



NORTH
TEXAS
MUNICIPAL
WATER
DISTRICT

REAL ESTATE COMMITTEE MEETING MAY 21, 2025



Agenda

- I. CALL TO ORDER
- II. PUBLIC COMMENTS
- III. OPENING REMARKS
- IV. ACTION ITEMS
- V. DISCUSSION ITEMS
- VI. ADJOURNMENT



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IV. ACTION ITEMS

- A. Consider approval of Real Estate Committee meeting minutes – February 26, 2025
- B. Preliminary Development Agreement with North Texas Acquisitions, LLC
- C. Buffalo Creek Parallel Interceptor, Phase II; Project No. 507-0636-34; Resolution No. 25-25; Right of Way Acquisition Program
- D. Stover Creek Lift Station; Project No. 501-0625-23; Resolution No. 25-23; Right of way Acquisition Program
- E. Lower East Fork Regional Water Resource Recovery Facility; Project No. 301-0598-21; Resolution No. 25-24; Land Acquisition Program
- F. Land Acquisition and Support Service to facilitate purchasing land for additional raw water supply; Project No. 101-0667-25; Resolution No. 25-28

V. DISCUSSION ITEMS

- A. Meter Vault Standardization Phase V
- B. First Amendment to Preliminary Development Agreement with Bois d'Arc Shores LLC
- C. Treated Water Pipeline to Farmersville
- D. McKinney Delivery Point No. 3 to McKinney Delivery Point No. 4 Pipeline
- E. Shiloh Ground Storage Tank
- F. Opportunity for Committee members to provide feedback on Real Estate Committee meeting or request potential future agenda items



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Lakewood Capital – Bridgewater

- Seeking approval to construct amenities for a **planned residential development** (Bridgewater)
- Bridgewater
 - Developed by Lakewood Capital and its subsidiary, North Texas Acquisitions, LLC
 - Consists of approximately 80 acres and 53 lots
 - Have obtained final plat approval from Fannin County
 - Many lots have already been sold
 - Located on the eastern portion of the lake



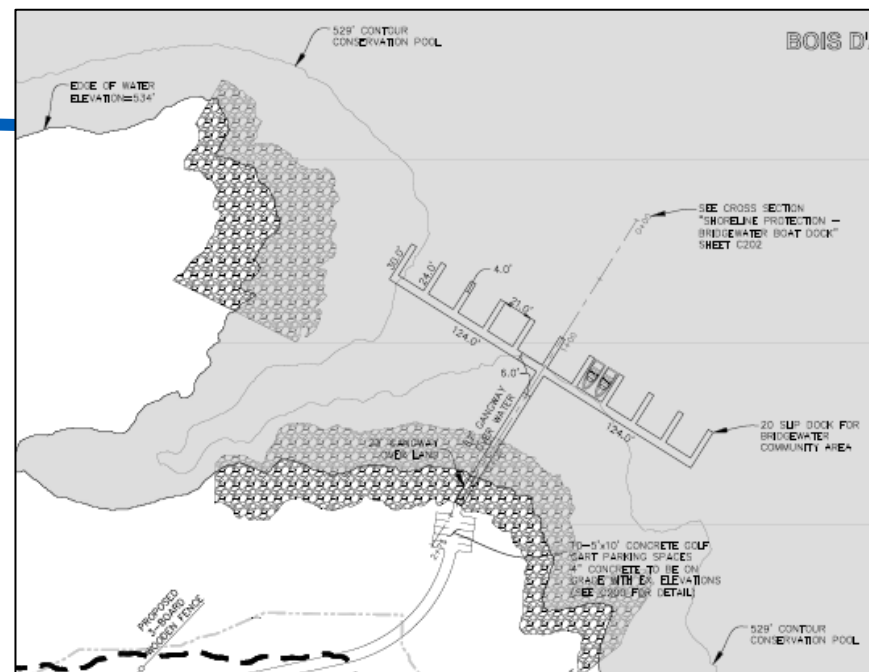
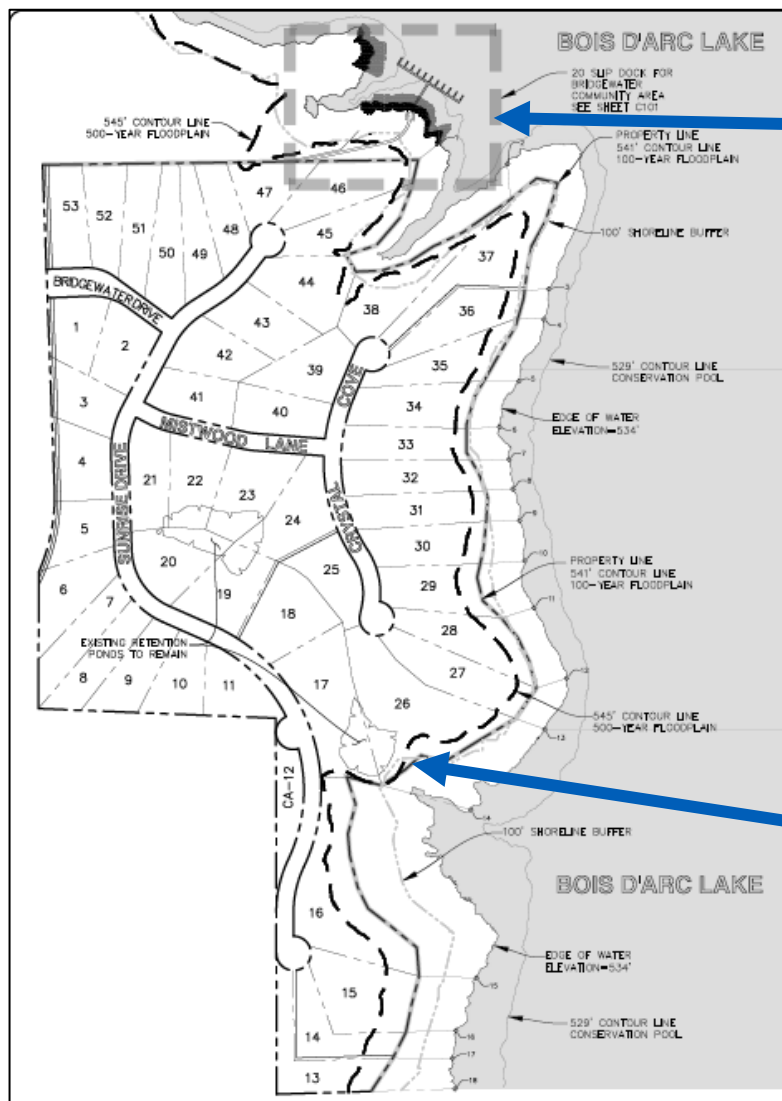
Bridgewater - Location

Approximate Location of Lakewood Capital's planned residential development





Proposed Improvements on NTMWD Property



- Community Dock with 20 slips
- Access path
- Shoreline erosion control
- Vegetation modification within defined limits

- Erosion Control and Drainage Improvements
 - Existing retention pond located within the NTMWD flood and flowage easement
 - Existing drainage channel extends onto NTMWD property



Agreement Fees

- Fee calculation uses same methodology in prior Preliminary Development Agreements approved by the Real Estate Committee and Board in 2024
- First year fee calculation:
 - Number and size of docks (\$375/slip x 20 slips)
 - Linear feet of adjacent shoreline frontage (\$7.50 x 335 LF)

Contracting Party	First Year Fee	Recurring Annual Fee
North Texas Acquisitions LLC	\$10,013	\$3,250



Agreements

- **Preliminary Development Agreement**

- Facilitates construction of improvements by Lakewood Capital and their subsidiary, North Texas Acquisitions LLC (Developer)
- Five-year agreement term
- Includes provisions specific to preconstruction and construction phases
- Requires Developer and Property Owners Association (POA) to enter into a subsequent Lease and Use Agreement with NTMWD upon completion of construction to NTMWD's satisfaction

- **Subsequent Lease and Use Agreement**

- Facilitates use and maintenance of improvements by Developer and Property Owners Association (POA)
- Specific requirements for use, operation and maintenance of improvements and NTMWD property
- Subsequent Lease and Use Agreement must conform to the draft attached to this agreement
- The Ad Memo authorizing the Executive Director to execute this agreement also authorizes execution of the required Lease and Use Agreement

Individual lot owners must obtain separate Lease and Use Agreement from NTMWD for private docks and other improvements



Committee Consideration

The Executive Director and NTMWD staff recommend the Board of Directors authorize execution of a Preliminary Development Agreement with North Texas Acquisitions LLC and the Lease and Use Agreement required by the Preliminary Development Agreement with the future property owners association.

Contracting Parties: North Texas Acquisitions LLC
Future property owners association

Scope: Preliminary Development Agreement

Contract Term: 5-years



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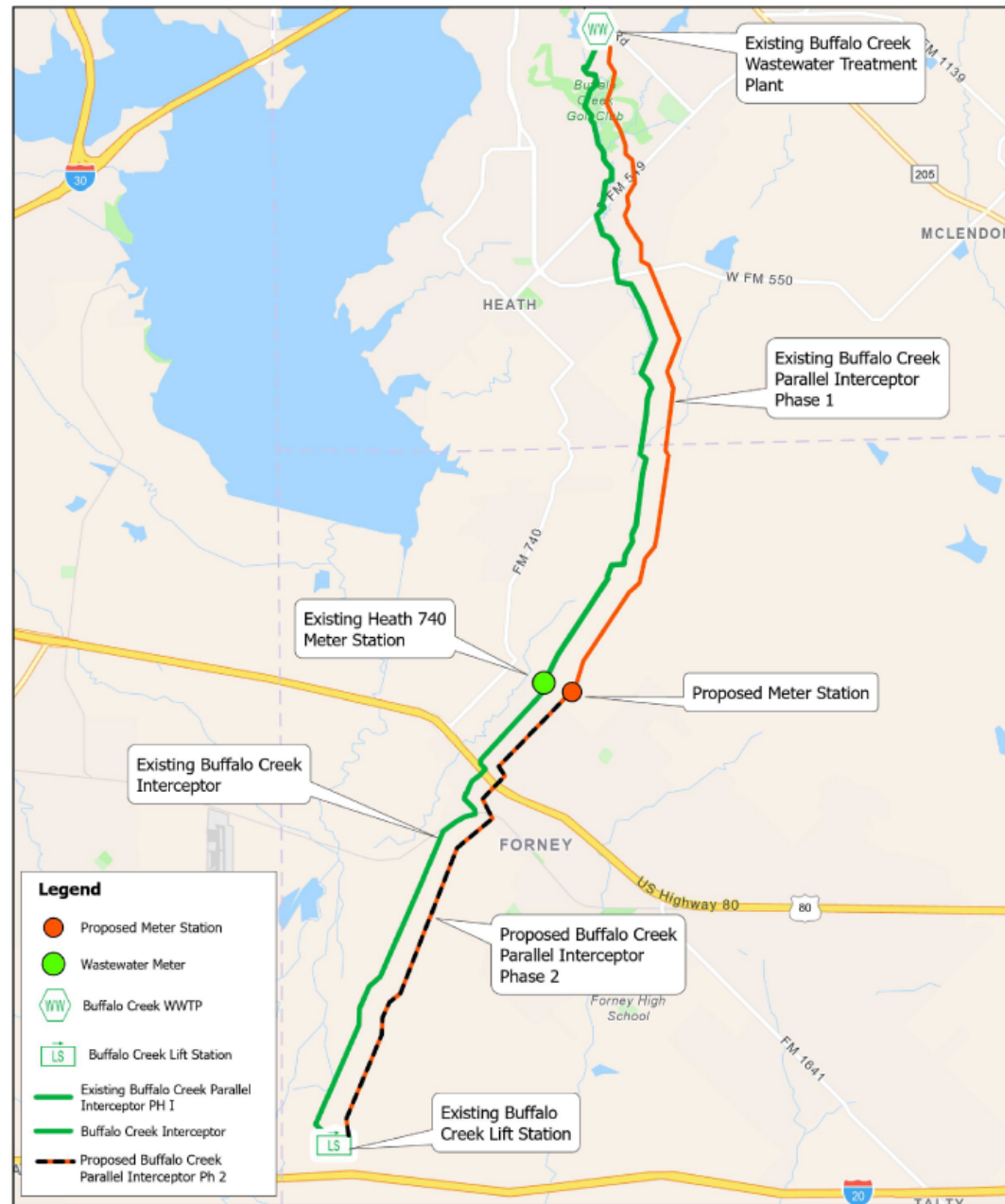
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BUFFALO CREEK PARALLEL INTERCEPTOR, PHASE II

- The 2021 Buffalo Creek Interceptor System Capacity Assessment & Assurance report recommends a parallel interceptor to meet growth projections in Forney, Heath and Rockwall.
- Construction is complete on Buffalo Creek Parallel Interceptor, Phase I, Project No. 507-0484-17
- Phase I mostly parallels the existing Buffalo Creek Interceptor from Buffalo Creek Wastewater Treatment Plant to Manhole No. 3022 located north of FM 740
- Phase II shall continue to Buffalo Creek Lift Station and to currently-in-design Buffalo Creek Lift Station, Phase II, Project No. 504-0639-24
- Approximately 32,000 linear feet of interceptor and related appurtenances
- Permanent, Temporary, and Access easements are required
- A budget of \$3,700,000 is needed for the purchase of the easement



Buffalo Creek Parallel Interceptor Phase 2
Project No. 507-636-24





Committee Consideration

The Executive Director and NTMWD staff recommend the Board of Directors:

- 1) Authorize the Executive Director to execute a right-of-way acquisition program for the Buffalo Creek Parallel Interceptor Phase II Project No. 507-0636-24, with a budget of \$3,700,000; and,
- 2) Adopt Resolution No. 25-25, "A Resolution Authorizing the Use of Eminent Domain to Acquire Right-of-Way for the Buffalo Creek Parallel Interceptor Phase II Project No. 507-0636-24, and Delegating Authority to Initiate Condemnation Proceedings to the NTMWD Executive Director."

Consultant: N/A

Scope: Right-of-way acquisition and support services necessary to facilitate the purchasing of easements for the project

Project: Project No. 507-0636-24, Buffalo Creek Parallel Interceptor Phase II

Amount: \$3,700,000

Funding: Buffalo Creek Wastewater Interceptor System Series 2025 Bonds



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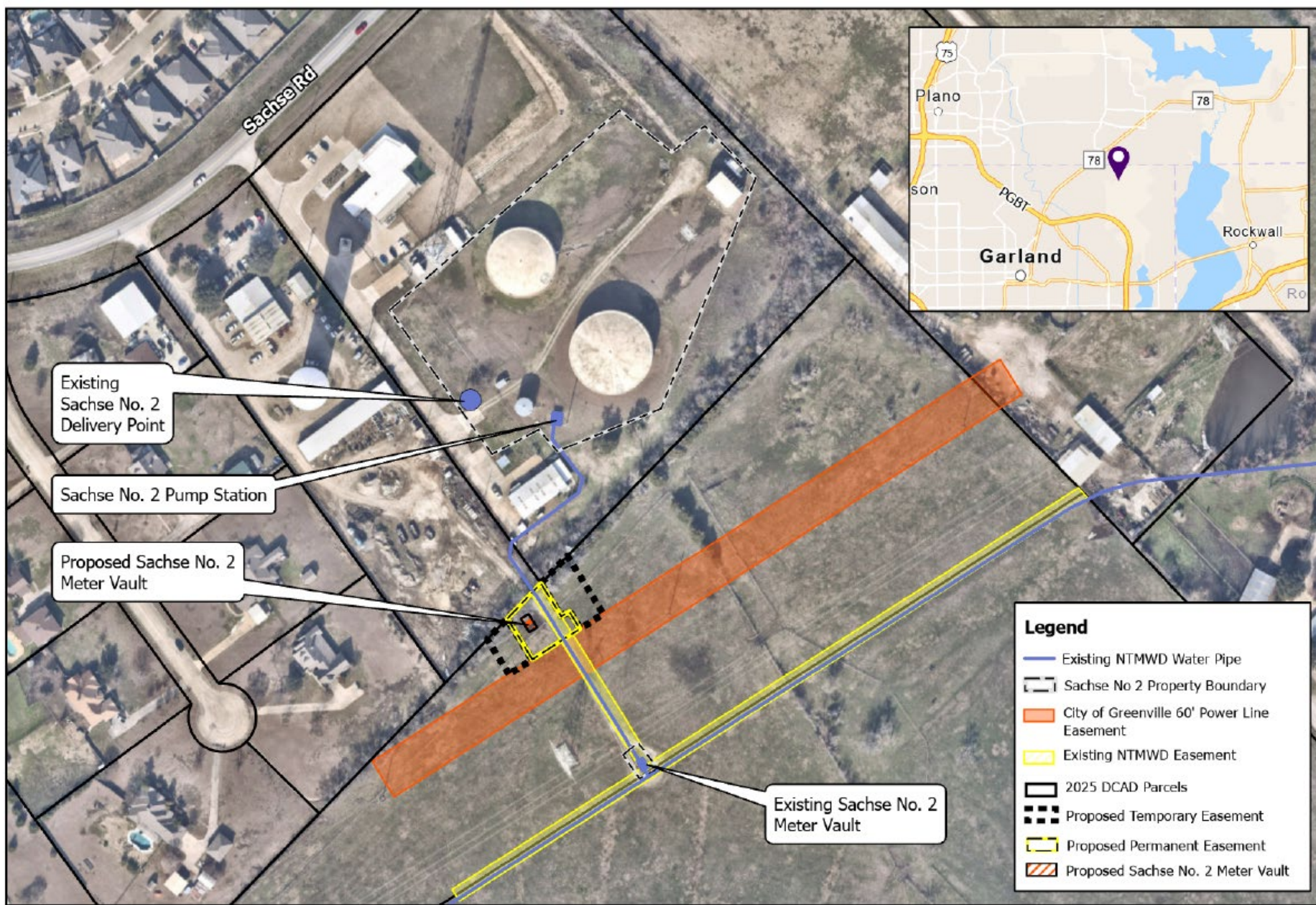
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Meter Vault Standardization, Phase V, Set Point Control

- Meter Vault Standardization project is a phased initiative to upgrade delivery point infrastructure throughout the water system.
 - Optimizes operational efficiency by providing valve and controls that can maintain predetermined rates of delivery.
 - Facilitates a more constant rate of delivery.
 - Allows daily delivery volumes to be set for each delivery site in the event maximum delivery rates are required due to stricter conservation levels.
- Phase V includes the final 26 remaining member and customer city delivery points.
- Design is still ongoing. Future locations will be brought as design is completed.
- Permanent and Temporary easements are being requested for this location (Bid Package 2).
- Funding exists in prior phases, so there is no budget request for Bid Package 2.





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Background

Approximate Location of Texas Land & Lakes' Bois d'Arc Shores Development



Bois d'Arc Lake Shores:

Executed preliminary development agreement with Bois d'Arc Shores LLC (Developer) in 2024

- Community docks (x2)
- Shared docks (x4)
- Access paths
- Vegetation modification
- Shoreline erosion control
- Timber clearing for boat lanes

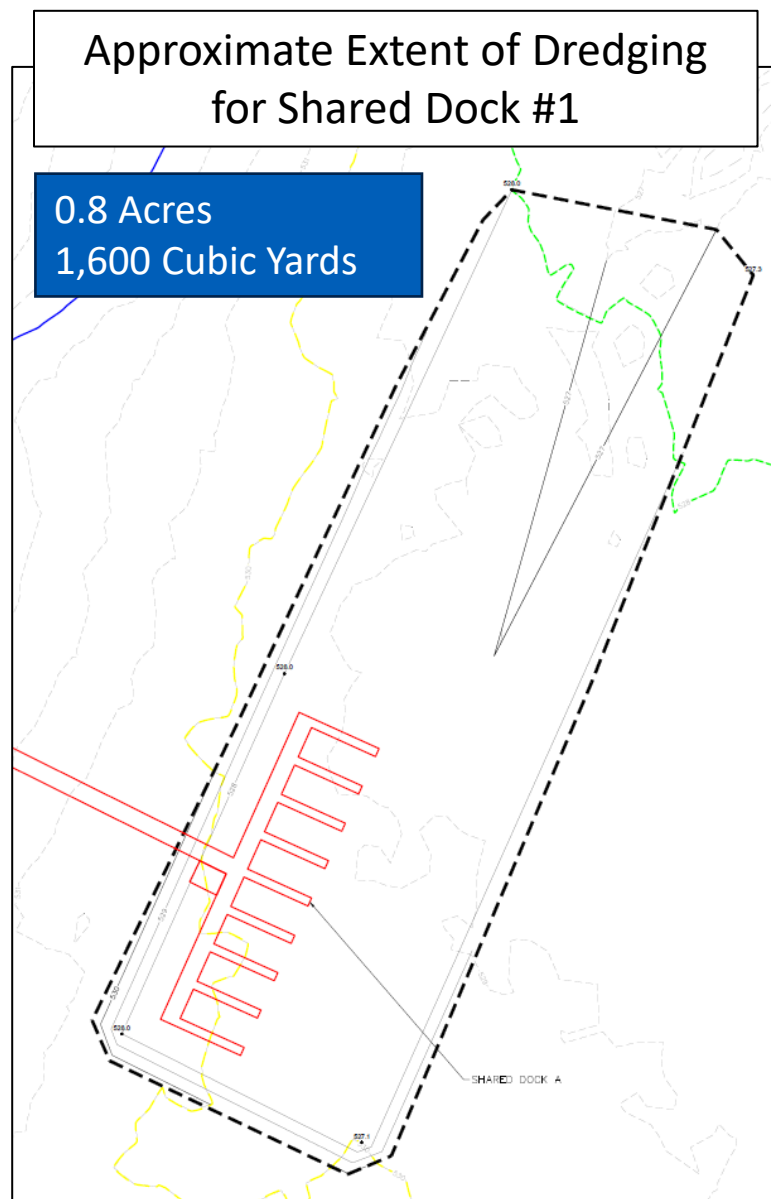
Preliminary development agreement granted an exception to maximum dock length (+30 ft.)

Property is located on west side of lake and was encumbered by standing timber

- Developer conducted more detailed survey of lake bottom after clearing boat lanes
- Subsequently requested approval to dredge for more reliable access to docks



Bois d'Arc Lake Shores – Dredging Request



Scope:

Immediate area around community and shared docks

Total estimated extent of dredging:

- ~3 acres, ~5,850 cubic yards

All dredging activities to be performed in compliance with all United States Army Corps of Engineer requirements:

- 'One-step' removal
- No redistribution of fill material within lake
- No discharge of fill material to lake

Dredging activities like this are consistent with Shoreline Management Plan and current agreement template:

- Existing preliminary development agreement includes provisions relating to dredging activities
- Amendment needed to update authorized project activities to include dredging
- Anticipate bringing to Board in June for consideration

Minimum Amendment Fee - \$5,000

- Sufficient to recover staff time to process this amendment



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