approval of the District. Otherwise, such facilities shall be located within easements dedicated to the District. The District shall approve the physical location of water and wastewater lines and other utilities within public rights-of-way and public utility easements to prevent conflicts between the Internal Facilities and road improvements, drainage improvements, or other utilities. Further, the District shall not accept for operation any Internal Facilities located within public right of way or public utility easements until Developer has furnished certification to the District from a licensed professional engineer that all utilities have been constructed and installed at the locations specified in the plans approved by the District.

(b) The Developer shall dedicate to the District, at no cost to the District, exclusive and perpetual easements, to be in a form approved in advance by legal counsel to the District, for all facilities that the District does not approve for installation in public right of way or public utility easements.

VI. CLOSING

6.1 Interests to be Acquired. Subject to the conditions set out in this Agreement, Developer agrees to convey, or cause to be conveyed, to the District the following, which are collectively referred to as the "Interests to be Acquired":

(a) the Internal Facilities, or any portions thereof, when they are finally constructed and accepted by the District;

(b) all easements necessary for the ownership, operation and maintenance of the Internal Facilities, including access easements from public roads, to the extent that the District

does not approve the construction of any Internal Facilities within public right of way or public utility easements. The easements must have a minimum width of twenty (20) feet, unless otherwise provided by the District or specified in this Agreement. Such easements shall be at locations approved by the District and in a form approved by counsel for the District;

(c) all of the contracts, leases, warranties, bonds, permits, franchises, and licenses in the possession of Developer related to or arising out of the acquisition, construction and operation of the Interests to be Acquired (the "Contracts").

Any failure of Developer to convey or cause the conveyance to the District of the Interests to be Acquired on the Closing Date specified by the District shall be a material breach of this Agreement.

6.2 Commencement of Service. Except as otherwise approved by the District, the District shall not commence retail water service within the Property until the Interests to be Acquired have been properly conveyed to the District.

6.3 Legal Description of Real Property. Prior to Closing, the Developer shall provide the District with a survey of all real property or easements to be transferred at the Closing to the District by virtue of this Agreement.

6.4 Manner of Transfer.

(a) Any personal property to be transferred shall be transferred by Utility Conveyance Agreement and Bill of Sale and Assignment free of liens and encumbrances, with a covenant on the part of the Developer that it is the lawful owner and has a lawful right to transfer and deliver such property.

(b) The Bill of Sale shall specify the final construction costs of the Internal Facilities being conveyed thereunder.

(c) All easements to be conveyed by Developer to the District at Closing shall be in a form approved by counsel to the District.

(d) All of Developer's rights, title and interest in and to any Contract(s) shall be transferred to the District by assignment in a form approved by counsel to the District.

6.5 Risks Pending Closing.

(a) If, on the Closing Date, any proceeding is pending before any court or administrative agency of competent jurisdiction, challenging the legal right of Developer or the District to make and perform this Agreement, Developer and the District, respectively, will have the right, at any time prior to the Closing Date, to suspend and postpone the Closing until such right will have been sustained by a final judgment of a court of competent jurisdiction.

(b) Developer agrees that, until Closing, it will maintain or cause to be maintained insurance in such amounts as are reasonable and prudent, based on the nature of the facilities, on those components of the Interests to be Acquired that have not already been conveyed to the District. If, between the Effective Date and any Closing, any part, whether substantial or minor, of the Interests to be Acquired to be conveyed are destroyed or rendered useless by fire, flood,

wind, or other casualty, the District will not be released from its obligations hereunder; however, as to any portion of the Interests to be Acquired so damaged or destroyed, Developer will make or cause to be made repairs and replacements to restore the Interests to be Acquired to their prior condition regardless of whether the insurance obtained by Developer covers such repair or replacement.

VII. PLUMBING MATTERS

7.1 General. Developer agrees to comply with the plumbing restrictions set forth in this Article and the District's rules and policies, as amended from time to time,

7.2 Plumbing Restrictions. The following unacceptable plumbing conditions are prohibited by State regulations:

- (i) Any direct connection between the District's water system and a potential source of contamination is prohibited. Potential sources of contamination shall be isolated from the public water system by an air gap or an appropriate backflow prevention device or assembly.
- (ii) Cross-connection between the District's water system and a private water system is prohibited. These potential threats to the District's water system shall be eliminated at the service connection by the installation of an air gap or a reduced pressure-zone backflow prevention device or assembly.
- (iii) Any connection which allows water to be returned to the District's water system is prohibited.
- (iv) Use of pipe or pipe fitting which contains more than 8.0% lead for the installation or repair of plumbing at any connection which provides water for human use is prohibited.
- (v) Use of solder or flux which contains more than 0.2% lead for the installation or repair of plumbing at any connection which provides water for human

7.3 Private Plumbing Facilities.

(a) Developer shall be obligated to maintain all private plumbing and facilities located on its side of the point of connection with the District's water and wastewater systems and shall repair any leaks or other defects in such facilities within fifteen (15) days of discovery. In the event that the nature of the defects or required repairs are such that they cannot reasonably be completed within the fifteen-day period, then the Developer shall be required to commence repair of the defect within such fifteen day period and diligently continue the repair to completion without delay by such date as may be reasonably established by the District. Any failure by Developer to comply with this Section shall be considered a material default under this Agreement for which the District may terminate services to the Property until the default is cured.

(b) The Developer shall immediately correct any unacceptable plumbing condition within the Property.

(c) The Developer shall, at its expense, properly install, test, and maintain any backflow prevention device or assembly required by the District. Copies of all testing and maintenance records shall be provided to the District.

(d) The Developer shall allow District representatives access to service connection locations, meters and any portion of the Customer's property reasonably necessary for installation, operation, maintenance and repair activities.

7.4 Wastewater Quality. The quality of wastewater delivered to the District's system from the Property shall comply with applicable provisions of the Districts' Rate Order, rules and policies.

VIII. CONDITIONS, REPRESENTATIONS AND WARRANTIES

8.1 Indemnification. TO THE FULLEST EXTENT AUTHORIZED BY LAW, DEVELOPER SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS THE DISTRICT, ITS OFFICERS, DIRECTORS, EMPLOYEES AND AGENTS FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, DEBTS, SUITS, CAUSES OF ACTION, LOSSES, DAMAGES, JUDGMENTS, FINES, PENALTIES, LIABILITIES, AND COSTS, INCLUDING REASONABLE ATTORNEY FEES AND DEFENSE COSTS INCURRED BY THE DISTRICT RELATING TO: (1) THE DEVELOPER'S BREACH OF ANY AGREEMENT, WARRANTY OR REPRESENTATION UNDER THIS AGREEMENT; OR (2) THE DESIGN, CONSTRUCTION OR INSTALLATION OF THE INTERNAL FACILITIES, EXCEPTING ONLY THOSE DAMAGES, LIABILITIES, OR COSTS ATTRIBUTABLE TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF THE DISTRICT. This indemnity shall survive the termination of this Agreement and shall be binding upon and inure to the benefit of the parties hereto and their respective successors, representatives and assigns.

8.2 Representations of Developer. With respect to the sale and conveyance of the Interests to be Acquired to be conveyed by it, Developer acknowledges, represents and agrees that:

(a) It is a Texas limited liability company qualified in all respects to conduct business within the State of Texas;

(b) It has not created or permitted any third person to create any liens, leases, options, claims, encumbrances or any other adverse rights, claims or interests with respect to the Interests to be Acquired;

(c) It will be the true and lawful owner of the Interests to be Acquired to be conveyed by Developer hereunder and, no other third person or entity, public or private, will possess a right or interest, legal or equitable, nor any lien, encumbrance or other adverse claim, present or contingent, in or to the Interests to be Acquired to be conveyed by the Developer to the District;

(d) It has not previously sold, assigned, transferred, leased, pledged or hypothecated its ownership interest in or to Interests to be Acquired and, prior to each Closing contemplated in this Agreement, will not sell, assign, transfer, lease, pledge, or otherwise hypothecate any interest in or to the Interests to be Acquired to any third person or entity;

(e) It has not entered into any agreement, written or oral, with any third party, wherein any such third party has acquired a right to purchase such facilities;

(f) The contemplated transfer of the Interests to be Acquired to the District will not violate any term, condition or covenant of any agreement to which it is a party;

(g) Execution of this Agreement and the consummation of the transactions contemplated hereunder will not constitute an event of default under any contract, covenant or agreement binding upon it;

(h) The contemplated transfer of the Interests to be Acquired to the District will not violate the provisions of the United States Constitution, the Texas Constitution, or any federal, state or local law, ordinance or regulation;

(i) It has not previously granted any right or option to any other person, entity or political subdivision to acquire or use the Interests to be Acquired and agrees to defend and hold the District harmless from all claims or causes of action asserted by any third person, entity or political subdivision alleging a right or option to acquire or use the Interests to be Acquired or any portion thereof; and

(j) Except as provided herein, it has not previously entered into any agreement or caused or otherwise authorized any action that would diminish, eliminate or adversely affect the District's contemplated ownership or use of the Interests to be Acquired or the value of same.

The District is executing this Agreement in reliance on each of the warranties and representations set forth above and each such representation and warranty will survive the execution and delivery of this Agreement and the consummation of the transactions contemplated by this Agreement.

8.3 Representations of the District. The District represents and warrants to Developer that:

(a) The District is a political subdivision of the State of Texas duly created by and validly operating under and pursuant to the provisions of Chapters 49 and 54 of the Texas Water Code, and has the requisite power and authority to take all necessary action to execute and deliver this Agreement and to perform all obligations hereunder;

(b) The execution, delivery and performance of this Agreement have been duly authorized by all necessary action on the part of the District and the person executing this Agreement on behalf of the District has been fully authorized and empowered to bind the District to the terms and provisions of this Agreement;

(c) This Agreement does not contravene any law or any governmental rule, regulation or order applicable to the District;

(d) The execution and delivery of this Agreement and the performance by the District of its obligations hereunder do not contravene the provisions of, or constitute a default under, the terms of any indenture, mortgage, contract, resolution, or other instrument to which the District is a party or by which the District is bound;

(e) The contemplated acquisition of the Interests to be Acquired by the District will not violate any term, condition or covenant of any agreement to which the District is a party;

(f) The contemplated acquisition of the Interests to be Acquired by the District will not violate the provisions of the United States Constitution, the Texas Constitution, or any federal, state or local law, ordinance or regulation; and

Developer is executing this Agreement in reliance on each of the warranties and representations set forth above and each such representation and warranty of the District will survive the execution and delivery of this Agreement and the consummation of each of the transactions contemplated by this Agreement.

8.4 Survival of Covenants. The covenants contained in this Article will survive the conveyance, transfer and assignment of the Interests to be Acquired at all Closings and will continue to bind the District and Developer as provided herein.

IX. REMEDIES

9.1 District Remedies.

(a) If Developer fails or refuses to timely comply with any of its obligations hereunder, or if, prior to Closing, any of Developer's representations, warranties or covenants contained herein are not true or have been breached, the District will have the right to enforce this Agreement by any remedy at law or in equity or under this Agreement to which it may be entitled; to terminate this Agreement; or to waive prior to or at Closing as applicable, the applicable objection or condition and to proceed to close their transaction in accordance with the remaining terms.

(b) If, after any Closing, the District determines that any of a Developer's representations, warranties or covenants which applied to the Closing are not true, then the District may avail itself of any remedy at law or in equity or under this Agreement to which it may be entitled.

9.2 Developer Remedies.

(a) If the District fails or refuses to timely comply with its obligations hereunder, or if, prior to any Closing, the District's representations, warranties or covenants contained herein are not true or have been breached, Developer will have the right to enforce this Agreement by any remedy in equity to which it may be entitled; or waive prior to or at Closing as applicable, the applicable objection or condition and to proceed to close their transaction in accordance with the remaining terms.

(b) If, after Closing, a Developer determines that any of the District's representations, warranties or covenants which applied to the Closing are not true, then the Developer may avail itself of any remedy in equity to which it may be entitled.

9.3 Default in Payments. All amounts due and owing by Developer to District shall, if not paid when due, bear interest at the Texas post-judgment interest rate in the Texas Civil Practice & Remedies Code, or any successor statute, from the date when due until paid, provided that such rate shall never be usurious or exceed the maximum rate as permitted by law. If any amount due

and owing by the Developer to the District is placed with an attorney for collection, the prevailing party in any litigation or arbitration involving the collection shall be paid its costs and attorneys' fees by the non-prevailing party, and such payments shall be in addition to all other payments provided for by this Agreement, including interest.

9.4 Disputed Payment. If Developer at any time disputes the amount to be paid by it to the District, the Developer shall nevertheless promptly make or cause to be made the disputed payment or payments, but Developer shall thereafter have the right to seek a determination whether the amount charged by the District is in accordance with the terms of this Agreement.

9.5 Notice and Opportunity to Cure. If either Party (referred to herein as the "Defaulting Party") fails to comply with its obligations under this Agreement or is otherwise in breach or default under this Agreement (collectively, a "Default") then the other Party (referred to herein as the "Non-Defaulting Party") may not invoke any rights or remedies with respect to the Default until and unless: (i) the Non-Defaulting Party delivers to the Defaulting Party a written notice (the "Default Notice") which specifies all of the particulars of the Default and specifies the actions necessary to cure the Default; and (ii) the Defaulting Party fails to cure, within ten (10) days after the Defaulting Party's receipt of the Default Notice, any matters specified in the Default Notice which may be cured solely by the payment of money or the Defaulting Party fails to commence the cure of any matters specified in the Default Notice which cannot be cured solely by the payment of money within a reasonable period of time after the Defaulting Party's receipt of the Default Notice or fails to thereafter pursue curative action with reasonable diligence to completion.

X. NOTICES

10.1 Addresses. All notices hereunder from Developer to the District will be sufficient if sent by certified mail with confirmation of delivery, addressed to the District to the attention of its General Manager, 100 Municipal Drive, Trophy Club, Texas 76262. All notices hereunder from the District to Developer will be sufficiently given if sent by certified mail with confirmation of delivery to Developer to the attention of Foxwood LLC, 2015 Churchill Downs Lane, Trophy Club, Texas 76262 Attn: Kyle Wood.

XI. MISCELLANEOUS

11.1 Execution. This Agreement may be simultaneously executed in any number of counterparts, each of which will serve as an original and, will constitute one and the same instrument.

11.2 Approvals. The Board of Directors of the District may delegate any approvals required hereunder to the District Engineer or other representatives.

11.3 Costs and Expenses. Except as otherwise expressly provided herein, each Party will be responsible for all costs and expenses incurred by such Party in connection with the transaction contemplated by this Agreement.

11.4 Governing Law. This Agreement will be governed by the Constitution and laws of the State of Texas, except as to matters exclusively controlled by the Constitution and Statutes of the United States of America.

11.5 **Successors and Assigns.** The assignment of this Agreement by either Party is prohibited without the prior written consent of the other Party, which consent will not be unreasonably withheld. All of the respective covenants, undertakings, and obligations of each of the Parties will bind that Party and will apply to and bind any successors or assigns of that Party.

11.6 **Headings.** The captions and headings appearing in this Agreement are inserted merely to facilitate reference and will have no bearing upon its interpretation.

11.7 **Partial Invalidity.** If any of the terms, covenants or conditions of this Agreement, or the application of any term, covenant, or condition, is held invalid as to any person or circumstance by any court with jurisdiction, the remainder of this Agreement, and the application of its terms, covenants, or conditions to other persons or circumstances, will not be affected.

11.8 **Waiver.** Any waiver by any Party of its rights with respect to a default or requirement under this Agreement will not be deemed a waiver of any subsequent default or other matter.

11.9 **Amendments.** This Agreement may be amended or modified only by written agreement duly authorized by the governing body of the District and by Developer and executed by the duly authorized representatives of the respective Parties.

11.10 **Cooperation.** The Parties agree to cooperate at all times in good faith to effectuate the purposes and intent of this Agreement. Without limitation, each Party agrees to execute and deliver all such other and further instruments and undertake such actions as are or may become necessary or convenient to effectuate the purposes and intent of this Agreement.

11.11 **Venue.** All obligations of the Parties are performable in Denton County, Texas and venue for any action arising hereunder will be in Denton County.

11.12 **Third Party Beneficiaries.** Except as otherwise expressly provided herein, nothing in this Agreement, express or implied, is intended to confer upon any person, other than the Parties, any rights, benefits, or remedies under or by reason of this Agreement.

11.13 **Representations.** Unless otherwise expressly provided, the representations, warranties, covenants, indemnities, and other agreements will be deemed to be material and continuing, will not be merged, and will survive the closing of this transaction and the conveyance and transfer of the Interests to be Acquired to the District.

11.14 **Exhibits.** All exhibits attached to this Agreement are hereby incorporated in this Agreement as if the same were set forth in full in the body of this Agreement.

11.15 **Entire Agreement.** This Agreement, including the attached exhibits, contains the entire agreement between the Parties with respect to the Interests to be Acquired and supersedes all previous communications, representations, or agreements, either verbal or written, between the Parties with respect to such matters.

IN WITNESS WHEREOF, the Parties hereto have caused this instrument to be signed, sealed and attested in duplicate by their duly authorized officers, as of the Effective Date.

**TROPHY CLUB MUNICIPAL UTILITY
DISTRICT NO. 1**

By: _____

Name: _____

Title: _____

Attest

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____, 2026, by _____, _____ of Trophy Club Municipal Utility District No. 1 a conservation and reclamation district created and functioning under the laws of the State of Texas, on behalf of said conservation and reclamation district.

Notary Public, State of Texas

(SEAL)

DEVELOPER:

Foxwood LLC

By: [Signature]
Name: Kyle Wood
Title: Owner

THE STATE OF TEXAS §
 §
COUNTY OF Denton §

This instrument was acknowledged before me on the 5th day of May, 2026, by Kyle Wood of Foxwood LLC, on behalf of said limited liability company.

[Signature]
Notary Public, State of Texas

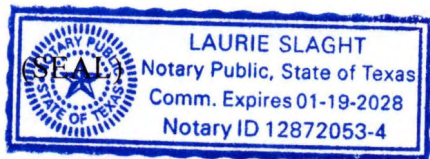


Exhibit “A”

Description of Property

LEGAL DESCRIPTION

State of Texas §
County of Denton §

BEING a 331,183 square foot or 7.603 acre tract of land, situated in the Thomas J. Allen Survey, Abstract a 331,183 square foot or 7.603 acre tract of land, situated in the Thomas J. Allen Survey, Abstract Number 7, and in the JS Kenley Survey, Abstract Number 1641, Trophy Club, County of Denton, Texas, being all of the property described as Tract 1, in a Warranty Deed to Co-Trustees of the Pinson Trust, recorded in Instrument #2024-124410, of the Official Public Records of Denton County, Texas (O.P.R.D.C.T.), being the remainder of a called 2.148 acre tract of land, described as Tract 1, in a Special Warranty Deed to Kyle Wood, recorded in Instrument #2023-2756 (O.P.R.D.C.T.), and being the remainder of a called 9.464 acre tract of land, described in a Special Warranty Deed to Kyle Wood Revocable Trust, recorded in Instrument #2023-2762 (O.P.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a concrete monument found near the Southeast corner of said Pinson tract, and being a at a concrete monument found near the Southeast corner of said Pinson tract, and being a Westerly corner of a property described in a General Warranty Deed to the United States of America (USA), recorded in Volume 369, Page 603, of the Deed Records of Denton County, Texas (D.R.D.C.T.);

THENCE North 44 degrees 43 minutes 08 seconds West, a distance of 1.70 feet to the Southeast corner North 44 degrees 43 minutes 08 seconds West, a distance of 1.70 feet to the Southeast corner of said Pinson tract, said point being the POINT OF BEGINNING of the herein described tract; POINT OF BEGINNING of the herein described tract; of the herein described tract;

THENCE North 87 degrees 08 minutes 18 seconds West, with the South line of said Pinson tract, a North 87 degrees 08 minutes 18 seconds West, with the South line of said Pinson tract, a distance of 184.05 feet to the Southwest corner of said Pinson Tract, same being in the East line of said remainder of a called 9.464 acre Wood tract;

THENCE South 01 degrees 57 minutes 18 seconds West, with the East line of said remainder of a called South 01 degrees 57 minutes 18 seconds West, with the East line of said remainder of a called 9.464 acre Wood tract, a distance of 167.08 feet to the Southwest corner of Lot 63, Block L, of The Highlands at Trophy Club, an Addition to the Town of Trophy Club, recorded in Instrument #2014-107, of the Map Records of Denton County, Texas (M.R.D.C.T.), same being the Southeast corner of said remainder of a called 9.464 acre tract, and being the beginning of a curve to the left having a radius of 50.00 feet, a chord bearing and distance of South 77 degrees 42 minutes 30 seconds West, 37.96 feet;

THENCE continuing with said curve to the left and with the North right of way line of Milsons Point Drive, continuing with said curve to the left and with the North right of way line of Milsons Point Drive, said curve to the left and with the North right of way line of Milsons Point Drive, said curve to the left and with the North right of way line of Milsons Point Drive, a 50.00 foot right-of-way, recorded in Instrument #2014-107 (M.R.D.C.T.), through a central angle of 44 degrees 37 minutes 04 seconds, an arc length of 38.94 feet to the Southwest corner of said remainder of a called 9.464 acre Wood tract, same being an Easterly corner of Lot 62, said Block L:

THENCE North 34 degrees 30 minutes 04 seconds West, with the common line between said remainder of North 34 degrees 30 minutes 04 seconds West, with the common line between said remainder of a

called 9.464 acre Wood tract, and said Lot 62, a distance of 15.93 feet to a point for corner at the Southeast corner of a tract of land, described in a General Warranty Deed to Anselmo Corona, recorded in Instrument #2025-68844, (O.P.R.D.C.T.);

THENCE North 12 degrees 17 minutes 30 seconds West, with the common line between said remainder of North 12 degrees 17 minutes 30 seconds West, with the common line between said remainder of a called 9.464 acre Wood tract, a distance of 47.50 feet to an easterly corner of said Anselmo Corona tract, same being a Southerly ell corner of said remainder of a called 2.148 acre Wood tract;

THENCE with the common line between said Anselmo Corona tract, said remainder of a called 2.148 acre with the common line between said Anselmo Corona tract, said remainder of a called 2.148 acre tract, and said remainder of a called 9.464 acre tract (Kyle Wood's), the following courses and distances:

North 89 degrees 59 minutes 59 seconds West, a distance of 193.80 feet to a point for corner;

North 00 degrees 00 minutes 00 seconds East, a distance of 49.01 feet to a point for corner;

North 43 degrees 38 minutes 36 seconds West, a distance of 157.08 feet to a point for corner;

North 43 degrees 34 minutes 15 seconds East, a distance of 186.23 feet to a point for corner in the common line between said remainder of a called 2.148 acre tract, and said remainder of a called 9.464 acre tract;

North 00 degrees 00 minutes 34 seconds east, a distance of 79.05 feet to a point for corner;

North 18 degrees 25 minutes 54 seconds East, a distance of 86.43 feet to a point for corner;

North 00 degrees 00 minutes 01 seconds East, a distance of 197.40 feet to a point for corner;

North 11 degrees 22 minutes 01 seconds East, a distance of 101.48 feet to a point for corner;

South 82 degrees 21 minutes 22 seconds East, a distance of 4.79 feet to a concrete monument stamped "COE" found (Controlling Monument) at a Northerly corner of said remainder of a called 9.464 acre tract, and being the most westerly Southwest corner of said USA tract;

THENCE South 82 degrees 21 minutes 22 seconds East, with the common line between said remainder of South 82 degrees 21 minutes 22 seconds East, with the common line between said remainder of with the common line between said remainder of with the common line between said remainder of a called 9.464 acre tract and said USA tract, a distance of 129.35 feet to a concrete monument stamped "COE" found (Controlling Monument) at the most westerly Northwest corner of said Pinson tract;

THENCE with the common line between said Pinson tract and said USA tract, the following courses and with the common line between said Pinson tract and said USA tract, the following courses and distances:

North 29 degrees 44 minutes 17 seconds East, a distance of 246.77 feet to a concrete monument stamped "COE" found at the Northwest corner of said Pinson tract;

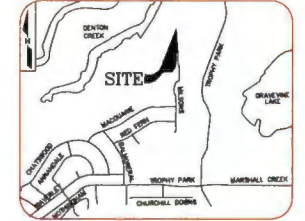
South 87 degrees 53 minutes 56 seconds East, a distance of 97.40 feet to a concrete stamped "COE" found at the Northeast corner of said Pinson tract;

South 01 degrees 19 minutes 51 seconds East, a distance of 842.30 feet to the POINT OF BEGINNING, containing 331,183 square feet or 7.603 acres of land more or less.

"Exhibit A"

GENERAL NOTES

- All bearings shown are based on the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All distances are surface projection, using a scale factor of 1.00015063 (TX001 scale factor).
- The coordinates shown herein are Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 grid coordinate values.
- This property is located in Zone X. It's defined as areas of Minimal Flood Hazard, according to FEMA FIRM Map # 481210230G, Dated: 04/16/2011.



LEGAL DESCRIPTION

BEING a 331,183 square feet or 7,503 acre tract of land, situated in the Thomas J. Allen Survey, Abstract Number 7, and in the 25 Kinky Survey, Abstract Number 1841, Trophy Club, County of Denton, Texas, being of the property described as Tract 1, in a Warranty Deed to Co-Trustees of the Pison Trust, recorded in Instrument #2024-12443, of the Official Public Records of Denton County, Texas (O.P.R.D.C.T.), being the remainder of a called 2.148 acre tract of land, described as Tract 1, in a Special Warranty Deed to Kyle Wood, recorded in Instrument #2023-2738 (O.P.R.D.C.T.), and being the remainder of a called 3.464 acre tract of land, described in a Special Warranty Deed to Kyle Wood Associates Trust, recorded in Instrument #2023-2762 (O.P.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a concrete monument found near the Southwest corner of said Pison tract, and being a westerly corner of a property described in a General Warranty Deed to the United States of America (USA), recorded in Volume 1863, Page 863, of the Deed Records of Denton County, Texas (D.R.D.C.T.);

THENCE North 44 degrees 45 minutes 08 seconds East, a distance of 1.70 feet to the Southwest corner of said Pison tract, said point being the POINT OF BEGINNING of the herein described tract;

THENCE North 87 degrees 08 minutes 18 seconds West, with the South line of said Pison tract, a distance of 188.02 feet to the Southwest corner of said Pison tract, same being in the East line of said remainder of a called 3.464 acre Wood tract;

THENCE South 01 degrees 57 minutes 18 seconds West, with the East line of said remainder of a called 3.464 acre Wood tract, a distance of 187.08 feet to the Southwest corner of Lot 63, Block L, of the Highlands of Trophy Club, an Addition to the Town of Trophy Club, recorded in Instrument #2014-107, of the Map Records of Denton County, Texas (M.R.D.C.T.), same being the Southwest corner of said remainder of a called 3.464 acre tract, and being the beginning of a curve to the left having a radius of 30.00 feet, a chord bearing and distance of South 77 degrees 43 minutes 30 seconds West, 57.85 feet;

THENCE continuing with said curve to the left and with the North right of way line of Mission Field Drive, a 50.00 foot right-of-way, recorded in Instrument #2004-107 (M.R.D.C.T.), through a central angle of 44 degrees 17 minutes 04 seconds, an arc length of 26.84 feet to the Southwest corner of said remainder of a called 3.464 acre Wood tract, same being an easterly corner of Lot 62, said Block L;

THENCE North 34 degrees 30 minutes 04 seconds West, with the common line between said remainder of a called 3.464 acre Wood tract, and said Lot 62, a distance of 13.53 feet to a point far corner at the Southwest corner of a tract of land, described in a General Warranty Deed to Antonio Carraz, recorded in Instrument #2003-6884 (O.P.R.D.C.T.);

THENCE North 12 degrees 17 minutes 30 seconds West, with the common line between said remainder of a called 3.464 acre Wood tract, and said Lot 62, a distance of 1.70 feet to an easterly corner of said Antonio Carraz tract, same being a southerly corner of said remainder of a called 2.148 acre Wood tract;

THENCE with the common line between said Antonio Carraz tract, said remainder of a called 2.148 acre Wood tract, and said remainder of a called 3.464 acre Wood tract (Kyle Wood's), the following courses and distances:

North 02 degrees 00 minutes 59 seconds West, a distance of 183.80 feet to a point far corner;

North 02 degrees 38 minutes 00 seconds East, a distance of 48.01 feet to a point far corner;

North 43 degrees 38 minutes 38 seconds West, a distance of 187.08 feet to a point far corner;

North 43 degrees 34 minutes 15 seconds East, a distance of 188.23 feet to a point far corner in the common line between said remainder of a called 2.148 acre Wood tract, and said remainder of a called 3.464 acre Wood tract;

North 02 degrees 00 minutes 34 seconds East, a distance of 78.05 feet to a point far corner;

North 10 degrees 25 minutes 54 seconds East, a distance of 88.43 feet to a point far corner;

North 02 degrees 00 minutes 01 seconds East, a distance of 197.40 feet to a point far corner;

North 11 degrees 23 minutes 01 seconds East, a distance of 101.48 feet to a point far corner;

South 82 degrees 21 minutes 22 seconds East, a distance of 4.78 feet to a concrete monument stamped "COE" found (Controlling Monument) at a Northerly corner of said remainder of a called 3.464 acre Wood tract, and being the most westerly Southwest corner of said USA tract;

THENCE South 82 degrees 21 minutes 22 seconds East, with the common line between said remainder of a called 3.464 acre Wood tract and said USA tract, a distance of 129.35 feet to a concrete monument stamped "COE" found (Controlling Monument) at the most westerly Northwest corner of said Pison tract;

THENCE with the common line between said Pison tract and said USA tract, the following courses and distances:

North 23 degrees 44 minutes 17 seconds East, a distance of 248.77 feet to a concrete monument stamped "COE" found at the Northeast corner of said Pison tract;

South 87 degrees 53 minutes 56 seconds East, a distance of 87.40 feet to a concrete monument stamped "COE" found at the Northeast corner of said Pison tract;

South 01 degree 18 minutes 51 seconds East, a distance of 842.30 feet to the POINT OF BEGINNING, containing 331,183 square feet or 7,503 acres of land more or less.

LEGEND

- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS OF DENTON COUNTY, TEXAS
- D.R.D.C.T. DEED RECORDS OF DENTON COUNTY, TEXAS
- VL/PD VOLUME/PAGE
- RF IRON ROD FOUND (AS NOTED)
- W MARK FOUND (AS NOTED)
- MS IRON ROD SET (AS NOTED)
- CH CONCRETE FOUND (AS NOTED)
- BR BRICK WALL
- HY FIRE HYDRANT
- FC FENCE CORNER
- GA GAS METER
- EH ELECTRIC METER
- AA 100' ANCHOR
- SW SWIRL/SINKING FENCE
- OP OVERHEAD POWER LINE
- UL UTILITY POLE
- CM CONTROLLING MONUMENT
- POB POINT OF BEGINNING



ANGEL RODRIGUEZ
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REG. 6871

	SURVEY EXHIBIT OF 2711 TROPHY PARK DRIVE TROPHY CLUB, TEXAS	
	SURVEY DATE 2-14-25	JOB NO. 25007
CALCULATIONS RODRIGUEZ	DRAWN GONZALEZ	TEXAS SURVEYING FIRM NO. 10194713



STAFF REPORT

June 17, 2026

AGENDA ITEM: Consider and act regarding approval of replacement of stairs for the influent and digester structures at the wastewater treatment plant (WWTP).

DESCRIPTION: This item is for replacing the stairs at the influent and digester structures at the WWTP. The existing stairs were installed during the plant's original construction and are heavily used on a daily basis. Due to their steep footings, replacement with updated, safer stairs is recommended to improve overall plant safety. Funding is included as part of the FY 2026 Capital Improvement Projects.

Quotes received:

1. Rey-Mar Construction LLC- \$79,439.17
2. Triad Service Group, LLC- \$80,370.00
3. Ruts Construction LLC- \$96,235.00

ATTACHMENT: Rey-Mar Construction Quote

RECOMMENDATION: Staff recommends approval for the replacement of stairs for the influent and digester structures at the wastewater treatment plant by Rey-Mar Construction LLC., for an amount not to exceed \$79,439.17, and authorize the General Manager to execute the necessary documents.

FORT WORTH, TX

2010 E. Lancaster Ave.
 Fort Worth, TX 76103

PHONE (817) 535-3451
 FAX (817) 535-0153

REY-MAR CONSTRUCTION

Date: 5-27-2026

Reference: **Proposal:** TCMUD Proposed 18'.5 & 10' Aluminum Stairway

TO: Trophy Club MUD No.1
 ATTN: Mike McMahon

Our scope of work shall include labor and materials as follows:

- Workers comp., liability insurance, & auto insurance
- (0) Addendum acknowledged
- Per Plan Sheet Stamped dated – N/A

Bid Form	Units	Qty	Description	Unit Price	Total
1	EA	1	Mobilization / Insurance	1,229.96	1,229.96
2	LS	1	Remove existing stairway and furnish and install new Aluminum stairway 18'.5 high x 36" wide. Includes stairway (1) intermediate 36" straight through landing, crane & other incidentals necessary for installation	50,301.82	50,301.82
3	LS	1	Remove existing stairway and furnish and install new Aluminum stairway 10' high x 36" wide. Includes stairs & other incidentals necessary for installation	27,907.39	27,907.39
					\$79,439.17

INCLUSIONS: Are as followed:

- Bid Items mentioned above
- Insurance
- OSHA certified
- Remove existing stairway
- Install proposed aluminum stair
- Site Restoration

EXCLUSIONS: Are as followed:

- Excludes Landing Platform up top
- Bonds (Add 2%)
- Sales Taxes (where applicable)
- Permits of any kind
- Material Testing of any kind
- Impact Fees of any kind
- SWP3 / SPW3 Plan
- Protective Coatings
- Third Party Testing (welding)
- Any other items not included in this proposal



STAFF REPORT

June 17, 2026

AGENDA ITEM: Consider and act regarding approval of Contract No. 2026061701 with Insituform Technologies, LLC for wastewater collection system repairs.

DESCRIPTION: This project consists of all labor, materials, equipment, and services necessary to complete wastewater collection system point repairs and manhole repairs identified during the FY 2026 annual wastewater system analysis. Pricing for this project was provided utilizing Buyboard Cooperative Purchasing Contract No. 730-24. Funding is included as part of the FY 2026 Capital Improvement Projects.

ATTACHMENTS: Insituform Technologies, LLC Proposal

RECOMMENDATION: Staff recommends awarding Contract No. 2026061701 for wastewater collection system repairs to Insituform Technologies, LLC for an amount not to exceed \$314,996.00 and authorize the General Manager to execute any necessary documents.



Tim Peterie
Phone: 214-317-0950
Email: tpeterie@azuria.com
1103 Postwood Dr.
Corinth, TX 76210

May 29, 2026

SF#: SO-00225081

Mr. Alan Fourmentin
Trophy Club MUD
100 Municipal Dr.
Trophy Club, TX 76262

Buyboard Proposal

Project Name: **Trophy Club, TX
Basin 11 & 1A Manhole Rehab – Geopolymer Spray Rehabilitation and Other Repairs**

INSITUFORM TECHNOLOGIES, LLC herein proposes to furnish all labor, materials, equipment, and services necessary to reconstruct the referenced project (as detailed in the project scope presented by Trophy Club MUD) using the Buyboard Purchasing Cooperative Contract 730-24.

ASSUMPTIONS AND QUALIFICATIONS

INSITUFORM TECHNOLOGIES, LLC will supply Trophy Club MUD the necessary Maintenance, Payment, and Performance Bonds as required following acceptance of this proposal.

Trophy Club MUD to provide access to the job site, Sales Tax-Exempt Certificate, control of lift stations if necessary, and any permits required for work areas and to cross any properties or roads necessary for equipment.

Water shall be provided at no cost to Insituform Technologies, LLC for all construction phases of this project. Trophy Club MUD shall furnish Insituform Technologies, LLC with required water meters and pay all associated fees, deposits, and charges. Insituform Technologies, LLC will follow all required backflow prevention and metering procedures.

PROPOSAL PRICING

Please see the pricing attachment. It is understood that all quantities are estimate based on the information provided. Final billing will be based on final quantities utilized.

PROPOSAL INCLUSIONS

The prices stated in this proposal include:

1. Mobilization and demobilization.
2. Haul-off of spoils, storage, and haul back to job site.
3. Revegetation, sod, and concrete/pavement as needed for restoration.
4. Manhole surface prep and bench rebuild as needed.
5. Geopolymer application.
6. Repair chimneys, cones, and pipe seals.
7. Traffic control.
8. Confined space safe entry practices.
9. One-year standard construction warranty.
10. Certificate of insurance with standard coverage.
11. Bonds.

PROPOSAL EXCLUSIONS

Not included in the prices stated in this estimate are costs associated with the items listed below. These items, if needed or found to be applicable, would be provided by **INSITUFORM TECHNOLOGIES, LLC** at your additional cost; or would be furnished by others, at your direction, at no cost to **INSITUFORM TECHNOLOGIES, LLC**:

- a) Manual operation of any pumping and/or metering stations.
- b) Water from fire hydrants within a convenient distance from each cleaning and inversion site location.
- c) Bypass pumping and I/I leak mitigation if found to be necessary.
- d) Legal dumpsite for debris resulting from manhole cleaning.
- e) Construction entrance, rock excavation, irrigation.
- f) *If any hazardous or toxic materials are encountered during the project, the Owner will be responsible for the removal and disposal of the materials.*
- g) Project permits and/or local licenses.
- h) State and local sales and/or use taxes on the value of the project. If you are exempt, please submit the appropriate documentation.
- i) Additional premiums for special insurance coverage(s) demanded by you or other parties particular to this project.

PROPOSAL TERMS AND CONDITIONS

- a) Limits of Liability. In consideration of **INSITUFORM TECHNOLOGIES, LLC's** agreement to maintain no less than \$5,000,000 of comprehensive general liability insurance in the form required by the Contract, **INSITUFORM TECHNOLOGIES, LLC's** liability to the Owner for any matter covered by such insurance will be limited to the extent of such insurance and the Owner will indemnify and hold **INSITUFORM TECHNOLOGIES, LLC** harmless from any third-party claims covered by such insurance to the extent such claims exceed the limits of such insurance. Neither party shall be liable to the other for consequential damage relating to the contract. In case of conflict between this provision and any other provision in the Contract as ultimately executed, this provision shall govern and prevail.
- b) LIMITED WARRANTY. IN LIEU OF ALL OTHER EXPRESSED, IMPLIED AND/OR STATUTORY WARRANTIES, INCLUDING WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, CONTRACTOR AGREES TO CORRECT ANY DEFECTS IN THE MATERIALS OR SERVICES PROVIDED BY CONTRACTOR WHICH ARE BROUGHT TO THE ATTENTION OF CONTRACTOR WITHIN ONE YEAR FOLLOWING COMPLETION OF CONTRACTOR'S WORK, PROVIDED OWNER AFFORDS CONTRACTOR SUITABLE ACCESS AND WORKING CONDITIONS TO ACCOMPLISH SUCH CORRECTION.
- c) MUTUAL RELEASE OF CONSEQUENTIAL DAMAGES. Neither party shall be liable to the other for consequential damages relating to or arising out of the Contract.
- d) PROPOSAL SUBJECT TO NEGOTIATION OF OTHER STANDARD TERMS OF AGREEMENT. This proposal is subject to the agreement of the parties on other terms and conditions as are customary in contracts of this nature.
- e) Quantities are estimated. Unit prices apply for actual invoices and payment.
- f) Payments are due at net within thirty days of invoice. Final payment is due within thirty days of completion of the project.
- g) Monthly progress partial payments may be requested for the value of work in progress or completed, including materials secured and on site.
- h) Prices stated are in effect thirty days from the date of this proposal. The acceptance period may be extended at the sole option of **INSITUFORM TECHNOLOGIES, LLC**.
- i) Conflicts. In case of conflict between the provision of the aforesaid paragraphs and any other provision in the Contract as ultimately executed the provisions as set forth above shall govern and prevail.

OFFERED BY:

Insituform Technologies, LLC

Timothy R. Peterie

**Timothy R. Peterie
Commercial Manager – SW Region**

**Reviewed By:
Andy Ozment
Area VP**

cc: Ben Hawkins, Craig Nolen
Mike McMahon (TCMUD)

ACCEPTED BY:

Signature

Date

Printed Name

Title

Organization

This accepted proposal constitutes a formal agreement. If you initiate a purchase order or other contract document, it shall not be acknowledged without reference to this proposal.

Pricing Attachment

Line Number	Description	Pay Quantity	Unit of Measure	Unit Price (current)	Total Price (current)
1	Travel and Mobilization - Excavation Crew	1.00	EA	\$10,000.00	\$10,000.00
2	6" - 10" Point repair (0' - 8' deep)	5.00	EA	\$6,250.00	\$31,250.00
3	6" - 10" Point repair (8' - 12' deep)	5.00	EA	\$8,000.00	\$40,000.00
4	Trench safety	80.00	LF	\$20.00	\$1,600.00
5	Granular backfill	15.00	Ton	\$75.00	\$1,125.00
6	Protect buried utilities, water line, or sprinklers - Multiple locations	5.00	EA	\$1,150.00	\$5,750.00
7	Protect existing trees, flower beds, shrubs, exposed aggregate steps, basketball court, etc	5.00	EA	\$3,450.00	\$17,250.00
8	Remove and reinstall wooden fence	32.00	LF	\$50.00	\$1,600.00
9	Realign and grout existing MH ring/cover, repair chimney (Unpaved)	3.00	EA	\$3,850.00	\$11,550.00
10	Replace existing MH ring/cover w/ new VRM 30	3.00	EA	\$4,250.00	\$12,750.00
11	Replace cleanout casting and cover	4.00	EA	\$3,000.00	\$12,000.00
12	Field Management, Access issues, hand excavation (per Pt Rpr)	10.00	EA	\$1,900.00	\$19,000.00
13	Remove, dispose, replace 8" Concrete pavement	15.00	SY	\$400.00	\$6,000.00
14	Remove, dispose, replace 6" Concrete driveway	120.00	SF	\$65.00	\$7,800.00
15	Remove, dispose, replace 4" Concrete sidewalk	125.00	SF	\$50.00	\$6,250.00
16	Remove, dispose, replace Concrete curb and gutter	10.00	LF	\$105.00	\$1,050.00
17	Remove, dispose, replace Sod	210.00	SY	\$40.00	\$8,400.00
18	Traffic control	30.00	Day	\$250.00	\$7,500.00
19	Travel and Mobilization - MH Rehab Crew	1.00	EA	\$11,500.00	\$11,500.00
20	Manhole, Pipe or Other Structures - Spray Rehab (1" Geospray)	744.10	SF	\$60.00	\$44,646.00
21	Clean MH - including root removal	7.00	EA	\$775.00	\$5,425.00
22	Repair MH chimney/cone and coat internally	12.00	EA	\$2,300.00	\$27,600.00
23	Traffic control	5.00	Day	\$750.00	\$3,750.00
24	Owner Contingency	1.00	Allowance	\$15,000.00	\$15,000.00
25	Bonds	1.00	LS	\$6,200.00	\$6,200.00
					\$314,996.00



STAFF REPORT

June 17, 2026

AGENDA ITEM: Consider and act to award bid and approve Contract 2026061702 for rehabilitation of existing wastewater lines.

DESCRIPTION: This project consists of the rehabilitation of approximately 900 linear feet of 15-inch wastewater line, 20 linear feet of 8-inch wastewater line, rehabilitation or replacement of approximately seven manholes, and abandonment of an additional 350 linear feet of 15-inch parallel clay wastewater line and associated manholes. These lines were identified as part of a previous annual wastewater system analysis and will be funded as part of the FY 2026 Capital Improvement Projects.

This project was advertised, and a public bid opening was held on May 5, 2026. Four (4) bids were received and are outlined in the attached letter of recommendation.

ATTACHMENTS: Halff Letter of Recommendation
Bid Tab

RECOMMENDATION: Staff recommends awarding Contract No. 2026061702 for rehabilitation of existing wastewater lines as part of the FY 2026 Capital Improvement Projects to Dickerson Construction Company, Inc. for an amount not to exceed \$604,044.00 and authorize the General Manger to execute any necessary documents.



Alan Fourmentin
Trophy Club MUD No. 1
May 27, 2026
Page 1

May 27, 2026
AVO 61310.001

Mr. Alan Fourmentin
Trophy Club MUD No. 1
100 Municipal Drive
Trophy Club, Texas 76262

RE: Trophy Club MUD No. 1 - FY 2026 Wastewater Line Rehabilitation Project – Letter of Recommendation

Dear Mr. Fourmentin,

Bids were opened for the above referenced project on Tuesday, May 5, 2026, at 10:00 a.m. via CivCast and were read aloud during a virtual meeting. Four (4) bids were received for the project. Halff Associates, Inc. (Halff) verified the bid totals, and the overall low bidder is **Dickerson Construction Company, Inc.** Please see a summary of the FY 2026 Wastewater Line Rehabilitation Project bids below. The low bidder and bid amount are highlighted.

FY 2026 Wastewater Line Rehabilitation	
Contractor	Bid
Dickerson Construction Company, Inc.	\$604,044.00
Douglas Dailey Construction, LLC	\$708,890.00
Excel 4 Construction, LLC	\$850,952.00
Rey-Mar Construction, LLC	\$978,371.00

Dickerson Construction Company Inc.’s bid bonds, qualifications, and experience are attached to this letter. Halff contacted all provided references. We did not receive responses from several references after contacting them several times, but we did receive the following responses:

1. City of Denison – Franchon Stearns: Good recommendation. Ms. Stearns approved of Dickerson Construction Company’s work. She stated they were great to work with, and the project came in under budget. She would work with them again.
2. Pape-Dawson Engineers – Thomas Moss: Good recommendation. Thomas recommends Dickerson Construction Company. He stated that the contractor met expectations. He also mentioned that the pricing was good, and the construction was done in a timely manner. Any hiccups that came up were taken care of with no issues. Thomas noted that the communication could leave room for improvement, the contractor prefers to call rather than e-mail.
3. Belcheff & Associates, Inc. – Roman Boitsov: Good recommendation. Roman generally recommended Dickerson Construction Company. He said their workmanship was good and were able to meet project deadlines. He wanted to note that it had been a few years since he has worked with them, but from what he recollects, there were no issues.



Alan Fourmentin
Trophy Club MUD No. 1
May 27, 2026
Page 2

Halff recommends awarding the FY 2026 Wastewater Line Rehabilitation project to **Dickerson Construction Company, Inc.** in the amount of **\$604,044.00**.

If you have any questions, please contact me at (817) 764-7459.

Sincerely,

HALFF ASSOCIATES, INC.

A handwritten signature in blue ink that reads "Leah M. Hodge".

Leah M. Hodge, PE, CFM
Project Manager

TROPHY CLUB MUNICIPAL UTILITY DISTRICT No. 1
FY 2026 WASTEWATER REHABILITATION PROJECT

PROPOSAL

THIS BID IS SUBMITTED TO:

Trophy Club Municipal Utility District No.1
 100 Municipal Drive
 Trophy Club, TX 76262

The Undersigned Bidder proposes to complete the work as shown on the Plans and described in the specifications:

Unit Prices: Bidder hereby guarantees the following unit prices to apply throughout the project for changing work upon written instruction of the Owner.

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	EXTENDED PRICE
<i>Section I - Wastewater</i>					
1	Mobilization and General Site Preparation (10% Maximum of Total Bid)	LS	1	28,761.00	28,761.00
2	Storm Water Pollution Prevention Plan (SWPPP)	LS	1	10,000.00	10,000.00
3	4-Inch Wastewater Service	Ea	1	2,500.00	2,500.00
4	8-Inch PVC SDR-26 Wastewater Line (Open Cut)	LF	20	125.00	2,500.00
5	18-Inch PVC PS 115 Wastewater Line (Open Cut)	LF	325	275.00	89,375.00
6	18-Inch HDPE DR-17 Wastewater Line (Pipe Bursting)	LF	837	275.00	230,175.00
7	Abandon Existing Wastewater Line (15-Inch), Plug and Grout	LF	522	30.00	15,660.00
8	Trench Safety for Wastewater Lines	LF	345	5.00	1,725.00
9	4' Diameter Wastewater Manhole (0 to 6-feet deep)	EA	5	7,500.00	37,500.00
10	Extra Depth for 4' Diameter Standard Wastewater Manhole	VF	27	275.00	7,425.00
11	Interior Wastewater Manhole Coating	VF	57	350.00	19,950.00
12	Connect to Existing Wastewater Manhole	Ea	1	1,000.00	1,000.00
13	Remove Existing Wastewater Manhole	Ea	6	1,500.00	9,000.00
14	Abandon Existing Wastewater Manhole	Ea	4	1,000.00	4,000.00
15	Pre-Construction CCTV	LF	1,400	2.00	2,800.00
16	Post-Construction CCTV	LF	1,185	2.00	2,370.00
17	Sodding	SY	1,620	15.00	24,300.00
18	Topsoil	CY	180	75.00	13,500.00

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	EXTENDED PRICE
19	Remove Tree	Ea	1	1,500.00	1,500.00
20	Additional District Directed Services Allowance	LS	1	\$100,000.00	\$100,000.00
				BID TOTAL	
					\$601,044.00

TIME FOR SUBSTANTIAL COMPLETION:

BASE BID 90 DAYS

TIME FOR FINAL COMPLETION:

BASE BID 120 DAYS

1. The Bidder hereby agrees to commence work within ten (10) days after the date written Notice to Proceed shall have been given to him, and to Substantially Complete the Work within the above number of calendar days after the Effective Start Date as shown in the Notice to Proceed and accepts the One Thousand Dollars (\$1000.00) per day liquidated damages provision of the Construction Agreement, in the event of failure to timely obtain Substantial Completion within the specified time period as fair and just compensation to the District for the damages it suffers as a result of any such delays. Substantial Completion is defined in the General Conditions and Supplementary Conditions in this document.
2. The Bidder agrees that the Work will reach Final Completion within the above number of calendar days after Effective Start Date as shown in the Notice to Proceed and accepts the One Thousand (\$1000.00) per day liquidated damages provision of the Supplementary Conditions in the event of failure to reach Final Completion of the work within the specified time period as fair and just compensation to the District for the damages it suffers as a result of any such delays.
3. The Bidder proposes and agrees, if this Bid is accepted, to enter into a Construction Agreement with the District in the form included in the Contract Documents to complete all Work as specified or indicated in the Contract Documents for the Contract Price and within the Contract Time indicated in this Bid and in accordance with the Contract Documents.
4. Bidder accepts all of the terms and conditions of the Notice to Bidders and the Instructions to Bidders, including without limitation those dealing with the disposition of Proposal Guarantee. This Bid will remain open for ninety (90) days after the date of bid opening. The successful bidder will sign the Construction Agreement and submit the Contract Bonds, Certificate of Insurance and other documents required by the Contract Documents within fifteen (15) days after the date of the District's Notice of Award.
5. In submitting this Bid, Bidder represents, as more fully set forth in the Construction Agreement, that:
 - (a) Bidder has examined, and hereby acknowledges receipt of, copies of all the Contract Documents and the following addenda:

ADDENDUM NO:	DATE
<u>None</u>	_____
_____	_____
_____	_____
_____	_____

- (b) Bidder has examined the site and locality where the Work is to be performed, the legal requirements (Federal, State and local laws, ordinances, rules and regulations) and the conditions affecting cost, progress or performance of the Work and has made such independent investigations, as Bidder deems necessary.
- (c) Bidder has obtained and carefully studied (or assumes responsibility for obtaining and carefully studying) all such examinations, investigations, explorations, tests and studies that pertain to the subsurface or physical conditions at the site or which otherwise may affect the cost, progress, performance or furnishing of the Work as Bidder considers necessary for the performance or furnishing of the Work at the Contract Price, within the Contract Time and in accordance with the other terms and conditions of the Contract Documents, and no additional examinations, investigations, explorations, tests, reports or similar information or data are or will be required by Bidder for such purposes.
- (d) Bidder has reviewed and checked all information and data shown or indicated on the Contract Documents with respect to existing Underground Facilities at or contiguous to the site and assumes responsibility for the accurate location of said Underground Facilities. No additional examinations, investigations, explorations, tests, reports or similar information or data in respect of said Underground Facilities are or will be required by the Bidder in order to perform and furnish the Work at the Contract Price, within the Contract Time and in accordance with the other terms and conditions of the Contract Documents.
- (e) Bidder has correlated the results of all such observations, examinations, investigations, explorations, tests, reports and studies with the terms and conditions of the Contract Documents.
- (f) Bidder has given Engineer written notice of all conflicts, errors or discrepancies that it has discovered, if any, in the Contract Documents and the written resolution thereof by Engineer is acceptable to Bidder.
- (g) This bid is genuine and not made in the interest of or on behalf of any undisclosed person, firm or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham bid; Bidder has

not solicited or induced any person, firm or corporation to refrain from submitting a bid; and Bidder has not sought by collusion to obtain for itself any advantage over any other Bidder or over the District.

- (h) Bidder intends to perform a substantial portion of the work himself in accordance with the following approximate breakdown based on percentage of Base Bid.

Portion of Work by Bidder 75 %
 Portion of Work by Sub-Contractor(s) 25 %

Subcontractor Information

Name	Type of Work	% of Work
<u>No Dig Tec</u>	<u>Pipe Bursting</u>	<u>25%</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
Total % of Work Subcontracted		<u>25%</u>

If additional space is necessary to provide a complete listing, please attach such additional pages as may be required.

- 6. The following documents are attached to and made a condition of this Bid:
 - (a) Required Proposal Guarantee (cashier's check, certified check, or bid bond).
 - (b) Statement of Bidder's Qualifications and Experience.
 - (c) Statement of Subcontractors' Qualifications and Experience.
- 7. The terms used in this Bid, which are defined in the General Conditions of the Contract Agreement included as part of the Contract Documents, have the meaning assigned to them in the General Conditions.
- 8. Bidder agrees that the implementation of the District's right to delete any portion of the improvements shall not be considered as waiving or invalidating any conditions or provisions of the contract or bonds. Bidder shall perform the Work as altered and no allowances shall be made for anticipated profits.

- 9. The right is reserved, as the interest of the District may require, to reject any and all bids and to waive any informality in the bids received.
- 10. Work on this Project is being performed for a governmental body and function, the District will issue to the Contractor a certificate of exemption for payment for the State Sales Tax on materials incorporated into this Project.

Submitted on: May 5, 2026

Circle one of the following:

- Individual
- Partnership
- Limited Partnership
- Corporation

Dickerson Construction Company Inc.
Firm Name

By: Blake Dickerson
Typed or Printed

SIGNATURE 

TITLE President

ADDRESS P.O. Box 181
Celina, TX 75009

TELEPHONE 972-382-2123

Business Address: 1130 N Louisiana Dr Celine Collin TX 75009
 Street CITY County State ZIP

Principal place of business: Celine Collin TX 75009
 CITY County State ZIP

Contact Person: Blake Dickerson 972-382-2123
 Name Phone

SECTION 3: If the contractor is a CORPORATION, fill in this section only:

Registered name of corporation: _____

Doing business as: Dickerson Const. Co. Inc.

Date charter expires: _____

State of corporation: Texas

Date of corporation filing: _____ (If non-Texas corporation, date of Certificate of Authority Issuance).

Registered Agent: Blake D Dickerson
 First Middle Last

Address: 1130 N Louisiana Dr. Celine Collin Tx 75009
 Street CITY County State ZIP

Location of Corporation principal office:

1130 N. Louisiana Dr. Celine Collin Tx 75009
 Street CITY County State ZIP

Person executing contract on behalf of corporation: (Please print)

Name: Blake D Dickerson
 First Middle Last

Title: President

Address: 1130 N Louisiana Dr Celine Collin TX 75009
 Street CITY County State ZIP

Telephone Number: 972-382-2123

**STATEMENT OF BIDDING CONTRACTOR'S QUALIFICATIONS
AND EXPERIENCE**

CONTRACTOR Dickerson Construction Company Inc

Note: Demonstrate a minimum of three years' experience. The information provided to The District on this form will be used, in part at least, to determine whether the perceived low bidder is the responsible low bidder for purposes of this Project.

PLEASE RESPOND TO THE FOLLOWING QUESTIONS:

1. Number of years in business as a General Contractor performing the type(s) of work required for this Project. 58

2. Types of work performed:

<input checked="" type="checkbox"/> Asphalt Paving	<input checked="" type="checkbox"/> Concrete Structures	<input checked="" type="checkbox"/> Miscellaneous Concrete
<input type="checkbox"/> Auxiliary Lanes	<input type="checkbox"/> Demolition	<input checked="" type="checkbox"/> Storm Sewer
<input checked="" type="checkbox"/> Sanitary Sewer	<input checked="" type="checkbox"/> Water	<input checked="" type="checkbox"/> Concrete Paving
<input type="checkbox"/> Bridge Work	<input type="checkbox"/> Earth Work	<input checked="" type="checkbox"/> Subgrade Preparation
<input checked="" type="checkbox"/> Channel Lining	<input checked="" type="checkbox"/> Fencing	<input type="checkbox"/> Landscaping
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____

3. Greatest number of contracts in excess of \$500,000.00 under construction at one time in company's history. 4

4. Greatest number of contracts in excess of \$1,000,000.00 under construction at one time in company's history. 2

5. Approximate average of dollar value of incomplete work outstanding under contacts at any one time. 2 mil

6. List **completed projects** of the type of work of this Project or similar work plus the following information on each such project (use attachments for additional work if necessary).

NAME OF PROJECT: See Attached

OWNER: _____

POINT OF CONTACT: _____ **PHONE:** _____

TOTAL CONTRACT COST: _____ **COMPLETION DATE:** _____

DESCRIPTION: _____

Number Work Days Allowed: _____ **Number Work Days Required:** _____

Extra Days Granted: _____ **Amount Liquidated Damages:** _____

NAME OF PROJECT: _____

OWNER: _____

POINT OF CONTACT: _____ **PHONE:** _____

TOTAL CONTRACT COST: _____ **COMPLETION DATE:** _____

DESCRIPTION: _____

Number Work Days Allowed: _____ **Number Work Days Required:** _____

Extra Days Granted: _____ **Amount Liquidated Damages:** _____

NAME OF PROJECT: _____

OWNER: _____

POINT OF CONTACT: _____ **PHONE:** _____

TOTAL CONTRACT COST: _____ **COMPLETION DATE:** _____

DESCRIPTION: _____

Number Work Days Allowed: _____ **Number Work Days Required:** _____

Extra Days Granted: _____ **Amount Liquidated Damages:** _____

NAME OF PROJECT: _____

OWNER: _____

POINT OF CONTACT: _____ **PHONE:** _____

TOTAL CONTRACT COST: _____ **COMPLETION DATE:** _____

DESCRIPTION: _____

Number Work Days Allowed: _____ **Number Work Days Required:** _____

Extra Days Granted: _____ **Amount Liquidated Damages:** _____

NAME OF PROJECT: _____

OWNER: _____

POINT OF CONTACT: _____ **PHONE:** _____

TOTAL CONTRACT COST: _____ **COMPLETION DATE:** _____

DESCRIPTION: _____

Number Work Days Allowed: _____ **Number Work Days Required:** _____

Extra Days Granted: _____ **Amount Liquidated Damages:** _____

7. List **incomplete projects**, plus the following information on each such project (use attachments for additional work if necessary).

NAME OF PROJECT: Highland Village AC Waterline Replacement

OWNER: City of Highland Village

POINT OF CONTACT: Scott Kristen **PHONE:** 972-899-5091

CONTRACT COST: 1.9 Mil **PROJECTED COMPLETION DATE:** June 2026

DESCRIPTION: Replace 8" AC Waterline including services

Number Work Days Allowed: 240 **Number Work Days used to date:** 250

Extra Days Granted: _____ **Anticipated Late Days, if any:** 45

NAME OF PROJECT: Hummingbird Lane Water, Sewer, Storm
OWNER: Axiom Commercial
POINT OF CONTACT: Virgil Strange PHONE: 940-735-1252
CONTRACT COST: 1.1mil PROJECTED COMPLETION DATE: May 2026
DESCRIPTION: Water, Sewer, Storm for Industrial/Commercial Complex
Number Work Days Allowed: NA Number Work Days used to date: —
Extra Days Granted: — Anticipated Late Days, if any: —

NAME OF PROJECT: _____
OWNER: _____
POINT OF CONTACT: _____ PHONE: _____
CONTRACT COST: _____ PROJECTED COMPLETION DATE: _____
DESCRIPTION: _____
Number Work Days Allowed: _____ Number Work Days used to date: _____
Extra Days Granted: _____ Anticipated Late Days, if any: _____

NAME OF PROJECT: _____
OWNER: _____
POINT OF CONTACT: _____ PHONE: _____
CONTRACT COST: _____ PROJECTED COMPLETION DATE: _____
DESCRIPTION: _____
Number Work Days Allowed: _____ Number Work Days used to date: _____
Extra Days Granted: _____ Anticipated Late Days, if any: _____

NAME OF PROJECT: _____

OWNER: _____

POINT OF CONTACT: _____ PHONE: _____

CONTRACT COST: _____ PROJECTED COMPLETION DATE: _____

DESCRIPTION: _____

Number Work Days Allowed: _____ Number Work Days used to date: _____

Extra Days Granted: _____ Anticipated Late Days, if any: _____

8. Have you or any present partner(s) or officer(s) **failed to complete a contract**? No
If yes, please list the **projects for which contracts were not completed**, plus the following information on each such project (use attachments for additional work if necessary).

NAME OF PROJECT: _____

COMPANY NAME, if different: _____

NAME OF PARTNER / OFFICER: _____

OWNER: _____

POINT OF CONTACT: _____ PHONE: _____

CONTRACT COST: _____ DEFAULT / TERMINATION DATE: _____

DESCRIPTION: _____

SURETY: _____

POINT OF CONTACT: _____ PHONE: _____

PERFORMANCE / PAYMENT BOND NUMBERS: _____

NAME OF PROJECT: _____

COMPANY NAME, if different: _____

NAME OF PARTNER / OFFICER: _____

OWNER: _____

POINT OF CONTACT: _____ PHONE: _____

CONTRACT COST: _____ DEFAULT / TERMINATION DATE: _____

DESCRIPTION: _____

SURETY: _____

POINT OF CONTACT: _____ PHONE: _____

PERFORMANCE / PAYMENT BOND NUMBERS: _____

NAME OF PROJECT: _____

COMPANY NAME, if different: _____

NAME OF PARTNER / OFFICER: _____

OWNER: _____

POINT OF CONTACT: _____ PHONE: _____

CONTRACT COST: _____ DEFAULT / TERMINATION DATE: _____

DESCRIPTION: _____

SURETY: _____

POINT OF CONTACT: _____ PHONE: _____

PERFORMANCE / PAYMENT BOND NUMBERS: _____

9. Are there any **unsatisfied demands** upon you regarding your accounts payable? If yes, give names, amounts and explanations (use attachments for additional unsatisfied demands if necessary). No

10. Have you or any present partner(s) or officer(s) **been convicted of a felony or a crime involving moral turpitude (i.e., theft, bribery, fraud, perjury and so forth) within the past ten (10) years?** No If yes, please list the date of each such conviction, the identity of the person(s) so convicted, the crime for which each such person was convicted, the sentence(s) issued for each such conviction, the current status of the sentence(s) and whether the conviction was related to any project(s) for which contracts were awarded by a governmental entity (use attachments for additional convictions if necessary).
No

11. Have you or any present partner(s) or officer(s) **been debarred, or otherwise disqualified, from receiving or participating in federal contracts or federally approved subcontracts or from any type of federal financial or nonfinancial assistance or benefits?** No If yes, please explain the facts surrounding such debarment in detail by identifying the project giving rise to debarment, the action date and termination date of debarment, and the cause(s) for debarment (use attachments for additional debarments if necessary).

12. **Bank Reference.**

NAME OF BANK: See Attached
BANK OFFICER: _____ PHONE: _____
MAILING ADDRESS: _____ FAX: _____

NAME OF BANK: _____
BANK OFFICER: _____ PHONE: _____
MAILING ADDRESS: _____ FAX: _____

13. Municipality References

NAME OF CITY.: See Attached

CONTACT PERSON: _____ TITLE: _____

PHONE: _____ FAX: _____

MAILING ADDRESS: _____

NAME OF CITY.: _____

CONTACT PERSON: _____ TITLE: _____

PHONE: _____ FAX: _____

MAILING ADDRESS: _____

NAME OF CITY.: _____

CONTACT PERSON: _____ TITLE: _____

PHONE: _____ FAX: _____

MAILING ADDRESS: _____

14. Other credit references

NAME OF REFERENCE: _____

CONTACT PERSON: _____ TITLE: _____

PHONE: _____ FAX: _____

MAILING ADDRESS: _____

ACKNOWLEDGEMENT

(Use this form if the Contractor is a corporation)

THE STATE OF TEXAS §
COUNTY OF Collin §

I certify that my responses and the information provided are true and correct to the best of my personal knowledge and belief and that I have made no willful misrepresentations in this Statement of Qualifications and Experience ("Statement"), nor have I withheld any relevant information in my statements and answers to questions. I am aware that any information given by me in this Statement may be investigated and I hereby give my full permission for any such investigation and I fully acknowledge that any misrepresentations or omissions in my responses and information may cause my bid to be rejected.

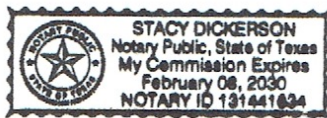
Dickerson Const. Co. Inc.,
a _____ Corporation,

By: [Signature]
Name: Blake Dickerson
Title: President
Date Signed: 5-5-26

THE STATE OF TEXAS §
COUNTY OF Collin §

This instrument was acknowledged before me on the 5 day of May, 2024, by Blake Dickerson, in his capacity as President of Dickerson Construction a C Corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same on behalf of and as the act of the corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 5th DAY OF May, 2024.



[Signature]
Notary Public Collin County, Texas
My commission expires 2-8-2030

VENDOR COMPLIANCE TO STATE LAW

The 1985 Session of the Texas Legislature passed House Bill 620 relative to the award of contracts to non-resident bidders. This law provides that, in order to be awarded a contract as low bidder, non-resident bidders (out-of-state contractors whose corporate offices or principal place of business are outside of the state of Texas) bid projects for construction, improvements, supplies or services in Texas at an amount lower than the lowest Texas resident bidder by the same amount that a Texas resident bidder would be required to underbid a non-resident bidder in order to obtain a comparable contract in the state in which the non-resident's principal place of business is located. The appropriate blanks in Section A must be filled out by all out-of-state or non-resident contractors to do so will automatically disqualify that bidder. Resident bidders must check the blank in Section B.

- A. Non-resident vendors in _____ (give state), our principal place of business, are required to be percent lower than resident bidders by state law. A copy of the statute is attached.
- B. X Our Principal place of business or corporate offices are in the State of Texas.

BIDDER:

Dickerson Const. Co. Inc. By: Blake Dickerson
P.O. Box 181 Address Signature: 
Celiv TX 75009 Title: President
City State Zip

THIS FORM MUST BE RETURNED WITH YOUR BID

CONTRACTOR COMPLIANCE TO TEXAS SALES TAX CODE

Comply with all requirements of the Texas Sales Tax Code. The Contractor hereby certifies that the Contract Amount is divided as follows:

Material incorporated into the Project (Resold to the Owner as defined in Tax Code)	\$ <u>200,000.00</u>
All other charges and costs	\$ <u>404,044.00</u>
Total *	\$ <u>604,044.00</u>

* The total must equal the total amount of the Contract:

CONTRACTOR:

Dickerson Const. Co. Inc.

By: B. Dickerson
(signature of authorized person)

P.O. Box 181
Address

Signature: Blake Dickerson

Celine Tx 75009
City State Zip

Title: President

THIS FORM MUST BE RETURNED WITH YOUR BID

CONFLICT OF INTEREST QUESTIONNAIRE

For vendor doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 Name of vendor who has a business relationship with local governmental entity.

D. Iderson Const. Co. Inc.

2 Check this box if you are filing an update to a previously filed questionnaire. (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 Name of local government officer about whom the information is being disclosed.

None

Name of Officer

4 Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.

None

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

Yes No

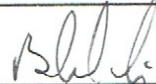
B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

Yes No

5 Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.

None

6 Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7 
Signature of vendor doing business with the governmental entity

5-5-26
Date

BID BOND

STATE OF TEXAS)
)
COUNTY OF DENTON)

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned, Dickerson Construction, whose address is 1130 N Lousiana Dr, Celina TX, hereinafter called Principal, and Travelers Casualty and Surety Company of America, a corporation organized and existing under the laws of the State of CT, and fully licensed to transact business in the State of Texas, as Surety, are held and firmly bound unto the Trophy Club Municipal Utility District No. 1 (the "District"), a municipal utility district chartered by the State of Texas, hereinafter referred to as "Owner," in the penal sum of \$ 5% of GAB as the proper measure of liquidated damages arising out of or connected with the submission of a Proposal for the construction of a public work project, in lawful money of the United States, to be paid in DENTON County, Texas, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators and successors jointly and severally, firmly by these presents. The condition of the above obligation is such that whereas the Principal has submitted to Owner a certain Proposal, attached hereto and hereby made a part hereof, to enter into a contract in writing, for the construction of "**TROPHY CLUB MUNICIPAL UTILITY DISTRICT NO. 1 – FY 2026 WASTEWATER REHABILITATION PROJECT**".

NOW, THEREFORE, if the Principal's Proposal shall be rejected or, in the alternative, if the Principal's Proposal shall be accepted and the Principal shall execute and deliver a contract in the form of the Contract attached hereto (properly completed in accordance with said Proposal) and shall furnish performance, payment and maintenance bonds required by the Contract Documents for the Project and provide proof of all required insurance coverages for the Project and shall in all other respects perform the agreement created by the acceptance of said Proposal, then this obligation shall be void, otherwise the same shall remain in full force and affect; it being expressly understood and agreed that the liability of the Surety for any breach of condition hereunder shall be in the face amount of this bond and forfeited as a proper measure of liquidated damages.

PROVIDED FURTHER, that if any legal action were filed on this Bond, exclusive venue shall lie in DENTON County, Texas.

AND PROVIDED FURTHER, the Surety, for value received, hereby stipulates and agrees that the obligations of said Surety and its bond shall be in no way impaired or affected by an extension of the time within which the Owner may accept such Proposal; and said Surety does hereby waive notice of any such extension.

The undersigned and designated agent is hereby designated by the Surety herein as the Resident Agent for service of process in Texas to whom any requisite notices may be delivered and on whom service of process may be had in matters arising out of such suretyship, as

provided by Article 7.19-1 of the Insurance Code, Vernon's Annotated Civil Statutes of the State of Texas.

IN WITNESS WHEREOF, this instrument is executed in 2 copies, each one of which shall be deemed an original, this, the 5th day of May, 2026.

PRINCIPAL: Dickerson Construction

BY: [Signature]
Name

ATTEST:
[Signature]

TITLE: President

SURETY: Travelers Casualty and Surety Company of America

BY: [Signature]
Name

ATTEST:
[Signature]
Melissa Pitts, Bond Secretary

TITLE: Jordan Pitts, Attorney-In-Fact

The Resident Agent of the Surety in Texas, for delivery of notice and service of the process is:

NAME: Pitts Bonds & Insurance
STREET ADDRESS: 3526 Lakeview Pkwy., Ste B #174
CITY, STATE, ZIP: Rowlett TX 75088

NOTE: If Resident Agent is not a corporation, give a person's name.

IMPORTANT – Surety companies executing BONDS must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the State of Texas.



Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company

POWER OF ATTORNEY

Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and the Companies do hereby make, constitute and appoint **JORDAN PITTS** of **RICHARDSON**, **Texas**, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **16th** day of **February, 2024**.



State of Connecticut

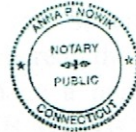
City of Hartford ss.

By: *Bryce Grissom*
Bryce Grissom, Senior Vice President

On this the **16th** day of **February, 2024**, before me personally appeared **Bryce Grissom**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June, 2026**



Anna P. Nowik
Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this **5th** day of **May**, **2026**



Kevin E. Hughes
Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.

**CERTIFICATE OF BIDDER'S
EXPERIENCE & QUALIFICATIONS**

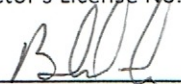
The undersigned bidder certifies that he is, at the time of bidding, and shall be, throughout the period of the Contract, licensed by the State of Texas to do the type of work called for in the contract documents.

The bidder represents that he is competent, knowledgeable and has special skills on the nature, extent and inherent conditions of the work to be performed. Bidder further acknowledges that there are certain peculiar and inherent conditions existent in the construction of the particular facilities that may create, during the construction program, unusual or peculiar unsafe conditions hazardous to persons and property. Bidder expressly acknowledges that he is aware of such peculiar risks and that he has the skill and experience to foresee and to adopt protective measures to adequately and safely perform the construction work with respect to such hazards.

Signed this 5 day of May, 2026.

DICKERSON CONSTRUCTION COMPANY, INC.
Name of Bidder

75-1622797
Contractor's License No. and State


Signature of Bidder

BLAKE DICKERSON PRESIDENT
Printed Name and Title

All questions must be answered and the data given must be clear and comprehensive. **This statement must be notarized.** If necessary, questions may be answered on separate attached sheets. The Bidder may submit any additional information it desires.

Date: 5-5-26

Bidder (Legal Name of Firm): DICKERSON CONSTRUCTION COMPANY, INC.

Date Organized: 1968

Address: P. O. Box 181
1130 N. Louisiana Dr
Celina, TX 75009

Date Incorporated: 11/13/1978

Federal ID Number: 75-1622797

Number of years in contracting business under present name: Since 1968

List all other names under which your business has operated in the last 10 years:
JLD TRUCKING, INC.

Work Presently Under Contract:

Contract	Amount \$	Completion Date
SEE ATTACHED		

Type of work performed by your company: Underground utility installation

Total Staff employed by Firm (Break down by Managers and Trades on Separate sheet):

SEE ATTACHED

Have you ever failed to complete any work awarded to you? YES XXX NO
(If yes, please attach summary of details on a separate sheet. Include brief explanation of cause and resolution.)

Have you ever defaulted on a contract? YES XXX NO
(If yes, please attach summary of details on a separate sheet.)

Has your organization had any disbarments or suspensions that have been imposed in the past five years or that was still in effect during the five year period or is still in effect? YES XXX NO
(If yes, list and explain: such list must include disbarments and suspensions of officers, principals, partners, members and employees of your organization.)

SEE ATTACHED

Major equipment available for this contract: _____

SEE ATTACHED

Are you in compliance with all applicable EEO requirements: XXX YES _____ NO
 (if no, please attach summary of details on a separate sheet)

Are you a Section 3 business? (see below) _____ YES XXX NO

Section 3 Business Concerns:

- a) Businesses that are 51 percent or more owned by Section 3 residents:
- b) Businesses whose permanent, full-time employees include persons, at least 30 percent of whom are currently Section 3 residents, or within three years of the date of first employment with the firm were Section 3 residents.
- c) Businesses that provide evidence of a commitment to subcontract in excess of 25 percent of the dollar amount of all subcontracts to be awarded to businesses that meet the qualifications described above; or
- d) Businesses located within the Grant Recipient's jurisdiction that identifies themselves as Section 3 Business Concerns because they provide economic opportunities for low- and very low-income persons.

Bank References

Address: SEE ATTACHED Contact Name: _____
 City & State: _____ Zip: _____ Phone Number: _____
 Credit Available: \$ _____

Has the firm or predecessor firm been involved in a bankruptcy or reorganization? YES XXX NO
 (If yes, please attach summary of details on a separate sheet.)

List on a sheet attached hereto all judgments, claims, arbitration proceedings, or suite pending or outstanding against bidder over the last five (5) years with amount of claim and brief description.

List on a sheet attached hereto all lawsuits or requested arbitration with regard to construction contracts which bidder has initiated within the last five (5) years and brief explanation of claim and outcome.

Attach resume(s) for the principal member(s) of your organization, including the offers as well as the proposed superintendent for the project.

Signed this 5 day of May, 2024.

[Signature]
 Signature

BLAKE DICKERSON President
Printed Name and Title

DICKERSON CONSTRUCTION COMPANY, INC.
Company Name

Notary Statement:

Blake Dickerson, being duly sworn, says that he/she is the President
(Position/Title) of DICKERSON CONSTRUCTION COMPANY, INC. (Firm Name), and hereby
swears that the answers to the foregoing questions and all statements therein contained are true and
correct. He/she hereby authorizes and requests any person, firm, or corporation to furnish any information
requested by City/County of Celina/Collins in verification of the recitals comprising this State-
ment of Bidder's Qualifications.

Scribed and sworn before me this 5 day of May, 20 24

Notary Public
Stacy Dickerson
Signature



Stacy Dickerson
Printed Name

My Commission Expires: 2-8-2030

The penalty for making false statements is prescribed in the U.S. Criminal Code, 18 U.S.C. 1001.

(972) 382-2123

email: dcc.jld@sbcglobal.net

fax (972) 382-2043

page 1 of 2

STATEMENT OF BIDDER'S QUALIFICATIONS

TYPE OF BUSINESS: UTILITY PIPELINE CONSTRUCTION
IN BUSINESS SINCE: 1968
INCORPORATED: 11/13/1978
STATE OF INCORPORATION: TEXAS
LOCATION OF PRINCIPAL OFFICE: 1130 N. LOUISIANA DR, COLLIN COUNTY, CELINA, TX 75009
FEDERAL ID#: 75-1622797

OTHER &/FORMER COMPANIES: JLD TRUCKING, INC
CELINA READY MIX

OWNERSHIP:
PRESIDENT BLAKE DICKERSON D.L. # 13911121
P. O. BOX 432 (972) 382-2123
CELINA, TX 75009

VICE-PRESIDENT JERRY DICKERSON D.L.# 05903585
100% P. O. BOX 181 (972) 382-2123
CELINA, TX 75009

SECRETARY/TREASURER STACY DICKERSON D.L. # 11278136
P.O. BOX 432 (972) 382-2123
CELINA, TX 75009

TYPES OF CONSTRUCTION PERFORMED: PIPELINE - WATER, SEWER, STORM SEWER
SEWER LIFT STATIONS AND PLANTS
WATER PUMP STATIONS
CONCRETE - STRUCTURAL, PAVING
EXCAVATION

EMPLOYEE EXPERIENCE:

BLAKE DICKERSON - ALL PHASES AND TYPES OF CONSTRUCTION PERFORMED
OVER 30 YEARS EXPERIENCE

DEVIN DICKERSON- SAFETY MANAGER-6 YEARS EXPERIENCE

HILARIO MERCADO - PIPELINE, LIFT STATION, EXCAVATION, CONCRETE
OVER 25 YEARS EXPERIENCE - SUPERINTENDENT

GARY GRANTHAM - PIPELINE, LIFT STATION, EXCAVATION, CONCRETE
OVER 25 YEARS EXPERIENCE - SUPERINTENDENT

DICKERSON CONSTRUCTION COMPANY, INC., IT'S OFFICERS AND PRINCIPALS, HAVE NEVER FAILED TO COMPLETE ANY AWARDED WORK. THERE ARE NO JUDGMENTS, CLAIMS, ARBITRATION PROCEEDINGS OR SUITE AGAINST OUR COMPANY AND WE HAVE NOT FILED ANY LAW SUITS IN THE LAST FIVE YEARS.

STATEMENT OF BIDDER'S QUALIFICATIONS

June 17, 2026 Workshop & Regular Meeting
Agenda Packet

BONDING AGENT:

KEYSTONE SOUTHWEST INSURANCE AGENCY, INC
941 W RALPH HALL PARKWAY
ROCKWALL, TEXAS 75032
PHONE # (972)771-3861

PITTSBIRDSONG
12770 COIT ROAD SUITE 1220
DALLAS, TEXAS 75251
PHONE # (469) 661-0310

REFERENCES:

PROSPERITY BANK
ACC # 20027219

P. O. BOX 869111
PLANO, TX 75086

PHONE # (972) 461-1300
FAX # (972) 461-4814

FERGUSON WATERWORKS
ACC # 26268

2650 S. PIPELINE RD.
EULESS, TX 76040

PHONE # (817) 858-0714
FAX # (817) 540-8022

REDI-MIX CONCRETE
ACC # 1700056

331 NORTH MAIN
EULESS, TX 76039

PHONE # (817) 835-4100

SIGNATURE:

Name of Organization: DICKERSON CONSTRUCTION COMPANY, INC.

By: 

Printed Name: BLAKE DICKERSON

Title: PRESIDENT

email: dcc.jld@sbcglobal.net

CURRENT CONTRACTS

City of Denton Hummingbird Lane
Contract Amount \$1,156,516.00 Engineer: Kimley Horn

City of Highland Village A/C Waterline Replacement
Contract Amount \$1,928,390.00 Engineer: Schaumburg & Polk

COMPLETED CONTRACTS

CITY OF ANNA US75 WATER UTILITY RELOCATIONS
Contract Amount \$1,311,884.50 Engineer: Birkhoff, Hendricks & Carter LLP

STELZER TRACT OFFSITE UTILITY Water and Sewer
Contract Amount \$181,730.00 Engineer: Griffin, Brantley & Thomas

CITY OF POTTSBORO TxCDBG Sewer
Contract Amount \$180,427.00 Engineer: Freeman-Millican

CITY OF CELINA Celina Ok & Malone Waterline
Contract Amount \$256,196.19 Engineer: Garver, LLC.

PILOT POINT REALTY Staley Steel Fire Line
Contract Amount \$91,534.00 Engineer: Allison Engineer Group

CITY OF KNOLLWOOD TxCDBG Water System Improvements
Contract Amount \$195,655 Engineer: Cobb Fendley

CITY OF CELINA SE Sector Sewer
Contract Amount \$2,853,818.31 Engineer: Andy Glasgow

PIAZZA CONSTRUCTION Lamar Bank Water and Sewer
Contract Amount \$374,486.00 Engineer:

CITY OF ANNA-CITY HALL SANITARY SEWER Completed Sept 2020
Contract Amount \$325,128.00 Engineer: Birkhoff, Hendricks & Carter LLP

CITY OF DENISON Theresa Drive Water Completed Sept 2020
Contract Amount \$1,657,436.05 Engineer: TNP, Inc.

CITY OF LINDSAY Sanitary Sewer Collection System & Waterline Improvements
Contract Amount \$180,045.00 Engineer: KSA Completed Sept 2020

Town of Ponder WWTPFM 156 & BNSF Sewer
Contract Amount \$213,512.50 Engineer: Belcheff & Associates

GTUA Bloomdale water
Contract Amount \$735,596.84 Engineer: Freeman-Millican

LCMUA Hundley Dr. 12" Waterline Phase 1
Contract Amount \$173,645.00 Engineer: Belcheff & Associates

Bolivar Water District Utility Relocation
Contract Amount \$1,501,840.00 Engineer: Dannenbaum

City of Denton Rayzor Ranch Cottages Water and Sewer
Contract Amount \$329,433.00 Engineer: CCM Engineering

Marilee SUD SH 289 Waterline Relocation
Contract Amount \$404,300.95 Engineer: Dunaway/DBI

City of Celina Sunset Blvd. Lift Station
Contract Amount \$514,466.00 Engineer:

LCMUA Hundley Dr. 12" Waterline Phase 2
Contract Amount \$412,737.50 Engineer: Belcheff and Associates

CITY OF BOYD FM 730 UTILITY RELOCATION PH I-12" WATERLINE
Contract Amount \$846,863.00 Engineer: Belcheff & Associates

LCMUA City of Corinth Emergency Water Interconnection
Contract Amount \$151,440.00 Engineer: Belcheff and Associates

Town of Ponder FM 156&BNSF RR 12" Waterline Crossing
Contract Amount \$195,870.00 Engineer: Belcheff and Associates

Town of Lindsay 82 Waterline Relocation
Contract Amount \$40,815.00 Engineer: KSA Engineers

City of Celina Uptown Force Main
Contract Amount \$1,374,880.00 Engineer: Pape-Dawson

City of Denison NW Quad W&S Improvements
Contract Amount \$2,467,230.00 Engineer: City of Denison -Fanchon Stearns

Van Alstyne Piazza Hynds Park
Contract Amount \$355,575.00 Engineer: Pacheco Koch

City of Leonard City of Leonard Sewer line Replacement
Contract Amount \$175,709.00 Engineer: Kimley Horn

Here are some of the city and engineer contacts.

City of Denton Hummingbird Lane

Developer - Virgil Strange 940-735-1252 - jvs@axiomcommercial.com

Engineer - Mack Mattke - mack.mattke@kimley-horn.com

Leonard Sewer Replacement

Engineer - David Perkins 469-917-4759 - David.Perkins@kimley-horn.com

City of Denison NW Quad Water and Sewer Improvements

Engineer/City - Fanchon Stearns 903-465-2720 x2085 - fstearns@denisontx.gov

City of Celina Uptown Force Main

City - Andy Glasgow - 469-813-4182 - aglasgow@celina-tx.gov

Engineer - Thomas Moss - 214-420-8494 - tmoss@pape-dawson.com

LCMUA Hundley Drive 12" Waterline

Engineer - Mike Anderson - 817-371-8570 - manderson@belcheff.com

Ponder 12" Waterline

Engineer - Roman Boitsov - 817-431-1800 - rboitsov@belcheff.com

Trophy Club Municipal Utility District No. 1											
Bid Tabulation											
FY 2026 WASTEWATER LINE REHABILITATION PROJECT											
ADVERTISEMENT DATES: APRIL 4, 2026, APRIL 11, 2026											
BID OPENING DATE: MAY 5, 2026											
Engineers Estimate: \$910,000											
Bidder				Dickerson Construction Company, Inc. P.O. Box 181 Celina, TX 75009		Douglas Dailey Construction, LLC 2005 Bluff Springs Rd Ferris, TX 75125		Excel 4 Construction, LLC P.O. Box 4739 Fort Worth, TX 76164		Rey-Mar Construction, LLC 2010 E. Lancaster Ave Fort Worth, TX 76103	
Bidlist Item No.	Description	Unit of Measure	Bid Quantity	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT
1	Mobilization and General Site Preparation (10% Maximum of Total Bid)	LS	1	\$ 28,764.00	\$ 28,764.00	\$ 20,000.00	\$ 20,000.00	\$ 74,000.00	\$ 74,000.00	\$ 62,000.00	\$ 62,000.00
2	Storm Water Pollution Prevention Plan (SWPPP)	LS	1	\$ 10,000.00	\$ 10,000.00	\$ 5,000.00	\$ 5,000.00	\$ 14,000.00	\$ 14,000.00	\$ 10,600.00	\$ 10,600.00
3	4-Inch Wastewater Service	Ea	1	\$ 2,500.00	\$ 2,500.00	\$ 3,669.00	\$ 3,669.00	\$ 4,800.00	\$ 4,800.00	\$ 5,000.00	\$ 5,000.00
4	8-Inch PVC SDR-26 Wastewater Line (Open Cut)	LF	20	\$ 125.00	\$ 2,500.00	\$ 240.00	\$ 4,800.00	\$ 446.00	\$ 8,920.00	\$ 500.00	\$ 10,000.00
5	18-Inch PVC PS 115 Wastewater Line (Open Cut)	LF	325	\$ 275.00	\$ 89,375.00	\$ 420.00	\$ 136,500.00	\$ 405.00	\$ 131,625.00	\$ 180.00	\$ 58,500.00
6	18-Inch HDPE DR-17 Wastewater Line (Pipe Bursting)	LF	837	\$ 275.00	\$ 230,175.00	\$ 320.00	\$ 267,840.00	\$ 395.00	\$ 330,615.00	\$ 603.00	\$ 504,711.00
7	Abandon Existing Wastewater Line (15-Inch), Plug and Grout	LF	522	\$ 30.00	\$ 15,660.00	\$ 53.00	\$ 27,666.00	\$ 40.00	\$ 20,880.00	\$ 55.00	\$ 28,710.00
8	Trench Safety for Wastewater Lines	LF	345	\$ 5.00	\$ 1,725.00	\$ 1.00	\$ 345.00	\$ 10.00	\$ 3,450.00	\$ 12.00	\$ 4,140.00
9	4' Diameter Wastewater Manhole (0 to 6-feet deep)	Ea	5	\$ 7,500.00	\$ 37,500.00	\$ 14,000.00	\$ 70,000.00	\$ 10,500.00	\$ 52,500.00	\$ 12,000.00	\$ 60,000.00
10	Extra Depth for 4' Diameter Standard Wastewater Manhole	VF	27	\$ 275.00	\$ 7,425.00	\$ 300.00	\$ 8,100.00	\$ 300.00	\$ 8,100.00	\$ 430.00	\$ 11,610.00
11	Interior Wastewater Manhole Coating	VF	57	\$ 350.00	\$ 19,950.00	\$ 450.00	\$ 25,650.00	\$ 446.00	\$ 25,422.00	\$ 400.00	\$ 22,800.00
12	Connect to Existing Wastewater Manhole	Ea	1	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 6,400.00	\$ 6,400.00	\$ 4,000.00	\$ 4,000.00
13	Remove Existing Wastewater Manhole	Ea	6	\$ 1,500.00	\$ 9,000.00	\$ 500.00	\$ 3,000.00	\$ 1,000.00	\$ 6,000.00	\$ 3,500.00	\$ 21,000.00
14	Abandon Existing Wastewater Manhole	Ea	4	\$ 1,000.00	\$ 4,000.00	\$ 2,000.00	\$ 8,000.00	\$ 1,500.00	\$ 6,000.00	\$ 6,000.00	\$ 24,000.00
15	Pre-Construction CCTV	LF	1,400	\$ 2.00	\$ 2,800.00	\$ 3.00	\$ 4,200.00	\$ 5.00	\$ 7,000.00	\$ 5.50	\$ 7,700.00
16	Post-Construction CCTV	LF	1,185	\$ 2.00	\$ 2,370.00	\$ 4.00	\$ 4,740.00	\$ 4.00	\$ 4,740.00	\$ 6.00	\$ 7,110.00
17	Sodding	SY	1,620	\$ 15.00	\$ 24,300.00	\$ 9.00	\$ 14,580.00	\$ 15.00	\$ 24,300.00	\$ 7.50	\$ 12,150.00
18	Topsoil	CY	180	\$ 75.00	\$ 13,500.00	\$ 10.00	\$ 1,800.00	\$ 115.00	\$ 20,700.00	\$ 113.00	\$ 20,340.00
19	Remove Tree	Ea	1	\$ 1,500.00	\$ 1,500.00	\$ 2,000.00	\$ 2,000.00	\$ 1,500.00	\$ 1,500.00	\$ 4,000.00	\$ 4,000.00
20	Additional District Directed Services Allowance	LS	1	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00
			TOTAL		\$ 604,044.00		\$ 708,890.00		\$ 850,952.00		\$ 978,371.00
										Bids Certified Correct By: <i>Ken M Hodge</i>	
										Highlighted fields indicate corrected totals	



STAFF REPORT

June 17, 2026

AGENDA ITEM: Consider and act to approve water tank cleaning by U.S. Underwater, LLC.

DESCRIPTION: Internal and external inspections are performed annually on both ground storage tanks and elevated tanks. Periodically, removal of silt is required, and minor repairs are necessary to maintain the integrity and security of these storage tanks. Recommendations during the last inspection resulted in the need for the following cleaning. Sediment removal will be completed without draining any of the tanks. Pricing is provided utilizing Buyboard Purchasing Cooperative contract #761-25 and included as part of the FY 2026 budget.

- West Elevated Storage Tank: Removal of approximately 1/4 to 1" of sediment.
- East Elevated Tank: Removal of approximately 1/4 to 1 1/2" of sediment.
- West Ground Storage Tank: Removal of approximately 1/8 to 1" of sediment.
- East Ground Storage Tank: Removal of approximately 1/8 to 1" of sediment.

ATTACHMENT: Quote

RECOMMENDATION: Staff recommends approval of tank cleaning by U.S. Underwater Services, LLC for an amount not to exceed \$38,100.00 and authorize the General Manager to execute the necessary documents.



Service Quote

Account Name	Trophy Club MUD 1	Date	6/1/2026
Contact Name	Mike McMahon	Prepared By	Sissie Field
Email	mcmahon@tcmud.org	Email	sissie.field@usunderwaterservices.com
Quote Number	00015503	Quote Name	Cleanings 2026
		Expiration Date	7/31/2026

Product	Line Item Description	Sales Price	Quantity	UOM	Total Price
In-Service Diver Cleaning (4 Man Team)	Elevated Tank #1 / Up to 1 inch	\$525.00	13.00	Hour	\$6,825.00
In-Service Diver Cleaning (4 Man Team)	Elevated Tank #2 / Up to 2 inches	\$525.00	15.00	Hour	\$7,875.00
In-Service Diver Cleaning (4 Man Team)	3MG Tank #1 - East / Up to 1 inch	\$525.00	20.00	Hour	\$10,500.00
In-Service Diver Cleaning (4 Man Team)	3MG Tank #2 - West / Up to 1 inch	\$525.00	20.00	Hour	\$10,500.00
Mobilization/Demobilization	6 trips @ 80 miles/round trip	\$5.00	480.00	Mile	\$2,400.00

Estimated Total Project Cost

Total Price \$38,100.00

Total Price is based off our best, good faith evaluation of the effort required to complete the scope of work given the information available at the time of the quote. We reserve the right to adjust prices due to changes in the work scope, errors or omission of information.

Description In service potable tank cleanings utilizing commercial divers, while tanks stay full and in operation. Sediment to be discharged on-site.
Pricing per Buy Board contract #761-25..

Standard Terms & Conditions

CLARIFICATIONS

Service Quote is contingent upon availability of personnel and equipment.
 Standard payment terms are Net 30 days. Unpaid invoices shall accrue interest at 2% per month starting after 30 days.
 Scope of work will be performed by ADCI certified commercial divers and will meet all American Water Works Association (AWWA) requirements and OSHA 29 CFR specifications, including AWWA current standards (ANSI/AWWA c652-92) regarding disinfection procedures when conducting underwater activities in potable water storage facilities. All equipment used will be for potable water only.
 Water access hatches must have dimensions of 24" x 24" or greater for diver entry.
 Client is responsible for coordinating the turning off of all radio frequency (RF) antennas/transmitters which could create an unsafe work environment. USU will charge \$450.00 per hour for all downtime caused by delays related to unsafe RF activity.
 To efficiently complete work, USU requires 10 hours access to tank sites per day. If tanks are not accessible for at least the 10-hour minimum, Client may be subject to additional fees and/or mobilization charges. Client must have tanks full prior to arrival of the dive team. Additional onsite delays not caused by USU will be subject to an hourly charge of \$450.00. This includes but is not limited to: waiting on Client to arrive, waiting for keys, insect infestations, tanks not being full and baffle walls not revealed to USU prior to agreement in scope of work. Baffle walls create a larger scope of work; please disclose whether a tank has baffle walls so that USU may properly estimate the job.
 Dive Supervisor will consult with the client representative on the final decision regarding safe working conditions.
 If additional mobilization is required to complete a project caused by customer related downtime, USU will invoice additional mobilization fees.
 Should contractor be inhibited or denied access to a facility to perform a dive inspection, contractor will complete a standard exterior inspection checklist and client will be billed for full inspection price.
 Unless otherwise noted, standpipes will be diver inspected to 60', and the remainder will be inspected by drop camera.
 Inspection reports will include a proposal of recommendations for compliance with applicable AWWA and OSHA standards/requirements. Unless otherwise specified, USU will provide digital copies of the completed report. Paper copies of the report can be obtained by Client request.
 To the maximum extent allowed by law, Client, by its signature below, waives notice requirements of contractor's or mechanics liens in the

applicable jurisdiction, and expressly agrees that Contractor is entitled to record a mechanic's lien without or jurisdictional equivalent without additional notice, to the fullest extent permitted by law in the event that Client fails to pay Contractor's invoice following formal demand.
Sediment Removal Clause, if applicable: Sediment removal prices are based on the sediment level indicated in the quote line item. Should Client require the sediment hauled offsite, USU must reconsider the scope of work and adjust pricing accordingly. In the event sediment exceeds levels quoted, USU will immediately contact Client to discuss rates for excess sediment removal. Unless otherwise stated, rock & other debris are not included in standard sediment removal. Should these items be found, USU will notify Client and adjust the price according to the new scope of work. Client must be able to maintain a full water level during the sediment removal process. If the water level cannot be maintained, USU will charge the applicable hourly rate while tank is being filled. If Client fails to disclose discharge location at the time of estimate, additional charges may be incurred.

ROV Inspection Clause, if applicable: If the customer reduces the number of tanks below the originally agreed amount, a new quote must be accepted before mobilization. If tanks are dropped during execution without a requote, a \$300 fee will be charged.

Tank Temperature and Diving Clause, if applicable: If water temperature is below 66°F or above 88°F, USU will either need to submit a change order to take into effect the increased manning levels and delays before the crew is allowed to keep moving forward, or demobilize, re-quote, and then execute under a new agreement.

Tank Washout Clause, if applicable: Client to drain tank and open manways prior to USU arrival. Client to re-seal manway hatches after USU demobilization. If the tank is not drained/opened, USU will charge the applicable hourly rate while waiting for tank access

Pressure Tank Clause, if applicable: A full internal (if accessible) and external inspection will be conducted. Client understands tanks must be drained, de-pressurized and opened prior to inspection. Client is responsible for resealing hatches and drains as well as replacing gaskets. If client requires a third party onsite for the project, it is the responsibility of the client to pre-arrange arrival to coincide with the commencement of the work. Any delays caused waiting on a client-required third party [i.e. health department, engineering firm, management company] will be billed at a standby rate of \$450.00 per hour.

Unless otherwise specified, pricing does not include site specific training. If a pre-project orientation/training is required to access the site, Client must notify USU prior to quote acceptance. Additional charges may apply for site specific orientation/training.

Tank Mixer Clause, if applicable: Install includes mixer placement and topside tie-in of electrical components. Client is responsible for running power to the tank, and must provide electrician to make final connection at panel. USU recommends cleaning tank prior to mixer install.

Tank Product/Repair Clause, if applicable: Client is responsible for removing all obstructions to install custom products.

STANDARD OF CARE. USU will perform the work using the care and skill ordinarily exercised by contractors performing similar work under similar conditions in the same or similar locality. USU has relied upon client's representations concerning existing site or equipment conditions, and other Client representations and information in connection with the proposed work. It is agreed by Client that faults made in reasonable reliance on such Owner information shall not be deemed a breach of USU's obligations. Changed or differing field conditions shall entitle USU to a written equitable change to its compensation or schedule, as mutually agreed.

INSURANCE. USU shall procure and maintain insurance as follows: Worker's compensation and employer's liability as required by applicable law; comprehensive general liability (\$1,000,000 per occurrence / \$2,000,000 aggregate); and automobile liability (\$1,000,000 - combined single limit).

LIMITATION OF CONSEQUENTIAL DAMAGES & LIABILITY. USU shall not be liable to Client for, and Client waives entitlement to and recovery of, consequential damages against USU however caused. USU's total liability to Client for any and all liability arising out of related to this Agreement and/or the services performed by USU, whether in contract, tort, indemnity, or any other cause of action or theory of liability, shall not exceed USU's fee for the service work performed. The foregoing limitations shall survive expiration and/or termination of the Agreement.

I hereby certify that I have read and agree to the above terms and conditions of this service quote.

Quote Acceptance Information

Signature _____ **Title** _____

Printed Name _____ **Date** _____

Purchase Order # _____ *Please provide copy of purchase order, if applicable.*



STAFF REPORT

June 2, 2026

AGENDA ITEM: Consider and act to approve panel upgrades for lift station 3, 6, and 10.

DESCRIPTION: This item involves upgrades to the District's wastewater lift station control systems to improve reliability, safety, and remote monitoring capabilities. At Lift Station #10, new control equipment will be installed to replace the existing outdated panel and provide the station with operational controls, which it currently lacks. A new SCADA panel will also be added to enable remote monitoring and system oversight.

Additional improvements include replacing outdated breakers and converting fuse protection to breakers at Lift Station #3, as well as upgrading the contactors at Lift Station #6 to address ongoing operational issues and improve equipment performance. These upgrades will enhance system reliability, reduce maintenance concerns, and support more efficient operations. These upgrades are included as part of the FY 2026 Budget

Quotes Received:

- a. DHS Automation- \$54,682.00
- b. Smith Pump Company Inc.- \$49,659.00 (Will not add SCADA panel to LS #10)
- c. 308 Solutions Group- \$142,142.86

ATTACHMENT: DHS Quote

RECOMMENDATION: Staff recommends approval of lift station panel upgrades from DHS Automation for an amount not to exceed \$54,682.00; and authorize the General Manager to execute any necessary documents.

DHS AUTOMATION, INC.

BID PROPOSAL

Proposal Number: **BID060326A**
Date: June 3, 2026
Customer Name: Mike McMahon
Trophy Club MUD

Customer Phone No.: 817-538-1872

This Quote is for the Trophy Club MUD Trophy 20 Lift Station New Duplex Pump Panel, Scada Panel and Generator Pad with Anti-Theft Housing.

Materials to be provided: Pump Panel

1. Nema 12 24"x30"x10" 100Amp Single Phase Duplex Pump Panel with Inter Door

(Panel Components)

- *Inter Door Panel 100 Amp Disconnect and 100 Amp Distribution Block
- *2 2-Pole 40 Amp Breakers, 3 1-Pole 20 Amp Breakers (1 for Pump Panel Control Power, 1 Scada Panel & 1 for Generator Enclosure Trickle Charger & intake & exhaust Fan Thermostat.
- *Duplex Pump Alternator Control Relay
- *Control Relays AR
- *Wire Duct and Terminals AR
- *Dry Contact Terminals for Scada inputs. Auto, Pump Running, Power Fail
- *22mm Pump HOA Control Switches W/LED Run Indication
- *Panel Mounted Pump Elapsed Run Time indicators
- *Cutler Hammer Freedom Series Size 1 Motor Starter w/Thermal Overloads
- *Fog Rod Level Controller with 4 Foot Level Probe
- *Installation & Start-up

Materials to be provided: Scada Panel

1. Nema 12 24"x24"x10 Enclosure with Backplate

(Panel Components)

- *Schneider Electric Scada Pack PLC (existing)
- *Freewave FGR2 900 Mhz Radio (existing)
- *Poly Phaser Coax Surge arrestor
- *1"x 2" Wire Duct AR
- *Fuse Terminals, Pass Thru and Grounding Terminals AR
- *24 Volt DC Power Supply
- *0 to 10 psi Caged Stainless Steel Submersible Level Transducer
- *Installation & Start-up
- *APC BK-350 UPS for Scada Panel Power Backup

DHS AUTOMATION, INC.

Proposal Number: **BID060326A**

Materials to be provided: Generator Concrete Pad & Enclosure

- *4'x4'x4" Concrete Pad
- *3-1/2' x 3' Tall Stainless Steel enclosed lockable Storage Generator
- *1" Conduit & Wire to Existing Transfer Switch
- * 3-1/2" x Stainless Steel Enclosure with Screened Intake & exhaust Fans
- * Thermostat for Fans
- *Trickle Charger System for Generator Battery

Labor & Installation:

Purchase all Material, Build & wire Pump Panel. Layout & install Din rail, Fuses, Terminals & Wire Duct and Relays in new Scada Panel. Demo existing Pump Panel & modify Panel Rack & install new Pump Panel. Install Fog Rod Level Sensor and submersible Level Transducer in Wet Well. Connect Main 240 single Phase Power to Pump Panel and wire in Pumps and test. Remove existing Scada PLC, Power Supply and radio and install in new Scada Panel. Install all Conduit & Wire between Scada Panel & Pump Panel. Form & pour Generator Concrete Slab. Install pre-fabricated Generator Enclosure. Pull #6 THHN AWG Wire from existing Manual Transfer Switch to Generator Enclosure and install Short SO Cable with Plug to be connected to Generator.

*Lead time on Material is 20 to 35 Days.

*Will purchase all Material & install on existing Lift Station Panel Rack which will be slightly modified to mount both the Pump Panel and Scada Panel.

*Estimated Completion: 45 to 55 Days after acquiring enough Material to Start.

DHS AUTOMATION, INC.

Proposal Number: **BID060326A**

Payment Terms:

On acceptance of Bid Proposal & Terms, Trophy Club MUD will be invoiced for 40% Total Bid Price to help pay for the Material, once installation & Startup is completed & Owner is Satisfied the Job is complete remaining 60% will be invoiced. Payment **due net 30**.

Total Bid

Thirty-Nine Thousand, Four Hundred, Eighty-Two Dollars and xx/100 (\$39,482.00)

Submitted by:

NAME: Herschel Henson

TITLE: President

SIGNATURE: _____



Trophy Club MUD No. 1
100 Municipal Drive
Trophy Club, TX 76262

NAME: Mike McMahon

TITLE: Operations Manager

MAIN SHOP & OFFICES:

DHS AUTOMATION, INC.
615 W. WHITE DOVE ST.
AZLE, TX 76020

BILLING & PAYMENT ADDRESS:

DHS AUTOMATION, INC.
P.O. BOX 858
AZLE, TX 76098

Thank you for the opportunity to submit this proposal. This proposal is valid for **30 days** from the date stated above. Any changes to the description of the project stated above must be approved in writing and signed by an authorized Representative of both Parties. Any deviations from above Scope & specifications involving extra Costs will become an extra charge over and above the Proposal requiring a writing order. Customer will be invoiced for Material and work performed based on Proposal terms. **(Product Warranty does not apply where: Repairs have been made or attempted by others. Product has been abused, misused or improperly maintained. Alterations have been made to Products.)*

PAGE 3 OF 3

Please Mail or Email to:
P.O. Box 858 • Azle, TX 76098
Herschel@dhsautomation.com
(817) 205-9288

DHS AUTOMATION, INC.

BID PROPOSAL

Proposal Number: **BID060326B**

Date: June 3, 2026

Customer Name: Mike McMahon
Trophy Club MUD

Customer Phone No.: 817-538-1872

This Quote is for the Trophy Club MUD, Lift Station #3 Pump Panel Electrical & controls upgrades & repairs.

Lift Station #3:

Materials to be provided:

- *Qty-2 Cutler Hammer/Westinghouse Full Molded Case 100 Amp Motor Rated 600VAC Breakers
- *Qty-1 2-pole 6 Amp Breaker and 1-12 Amp 1-pole Breaker
- *Qty-1 ATS Diversified 2 Pump Alternator
- *Qty-1 Edwards Signal LED 120VAC High
- *Control Wire AR
- *Installation & Start-up

*Will purchase all Materials & install in existing Lift Station Panel

Will be replacing Both 100 Amp Breakers feeding Pump Motor Starters, replacing Pump Alternator Control Relay. Replacing Incandescent High-Level beacon that is weathered and brittle With new LED Red Beacon. Replacing all Fused devices in Control Panel with Breakers. 2 pole for Control Transformer Primary and 1-Pole Breaker for Secondary to Feed 120Volt Controls.

*Lead time on Material is 4 to 10 Days.

*Estimated Completion: 1 Day after acquiring Material.

DHS AUTOMATION, INC.

Proposal Number: **BID060326B**

Payment Terms:

On acceptance of Bid Proposal & Terms, Trophy Club MUD will be invoiced for Total Material and Labor once installation is completed. Payment **due net 30**.

Total Bid

Six Thousand, Three Hundred, Forty-Six Dollars and xx/100 (\$6,346.00)

Submitted by:

NAME: Herschel Henson

TITLE: President

SIGNATURE: _____



Trophy Club MUD No. 1
100 Municipal Drive
Trophy Club, TX 76262

NAME: Mike McMahon

TITLE: Operations Manager

MAIN SHOP & OFFICES:

DHS AUTOMATION, INC.
615 W. WHITE DOVE ST.
AZLE, TX 76020

BILLING & PAYMENT ADDRESS:

DHS AUTOMATION, INC.
P.O. BOX 858
AZLE, TX 76098

Thank you for the opportunity to submit this proposal. This proposal is valid for **30 days** from the date stated above. Any changes to the description of the project stated above must be approved in writing and signed by an authorized Representative of both Parties. Any deviations from above Scope & specifications involving extra Costs will become an extra charge over and above the Proposal requiring a writing order. Customer will be invoiced for Material and work performed based on Proposal terms. **(Product Warranty does not apply where: Repairs have been made or attempted by others. Product has been abused, misused or improperly maintained. Alterations have been made to Products.)*

PAGE 2 OF 2

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(817) 205-9288

DHS AUTOMATION, INC.

BID PROPOSAL

Proposal Number: **BID060326C**

Date: June 3, 2026

Customer Name: Mike McMahon
Trophy Club MUD

Customer Phone No.: 817-538-1872

This Quote is for the Trophy Club MUD, Lift Station #6 Panel Electrical & controls upgrades & repairs.

Lift Station #3:

Materials to be provided:

- *Qty-2 Cutler Hammer 50 Amp 3-Pole 600VAC Motor Rated Breakers
- *Qty-2 Cutler Hammer Freedom Series Size 2 Motor Starters w/Electronic adjustable Overloads
- *Qty-1 ATS Diversified 2 Pump Alternator
- *Control Breakers AR (Replace any Fused device in Pump Panel with Breakers)
- *Control Wire AR
- *Installation & Start-up

*Will purchase all Materials & install in existing Lift Station Panel

Will be replacing Both Breakers feeding Pump Motor Starters, replacing both existing IEC rated Pump Contactors with Nema rated Size 2 Motor Starters. Replace all 3-Phase Wiring from 3-Pole Distribution Block to new 3-pole Breakers and from Breakers to Motor Starters. Replace existing 2 Pump Alternator Control Relay.

*Lead time on Material is 4 to 8 Days.

*Estimated Completion: 1 Day after acquiring Material.

DHS AUTOMATION, INC.

Proposal Number: **BID060326C**

Payment Terms:

On acceptance of Bid Proposal & Terms, Trophy Club MUD will be invoiced for Total Material and Labor once installation is completed. Payment **due net 30**.

Total Bid Material and Labor:

Eight Thousand, Eight Hundred, Fifty-Four Dollars and xx/100 (\$8,854.00)

Submitted by:

NAME: Herschel Henson

TITLE: President

SIGNATURE: 

Trophy Club MUD No. 1
100 Municipal Drive
Trophy Club, TX 76262

NAME: Mike McMahon

TITLE: Operations Manager

MAIN SHOP & OFFICES:

DHS AUTOMATION, INC.
615 W. WHITE DOVE ST.
AZLE, TX 76020

BILLING & PAYMENT ADDRESS:

DHS AUTOMATION, INC.
P.O. BOX 858
AZLE, TX 76098

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PAGE 2 OF 2

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STAFF REPORT

June 17, 2026

AGENDA ITEM: Consider and act to approve Interlocal Cooperation Agreement between Region VIII Education Service Center and Trophy Club Municipal Utility District No. 1 allowing District participation in The Interlocal Purchasing System (TIPS) purchasing cooperative.

DESCRIPTION: TIPS offers competitively solicited contracts to education, government and non-profit entities saving time and money. Membership in TIPS is free and grants access to prequalified references and pricing to ensure competitive and consistent pricing. TIPS streamlines the procurement process, eliminating the need for independent bidding and ensures compliance with state regulations.

ATTACHMENTS: Interlocal Agreement

RECOMMENDATION: Staff recommends approval of the Interlocal Cooperation Agreement between Region VIII Education Service Center and Trophy Club Municipal Utility District No. 1 allowing District participation in The Interlocal Purchasing System (TIPS) purchasing cooperative.

**AN INTERLOCAL AGREEMENT Between
Region 8 Education Service Center and a
TEXAS PUBLIC ENTITY OR LOCAL GOVERNMENT
(School, College, University, State, City, County, or Other Political Subdivision)**

Trophy Club Municipal Utility District No. 1
TEXAS PUBLIC ENTITY NAME

_____ - _____
Control Number (TIPS will Assign)
Schools enter County-District Number

Region 8 Education Service Center
Pittsburg, Texas

225 - 950
County-District Number

Texas Education Code §8.002 permits regional education service centers, at the direction of the Commissioner of Education, to provide services to assist school districts, colleges and universities in improving student performance and increasing the efficiency and effectiveness of school, college and university operations. Authority for an Interlocal agreement to provide such services is granted under Texas Government Code § 791 *et seq* as amended. Cooperative Purchasing Services under this agreement are extended to all Texas State, City or County Government Agencies, or any other legally eligible Local Government Entity as defined in the Texas Government Code § 791.003.

This Interlocal Agreement (hereinafter the “Agreement”) is effective _____ and shall be automatically renewed unless either party gives sixty (60) days prior written notice of non-renewal. This Agreement may be terminated without cause by either party upon (60) days prior written notice or may also be determined for cause at any time upon written notice stating the reason for and effective date of such terminations and after giving the affected party a thirty (30) day period to cure any breach.

Statement of Services to be Performed:

Region 8 Education Service Center, by this Agreement, agrees to provide cooperative purchasing services to the above-named public entity through a Program known as The Interlocal Purchasing System (TIPS) Program.

The purpose of the TIPS Program shall be to improve procurement process efficiencies and assist in achieving best value for participating School District, University, College, Community College, City, County or Other Public Agencies through cooperative purchasing.

Roles of the TIPS Purchasing Cooperative:

- ✓ Provide for the organizational structure of the program.
- ✓ Provide staff for efficient operation of the program.
- ✓ Promote marketing of the TIPS Program.
- ✓ Coordinate the Competitively Bid Process for all Vendor Awarded Contracts.
- ✓ Provide members with procedures for placing orders through TIPS PO System.
- ✓ Maintain filing system for Due Diligence Documentation.
- ✓ Collect fees from vendors to support the costs of operations of TIPS.

Role of the Public Entity:

- ✓ Commit to participate in the program by an authorized signature on membership forms.
- ✓ Designate a Primary Contact and Secondary Contact for entity.

- ✓ Commit to purchase products and services from TIPS Vendors when in the best interest of the entity.
- ✓ Submit Purchase Orders and/or Vendor Contracts through the TIPS PO System by emailing the pdf document to tipspo@tips-usa.com.
- ✓ Accept shipments of products ordered from Awarded Vendors.
- ✓ Process Payments to Awarded Vendors in a timely manner.

General Provisions:

The Parties agree to comply fully with all applicable federal, state, and local statutes, ordinances, rules, and regulations in connection with the programs contemplated under this Agreement. This Agreement is subject to all applicable present and future valid laws governing such programs.

This Agreement shall be governed by the law of the State of Texas and venue shall be in the county in which the administrative offices of RESC 8 are located which is Camp County, Texas.

This Agreement contains the entire agreement of the Parties hereto with respect to the matters covered by its terms, and it may not be modified in any manner without the express written consent of the Parties.

If any term(s) or provision(s) of this Agreement are held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions of this Agreement shall remain in full force and effect.

The Parties to this Agreement expressly acknowledge and agree that all monies paid pursuant to this Agreement shall be paid from legally appropriated and budgeted available funds for the current fiscal year of each such entity.

No jointly owned property shall be created by this agreement and, therefore, no provision to dispose of jointly held property is required.

Before any party may resort to litigation, any claims, disputes or other matters in question between the Parties to this Agreement shall be submitted to nonbinding mediation. The site of the mediation shall be in Camp County, Texas or a site mutually agreed by the parties. The selection of the mediator shall be mutually agreed. The cost of mediation shall be shared equally.

No Party to this Agreement waives or relinquishes any immunity or defense on behalf of themselves, their directors, officers, employees, and agents as a result of its execution of this Agreement and performance of the functions and obligations described herein.

This Agreement may be negotiated and transmitted between the Parties by electronic means and the terms and conditions agreed to are binding upon the Parties.

Authorization:

Region 8 Education Service Center and The Interlocal Purchasing System (TIPS) Program have entered

into an Agreement to provide cooperative purchasing opportunities to public agencies.
This Agreement was approved by the governing boards of the respective parties at meetings that were posted and held in accordance with the Texas Open Meetings Act, Texas Government Code Chapter 551. (If required by the entity.)

The individuals signing below are authorized to do so by the respective parties to this Agreement.

Member Entity:

Purchasing Cooperative Lead Agency:

Trophy Club Municipal Utility District No. 1

Region 8 Education Service Center

Entity or District Name

By: _____

By: _____
Authorized Signature

Authorized Signature

Dr. David Fitts
Title: Executive Director Region 8 ESC

Print Name: _____

Title: _____

Date

Date

Public Entity Contact Information

Primary Purchasing Person Name

Fax Number

Street Address

Primary Person Email Address

City, State Zip

Secondary Person Name

Telephone Number

Secondary Person Email Address


The state of Texas requires an Interlocal Agreement be approved by the respective entities governing board. You may email completed Interlocal Agreement to tips@tips-usa.com.

MEMORANDUM

DATE: April 24, 2026

TO: Trophy Club Municipal Utility District No. 1 Board

CC: Alan Fourmentin, District General Manager
Chase Ellis, Director of Parks & Recreation
Matt Cox, Director of Community Development
Trophy Club Mayor & Town Council

FROM: Brandon Wright, Town Manager 

SUBJECT: **FOLLOW UP INFORMATION | REQUEST FOR WRITTEN APPROVAL FOR IMPROVEMENTS TO STREETS & PARKS MAINTENANCE BUILDING**

Thank you for your consideration of the Town's request for written approval to make improvements to the Streets & Parks Maintenance Building located at 1501 Junction Way. The purpose of this memorandum is to provide additional details requested during your April Board Meeting to assist in the decision.

Below are additional details regarding the potential scope of improvements, which is provided to clarify the maximum anticipated buildout and renovation parameters associated with this project. Please note that these details provided the maximum scope and dimensions anticipated for the renovation project. The actual scope may be less or have items omitted entirely from the final project.

Proposed Building and Site Improvements (Maximum Scope)

Existing Storage Structure:

- Current: 40 ft x 100 ft
- Potential Expansion (north of current building): up to 60 ft x 70 ft (attached or detached)

Overhead Storage:

- New overhead addition: up to 20 ft x 80 ft (minimum 8 ft clearance)

Break Room/Office Space:

- Current: 20.5 ft x 20 ft
- Potential expansion/renovation: up to 40 ft x 40 ft

Restroom Facilities:

- Current: two small restrooms of 8 ft x 8 ft and 6 ft x 5 ft
- Potential renovation/expansion: up to two 20 ft x 20 ft restrooms or one combined up to 30 ft x 30 ft

Parking and Site Improvements:

- Concrete parking/turnaround expansion: up to 165 ft x 125 ft (north end of property)

Additional Improvement Considerations

In addition to the structural expansions noted above, the Town may undertake the following upgrades and improvements:

- HVAC replacement or upgrade
- Installation of an electric vehicle charging station
- Automatic bay door installation
- Roof repair or replacement
- Electrical, mechanical, and plumbing system upgrades
- Lighting improvements
- Relocation of outdoor material storage bays
- Grading and elevation adjustments

These improvements are consistent with the Town's original request and are intended to enhance operational efficiency, safety, and long-term service delivery. Provided in Exhibit A is a site map depicting the potential storage building expansion area and location of the concrete parking/turnaround area. Please note that these locations are not based on any land survey data and are not intended to be final or approved site plans.

Project Budget and Timeline

- The Town has reserved up to \$500,000 for this project. Actual costs will depend on the final scope of work approved by the Town Council.
- Upon District's written approval, the Town will engage an architect, with design anticipated to take up to eight (8) months.
- Construction timing will depend on the final approved scope.

Additional Request for Consideration

As noted in my original correspondence, the Town remains interested in initiating discussions regarding the potential transfer of ownership of the property. Given the level of investment contemplated and the Town's long-term operational use of the facility, aligning ownership with responsibility and capital investment would be beneficial to both parties.

District Access Corridor

During the District's April Board Meeting, the Board requested assurance that the District Access Corridor, as defined in the Agreement Regarding Real Property Matters effective August 4, 2020 ("Agreement"), would not be blocked by the possibility of a building expansion. The Town is not requesting any changes to the current Agreement in regard to preserving the District Access Corridor and will abide by the conditions of the Agreement for any improvements to the property.

Use Modification to the Commercial Lease

During the District's April Board Meeting, the Board questioned if current uses at the property exceed the authorized language in the Commercial Lease effective August 4, 2020 ("Lease"). As

noted during the meeting, the Town uses the property primarily for storage and for related employee operations such as restrooms, breakroom, and office space. If the District Board believes the presence of employees in the building may violate the use identified in the contract, below is my recommendation for modifications to Section 9.1 of the Lease to avoid future misunderstandings.

Current Lease:

9.1 The Premises may be used by Tenant only for storage of materials and equipment by Tenant related to Tenant's municipal functions. The Premises may not be used by any third party for any purposes.

Recommended Modification to Lease:

9.1 The Premises may be used by Tenant for storage of materials and equipment and for other functions related to Tenant's municipal operations. The Premises may not be used by any third party for any purposes unless Tenant utilizes the third party to operate its municipal function(s).

This change would clarify that the Town uses the property for general municipal operations and may involve third-party contractors conducting municipal operations on behalf of the Town. Please let me know if the District is receptive to these changes and the Town will draft documents for approvals.

The Town values its longstanding partnership with the District and appreciates your continued support of municipal operations and infrastructure. I hope this additional information provides the clarity needed for your consideration.

Exhibit A

*Site Map Depicting the Potential Storage Building Expansion Area (blue)
and Location of the Concrete Parking/Turnaround Area (red).*



Trophy Club Municipal Utility District No. 1

June 2026

	Sun	Mon	Tue	Wed	Thu	Fri	Sat
23	May 31, 2026	Jun 1	2	3	4	5	6
24	7	8	9	10	11	12	13
25	14	15	16	17	18	19	20
26	21	22	23	24	25	26	27
27	28	29	30	Jul 1	2	3	4

Board of Directors Reg

Independence Day - Office