City of Haslet

AGENDA

City Council Meeting

Monday, June 1, 2026, at 7:00 PM

Haslet Community Center, 105 Main Street

Notice is hereby given of a Regular Meeting of the Haslet City Council to be held on Monday, June 1, 2026, at 7:00 PM, at the Haslet Community Center, 105 Main Street.

Members of the Public may also join the meeting remotely, by:
- Videoconference: https://meet.goto.com/HasletCityCouncil/city-of-haslet-city-council-meeting
- Phone: 1-571-317-3116 and entering access code: 754-874-277

Page

1. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

2. INVOCATION AND PLEDGE OF ALLEGIANCE

3. PROCLAMATIONS / PRESENTATIONS

3.A. Government Overview Presentation - Federal, State, and Local 5
SR-26-253 - Pdf

4. CITIZENS PARTICIPATION AND COMMENTS

An opportunity for citizens to address the City Council on matters which are on the agenda or are not scheduled for consideration (non-agenda items). The Texas Open Meetings Act prohibits deliberation by the Council of any subject which is not on the posted agenda, therefore the Council will not be able to discuss or take action on items not listed on this agenda, other than to make statements of specific factual information or to recite existing policy in response to the inquiry. ***NOTE: In order to address the City Council during this time, or later in the meeting for any item that is scheduled on the agenda, please complete, and submit a speaker card to the City Secretary prior to the start of the meeting. The presiding officer may ask the speaker to hold comments on agenda items until that agenda item is reached.***

5. ITEMS OF COMMUNITY INTEREST

Any expressions of thanks, congratulations, or condolence; information regarding holiday schedules; honorary recognitions of city officials, employees, or citizens; reminders about upcoming events sponsored by the city or other entity that is to be attended by a city official or employee; and announcements involving imminent threats to the public health and safety.

5.A. **The Independence Celebration** will be held Friday, June 26, 2026, at 6:00 p.m. at the Community Park. Enjoy live music, vendor booths, food trucks, activities, fireworks, and much more as we celebrate the 250th Anniversary of the signing of the Declaration of Independence.

6. UPDATES ON ACTIVE ITEMS, PROJECTS, AND EVENT RECAPS

If you have a disability that requires special arrangements and you plan to attend this public meeting, please contact the City Secretary at (817) 439-5931 within 72 hours of the meeting. Reasonable accommodations will be made to meet your needs at the meeting.

6.A. Fire Station Expansion (including TCSO Dedicated Space) Project Status

6.B. Brentwood and Haslet Park Road Repair

6.C. Avondale-Haslet Road/Haslet Parkway and Grade Separation

7. CONSENT AGENDA

Consent items are deemed to need little Council deliberation and will be acted upon as one business item. Any member of the City Council may request that an item be withdrawn from the Consent Agenda and placed before the City Council for full discussion. Approval of the Consent Agenda authorizes the Mayor, or his designee, to implement each item in accordance with staff recommendation.

7.A. Approval of May 4, 2026, Regular City Council meeting minutes. 6 - 12

City Council - 04 May 2026 - Minutes - Pdf

7.B. Approval of May 12, 2026, Special City Council meeting minutes. 13 - 14

Special City Council - 12 May 2026 - Minutes - Pdf

8. PUBLIC HEARINGS, ORDINANCES, RESOLUTIONS AND ACTION ITEMS

8.A. Discuss, consider, and act on adopting the Robert's Rules of Order as the governing body's rules of proceedings. 15

1. Presentation
2. Discuss, Consider, and Act

SR-26-254 - Pdf

8.B. Discuss, consider, and act to appoint applicants to serve as board members on the Haslet Community and Economic Development Corporation B (HCEDC) Board. 16 - 24

1. Presentation
2. Discuss, Consider, and Act

SR-26-244 - Pdf

8.C. Discuss, consider, and act on Ordinance xxx-2026 to amend the City of Haslet Code of Ordinances by amending Chapter 1, "General Administration," Article 1.10, "Boards and Commissions," to clarify that the Parks and Recreation Board shall review and provide recommendations related to proposed park facilities, playgrounds, athletic fields, and recreational amenities located on city-owned park property, regardless of funding source, with recommendations forwarded to City Council and/or HCEDC for consideration as applicable. 25 - 32

1. Presentation
2. Discuss, Consider, and Act

SR-26-252 - Pdf

8.D. Discuss, consider, and act to authorize the purchase of lockers and beds for the Fire Station from Legacy Lockers. 33 - 37

1. Presentation
2. Discuss, Consider, and Act

SR-26-242 - Pdf

8.E. Discuss, consider, and act on amending the Fiscal Year 2025-2026 Budget to include funding for the one-time purchase of a laptop computer for each City Council Member, including required programming, cybersecurity protections, and safety measures, and direct City Staff and Information Technology personnel to begin the procurement and setup process. 38 - 44

1. Presentation
2. Discuss, Consider, and Act

SR-26-248 - Pdf

8.F. Discuss, consider, and act on Resolution xxx-2026 authorizing the City Administrator to execute a Letter of Concurrence to Alliance Corridor, Inc. for requested Foreign-Trade Zone designation for certain premises within the City of Haslet. 45 - 47

1. Presentation
2. Discuss, Consider, and Act

SR-26-246 - Pdf

8.G. Discuss, consider, and act regarding the Community Facilities Agreement (CFA) between the City of Haslet and Triple "T" Farms for approximately 97.241 acres located on the northeast corner or John Day Road and Blue Mound Road. 48 - 112

1. Presentation
2. Discuss, Consider, and Act

SR-26-255 - Pdf

8.H. Discuss, consider, and act on Resolution xxx-2026 for an amended project of the Haslet Community and Economic Development Corporation B (HCEDC) Board for the replacement of playground equipment and safety fall zone coverings at Community Park. 113 - 147

1. Presentation
2. Discuss, Consider, and Act

SR-26-243 - Pdf

8.I. Discuss, consider, and act regarding directing City Engineer to begin preliminary engineering and 30% design for the phased widening of Blue Mound Road (continuing from the existing terminus) from John Day Road to Harmon Road into a four-lane roadway with a raised median and turn lanes, including preliminary right-of-way and utility investigation, utilizing available Sweetgrass Blue Mound escrow funds, with the design intended to support a phased approach of intersection improvements first followed by roadway connections to help reduce congestion and improve traffic flow along the corridor. 148 - 162

1. Presentation
2. Discuss, Consider, and Act

SR-26-247 - Pdf

8.J. Discuss, consider, and act regarding Intermodal Parkway between Haslet Parkway and Blue Mound Road East; directing the City Engineer and City Administrator to engage with the property owner(s) regarding securing any necessary right-of-way, and directing the City Engineer to begin design utilizing a phased construction approach, with Phase 1 consisting of Intermodal Parkway from Haslet Parkway to Pasque Road, and an additional traffic signal at Haslet Parkway, and Phase 2 consisting of Intermodal Parkway from Pasque Road to Blue Mound Road East, utilizing funds allocated in the Fiscal Year 2025-2026 budget for the project. 163 - 169

1. Presentation
2. Discuss, Consider, and Act

SR-26-250 - Pdf

8.K. Discuss, consider, and act on directing the City Engineer to begin 30% design of the southern section of John Day Road to generally match the existing northern John Day Road corridor improvements and coordinate with the planned Blue Mound Road west-to-east design. Said design to include preliminary engineering, traffic analysis, utility coordination, and right-of-way 170 - 173

evaluation as needed, with the intent of utilizing the completed conceptual design to engage regional and community partners for potential participation and future funding opportunities; and further authorizing and directing an amendment to the current fiscal year budget as necessary to allow for said design services and related project expenditures.

SR-26-251 - Pdf

9. EXECUTIVE SESSION

The City Council reserves the right to adjourn into Executive Session during the course of the meeting to seek legal advice from its attorney regarding any item on the posted agenda as authorized by Section 551.071 of the Texas Government Code. Additionally, pursuant to the provision of Chapter 551 of the Texas Government Code, City Council may adjourn into Executive Session, in accordance with the authority contained in:

9.A. Section 551.072, Government Code, Deliberations regarding Real Property - purchase, exchange, lease, or value of real property if deliberation in an open meeting would have detrimental effect on position of the governmental body in negotiations with a third person.

- Purchase of community facilities property.

10. CONSIDER AND TAKE ANY ACTION RESULTING FROM EXECUTIVE SESSION

11. FUTURE AGENDA ITEMS

- Designation of Full Time Fire Department Ordinance
- Authorization to purchase furniture for the Fire Station Expansion.
- Zoning change request (1304 Westport Parkway) public hearing.
- Annual State of the Chamber Update
- Community Facilities Agreement (CFA) and Final Plat at Haslet Crossing Addition
- Retention System Review
- Child Safety Zone Ordinance

12. ADJOURN

CERTIFICATION

I hereby certify that the above notice was posted on the bulletin board at the Haslet Community Center Building at 105 Main Street, Haslet, Texas on Tuesday, May 26, 2026, before 5:00 pm.

Crystal Babcock

Crystal Babcock
Interim City Secretary

I certify that the attached notice and agenda of items to be considered by the Haslet City Council was removed by me from the designated bulletin board located at the Haslet Community Center, 105 Main Street, Haslet, Texas on the _____ day of _____, 2026.

_____, Title: _____

City Council

AGENDA ITEM REPORT

MEETING:	City Council - 01 Jun 2026		
CONTACT:	Gary Hulsey, Mayor	**DEPARTMENT:**	Administration
SUBJECT:	Government Overview Presentation - Federal, State, and Local		

EXECUTIVE SUMMARY

BACKGROUND INFORMATION:

This presentation describes the different levels of government and their influence on our local government.

MINUTES

Haslet City Council Meeting

7:00 PM - Monday, May 4, 2026
Haslet Community Center, 105 Main Street

GOVERNING BODY PRESENT: Mayor Gary Hulsey, Council Member Place 1 Doug Horak, Council Member Place 2 Chris Carathers, Council Member Place 3 James Watkins, Council Member Place 4 Zachry Gilbert, and Council Member Place 5 Tanya Morrow

COUNCIL ABSENT:

STAFF PRESENT: City Administrator Joe Ashton, City Attorney Jeremy Page, City Engineer Mike Anderson, Planning/EDC Coordinator Maurice Schwanke, Building Official Michael Thetford, Public Works Director James Tucker, Fire Chief Steven Harvey, and Admin Crystal Babcock

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1. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

- Mayor Hulsey called the meeting to order and announced a quorum was present at 7:00 p.m.

2. INVOCATION AND PLEDGE OF ALLEGIANCE

- Mayor Hulsey led the invocation and Pledge of Allegiance

3. CITIZENS PARTICIPATION AND COMMENTS

An opportunity for citizens to address the City Council on matters which are on the agenda or are not scheduled for consideration (non-agenda items). The Texas Open Meetings Act prohibits deliberation by the Council of any subject which is not on the posted agenda, therefore the Council will not be able to discuss or take action on items not listed on this agenda, other than to make statements of specific factual information or to recite existing policy in response to the inquiry. ***NOTE: In order to address the City Council during this time, or later in the meeting for any item that is scheduled on the agenda, please complete and submit a speaker card to the City Secretary prior to the start of the meeting. The presiding officer may ask the speaker to hold comments on agenda items until that agenda item is reached.***

- Carole Clarke (Read by Kitty Wurtz) - Raised concerns regarding the City's budget compliance with state-mandated statutes. Ms. Clarke referenced a Community Facilities Agreement (CFA) for Sweetgrass Phase 1A, noting that $660,000 was placed in escrow by the developer for future widening of Blue Mound Road East. She questioned whether these funds are reflected in the approved City budget, why they appear to be tracked on a separate spreadsheet, and who is responsible for ensuring the funds do not expire before the road project moves forward. Lastly, she expressed concern regarding day-to-day operations and the importance of checks and balances.

4. ITEMS OF COMMUNITY INTEREST

Any expressions of thanks, congratulations, or condolence; information regarding holiday schedules; honorary recognitions of city officials, employees, or citizens; reminders about upcoming events sponsored by the city or other entity that is to be attended by a city official or employee; and announcements involving imminent threats to the public health and safety.

4.A. A **Special City Council Meeting** will be held on Tuesday, May 12, 2026, at 7:00 p.m. to canvass the May 2, 2026, General Election returns and administer the Oaths of Office and Statements of Officer.

4.B. **Join Us for Memorial Day** as we honor all who served on May 25, 2026, at 10:00 a.m. at Memorial Garden in the Community Park.

4.C. **All City Offices and the Haslet Public Library** will be closed Monday, May 25, 2026, in observance of Memorial Day.

4.D. **Haslet Fire Rescue and Fire Support's Kids Fire Camp** will be held Saturday, June 13, 2026, from 8:00 a.m. to 5:00 p.m. Participants ages 8 to 15 will learn a variety of skills including CPR, fire behavior, ropes, knots, and ladders, plus a tour of the City on the Fire Truck! Registration is limited, for more information and to register, please visit the link Kids Fire Camp.

5. UPDATES ON ACTIVE ITEMS, PROJECTS, AND EVENT RECAPS

5.A. Fire Station Expansion (including TCSO Dedicated Space) Project Status

- Public Works Director James Tucker provided an update on the Fire Station Expansion project, noting that current construction activities include brick and masonry, HVAC installation, data cabling, and interior finish-out. The project is estimated to be completed by the end of June.

5.B. Schreiber Drive Drainage Improvement Project

- Public Works Director James Tucker provided an update on the Schreiber Drive Drainage Improvement Project, reporting that the project is substantially complete. Drainage infrastructure has been installed at grade, sod has been laid, and grass establishment is the only remaining item. Staff expressed satisfaction with the quality and efficiency of the project.
- Council Member Gilbert noted that water currently pools in the area north of the project near the leaning power line pole and suggested that directing drainage northward would be beneficial. Mr. Tucker acknowledged the observation, noting that additional drainage work between the lots along Odessa and Schreiber will need to be addressed in the future, as it falls outside the current project scope.

5.C. Fund 20 Road Improvements

- Public Works Director James Tucker reported that the Fund 20 Road Improvement Project is complete. Final work included the remaining road sections and bridge asphalt transitions, which resulted in a significant improvement over previous conditions.

5.D. Brentwood and Haslet Park Road Repair

- Public Works Director James Tucker provided an update on the Brentwood and Haslet Park road improvements, reporting that the contractor began panel removal and replacement this week, with asphalt being laid as panels are removed to minimize disruption to residents. Mr. Tucker noted that the transition from the existing roller-compacted concrete to asphalt has resulted in a significantly smoother driving surface.

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The contractor has been working efficiently, keeping downtime to a minimum by maintaining drivable conditions throughout the construction process.

5.E. Avondale Haslet Road/Haslet Parkway and Grade Separation

- City Engineer Mike Anderson presented an update on the Avondale-Haslet Road/Haslet Parkway Grade Separation project following a working meeting held with representatives from NCTCOG and TxDOT. The total project cost, inclusive of the short bridge, is estimated at approximately $70 million, broken down as follows: $20 million to complete Haslet Parkway at grade from Station 69 to FM 156; $30 million for construction of the Short Bridge; $12 million for work west of FM 156; and approximately $6 million in engineering fees, with right of way, utility relocations, and easements still being determined.
- Mr. Anderson noted that funding for the project is anticipated through the Transportation Improvement Program (TIP), with a Category 7 funding modification needed by June 2026. Staff is working to finalize a total project cost estimate within the next six weeks to support that modification. Additionally, the previously executed advanced funding agreement for the parkway project has expired. TxDOT is exploring a state pool contract to engage Kimley-Horn for engineering design in lieu of a new federal procurement process. A meeting with Kimley-Horn and a follow-up meeting with TxDOT and NCTCOG are anticipated in the near term, with an update expected at the next Council meeting.
- In response to a question from Mayor Pro Tem Morrow, Mr. Anderson confirmed that TxDOT and NCTCOG prefer the parkway and bridge be treated as one unified project.
- Mayor Hulsey provided a brief update on the Long Bridge, confirming that the CRISI Grant application for the Long Bridge is still proceeding, with the current estimated cost of the Long Bridge at $80 million, inclusive of all engineering fees and related work tying into Haslet Parkway and Avondale-Haslet Road.
- Council Member Gilbert asked whether the $80 million Long Bridge estimate includes the segment from Station 69 to Schoolhouse Road. Mayor Hulsey clarified that this segment falls under the original Haslet Parkway project scope, and that there may be a deduct associated with it if the Long Bridge moves forward. Mr. Anderson noted that staff is working to determine those costs and deducts as the project scope is further defined over the coming months.

6. CONSENT AGENDA

Consent items are deemed to need little Council deliberation and will be acted upon as one business item. Any member of the City Council may request that an item be withdrawn from the Consent Agenda and placed before the City Council for full discussion. Approval of the Consent Agenda authorizes the Mayor, or his designee, to implement each item in accordance with staff recommendation.

6.A. Approval of March 30, 2026, Special City Council meeting minutes.

6.B. Approval of April 6, 2026, Regular City Council meeting minutes.

6.C. Approval of April 20, 2026, Regular City Council meeting minutes.

CC-68-2026
Moved by Tanya Morrow
Seconded by Doug Horak

Draft

Motion to approve the consent agenda as presented.

Ayes: Doug Horak, Chris Carathers, James Watkins, Zachry Gilbert, and Tanya Morrow

APPROVED 5-0

7. PUBLIC HEARINGS, ORDINANCES, RESOLUTIONS AND ACTION ITEMS

7.A. Discuss, consider, and act to appoint an applicant to serve as a board member on the Haslet Community and Economic Development Corporation B (HCEDC) Board.

1. Presentation - Interim City Secretary Crystal Babcock presented the item. The applicant, John Barnett, was present and introduced himself to the Council.
2. Discuss, Consider, and Act

CC-69-2026
Moved by Tanya Morrow
Seconded by James Watkins

Motion to appoint John Barnett to serve on HCEDC Type B, Place 2.

Ayes: Doug Horak, Chris Carathers, James Watkins, Zachry Gilbert, and Tanya Morrow

APPROVED 5-0

7.B. Discuss, consider, and act on Ordinance xxx-2026 to amend Section 3.10 Certification Pay - Fire, and add Section 3.11 Certification Pay to the City of Haslet Personnel Policies.

1. Presentation - Interim City Secretary Crystal Babcock presented the item, noting that certification pay helps attract and retain highly qualified staff, fosters professional development, incentivizes employees to gain specialized skills, and encourages continuous education, all of which contributes to better service delivery to the community. Ms. Babcock explained that the Ordinance before the Council amends Section 3.10, Certification Pay for Fire Personnel, and adds Section 3.11, Certification Pay for Non-Fire Personnel. She began with Section 3.11, a new section that formalizes certification pay for Public Works employees, which was approved with the Fiscal Year 2025–2026 Budget. The section establishes eligibility, pay amounts, and procedures. Ms. Babcock then reviewed the updates to Section 3.10, noting that the revisions bring the policy into alignment with Section 3.11, codify current pay amounts, and reorganize the layout of the policy. Ms. Babcock noted that the ordinance does not constitute a budget amendment, as the funds are already approved, and that all certification pay amounts are subject to annual budget considerations.
2. Discuss, Consider, and Act

CC-70-2026
Moved by Doug Horak
Seconded by Chris Carathers

Draft

Motion to Ordinance 009-2026 to amend Section 3.10 Certification Pay - Fire, and add Section 3.11 Certification Pay to the City of Haslet Personnel Policies.

CITY OF HASLET, TEXAS
ORDINANCE NO. 009-2026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HASLET, TEXAS, AMENDING THE CITY OF HASLET PERSONNEL POLICIES BY AMENDING SECTION 3.10 REGARDING CERTIFICATION PAY FOR FIRE PERSONNEL AND ADDING SECTION 3.11 REGARDING CERTIFICATION PAY FOR NON-FIRE PERSONNEL; PROVIDING FOR RECORDING SUCH AMENDMENT AS A PUBLIC RECORD; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

Ayes: Doug Horak, Chris Carathers, James Watkins, Zachry Gilbert, and Tanya Morrow

APPROVED 5-0

7.C. Discuss, consider, and act regarding a proposed Master Sign Plan for CTDI located at 405 Westport Parkway, Suite 100 and 150.

1. Presentation - Building Official Michael Thetford presented the item, explaining that the sign contractor for the CTDI building located at 405 West Fort Worth Parkway is requesting approval of a Master Sign Plan to allow three identical attached signs, each 115 square feet, at three locations around the building. Under the current sign ordinance, a building is permitted one primary attached sign and one secondary attached sign, with the secondary sign limited to 25% of the size of the primary sign. Because the three proposed signs are identical in size, the request does not conform to the current ordinance and requires approval of a Master Sign Plan, which functions as a variance. Mr. Thetford noted that the building is approximately 1,100 feet wide and is divided into two suites, making multiple signs practical for building identification. He also noted that the third sign is intended to be visible from the FM 156 overpass to the north.
2. Discuss, Consider, and Act

CC-71-2026
Moved by Doug Horak
Seconded by Tanya Morrow

Motion to approve a Master Sign Plan for CTDI located at 405 Westport Parkway, Suite 100 and 150 as presented.

Ayes: Doug Horak, Chris Carathers, James Watkins, Zachry Gilbert, and Tanya Morrow

APPROVED 5-0

7.D. Discuss, consider, and act on Ordinance xxx-2026 to amend the City of Haslet Code of

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Ordinances, by amending Chapter 12, "Traffic and Vehicles," Article 12.06, "Parking, Standing, or Stopping," by adding new restrictions on the Stopping, Standing, and Parking of Vehicles in Certain Places on Public Streets, and Chapter 13, "Utilities," Article 13.15, "Right-of-Way Management," by prohibiting the Storage of Commercial Assets on City Rights-of-Ways.

1. Presentation - Building Official Michael Thetford presented the proposed amendments to Chapter 12, noting that the ordinance was prompted by issues observed in the City's commercial corridors, particularly the parking and staging of commercial trucks and trailers in the public right of way overnight. The updated ordinance provides an enforcement mechanism by establishing prohibitions on parking, stopping, and standing of commercial vehicles along designated commercial roadways, allowing Code Enforcement and the Tarrant County Sheriff's Office to issue citations and authorize towing of vehicles left unattended in violation of the ordinance. City Attorney Jeremy Page clarified the distinctions between parking, stopping, and standing, noting that all three are addressed in the ordinance to prevent commercial vehicle operators from circumventing enforcement. He also noted that the ordinance addresses the future storage of commercial assets, such as dealership inventory, on City roadways.
2. Discuss, Consider, and Act

CC-72-2026
Moved by Doug Horak
Seconded by Tanya Morrow

Motion to approve Ordinance 010-2026 to amend the City of Haslet Code of Ordinances, by amending Chapter 12, "Traffic and Vehicles," Article 12.06, "Parking, Standing, or Stopping," by adding new restrictions on the Stopping, Standing, and Parking of Vehicles in Certain Places on Public Streets, and Chapter 13, "Utilities," Article 13.15, "Right-of-Way Management," by prohibiting the Storage of Commercial Assets on City Rights-of-Ways.

CITY OF HASLET, TEXAS
ORDINANCE NO. 010-2026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HASLET, TEXAS, REVISING THE CITY OF HASLET CODE OF ORDINANCES BY AMENDING CHAPTER 12 “TRAFFIC AND VEHICLES”, ARTICLE 12.06, “PARKING, STANDING OR STOPPING,” BY ADDING NEW RESTRICTIONS ON THE STOPPING, STANDING AND PARKING OF VEHICLES IN CERTAIN PLACES ON PUBLIC STREETS; AMENDING CHAPTER 13 “UTILITIES”, ARTICLE 13.15, “RIGHT-OF-WAY MANAGEMENT,” BY PROHIBITING THE STORAGE OF COMMERCIAL ASSETS ON CITY RIGHTS-OF-WAYS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS, SEVERABILITY AND REPEALING CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Ayes: Doug Horak, Chris Carathers, James Watkins, Zachry Gilbert, and Tanya Morrow

APPROVED 5-0

Draft

8. EXECUTIVE SESSION

The City Council reserves the right to adjourn into Executive Session during the course of the meeting to seek legal advice from its attorney regarding any item on the posted agenda as authorized by Section 551.071 of the Texas Government Code.

- The City Council did not convene into Executive Session.

9. CONSIDER AND TAKE ANY ACTION RESULTING FROM EXECUTIVE SESSION

- The City Council did not convene into Executive Session.

10. FUTURE AGENDA ITEMS

- Special Called City Council Meeting (May 12) to Canvass the Election
- Contract Award for Nance Field Reinforced Concrete Parking Lot Improvements Project (May 18)

11. ADJOURN

- Meeting adjourned at 7:57 p.m.

_____ _____
Gary Hulsey, Mayor **DATE**

_____ _____
Crystal Babcock, Interim City Secretary **DATE**

Draft

MINUTES

Haslet Special City Council Meeting

7:00 PM - Tuesday, May 12, 2026
Haslet Community Center, 105 Main Street

GOVERNING BODY PRESENT: Mayor Gary Hulsey, Council Member Place 1 Doug Horak, Council Member Place 2 Chris Carathers, Council Member Place 4 Zachry Gilbert, Council Member Place 5 Tanya Morrow, and Building Official Michael Thetford

COUNCIL ABSENT: Council Member Place 3 James Watkins

STAFF PRESENT: City Administrator Joe Ashton, Public Works Director James Tucker, Fire Chief Steven Harvey, and Admin Crystal Babcock

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1. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

- Mayor Hulsey called the meeting to order and announced a quorum was present at 7:00 p.m.

2. INVOCATION AND PLEDGE OF ALLEGIANCE

- Mayor Hulsey led the invocation, Pledge of Allegiance, and Texas State Pledge.

3. PROCLAMATIONS / PRESENTATIONS

3.A. Recognize Council Member - Place 3, James Watkins, for his dedicated service on the Haslet City Council.

- Council Member Watkins was not present.

4. CITIZENS PARTICIPATION AND COMMENTS

An opportunity for citizens to address the City Council on matters which are on the agenda or are not scheduled for consideration (non-agenda items). The Texas Open Meetings Act prohibits deliberation by the Council of any subject which is not on the posted agenda, therefore the Council will not be able to discuss or take action on items not listed on this agenda, other than to make statements of specific factual information or to recite existing policy in response to the inquiry. ***NOTE: In order to address the City Council during this time, or later in the meeting for any item that is scheduled on the agenda, please complete, and submit a speaker card to the City Secretary prior to the start of the meeting. The presiding officer may ask the speaker to hold comments on agenda items until that agenda item is reached.***

- None

5. PUBLIC HEARINGS, ORDINANCES, RESOLUTIONS AND ACTION ITEMS

5.A. Discuss, consider, and act on an Ordinance canvassing the returns and declaring the results of the General Election held on May 2, 2026, to elect Council Member - Place One, Council Member - Place Three, and Council Member - Place Five; declaring that duly elected candidates received the majority of votes cast for their respective places; declaring no runoff

election being necessary; and providing an effective date.

1. Presentation - Interim City Secretary Crystal Babcock presented the election results.
2. Discuss, Consider, and Act

CC-73-2026
Moved by Chris Carathers
Seconded by Doug Horak

Motion to approve the ordinance as presented.

Ayes: Doug Horak, Chris Carathers, Zachry Gilbert, and Tanya Morrow

APPROVED 4-0

5.B. Issue and administer the following to newly Elected Council Members:

- Certificate of Election
- Statement of Officer
- Oaths of Office

Mayor Hulsey administered the Statements of Office and Oaths of Office to the elected officials individually.

6. EXECUTIVE SESSION

The City Council reserves the right to adjourn into Executive Session during the course of the meeting to seek legal advice from its attorney regarding any item on the posted agenda as authorized by Section 551.071 of the Texas Government Code.

- The City Council did not convene into Executive Session.

7. CONSIDER AND TAKE ANY ACTION RESULTING FROM EXECUTIVE SESSION

- The City Council did not convene into Executive Session.

8. ADJOURN

- Meeting adjourned at 7:16 p.m.

_____ _____
Gary Hulsey, Mayor **DATE**

_____ _____
Crystal Babcock, Interim City Secretary **DATE**

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City Council

AGENDA ITEM REPORT

MEETING:	City Council - 01 Jun 2026		
CONTACT:	Gary Hulsey, Mayor	**DEPARTMENT:**	Administration

SUBJECT:	Discuss, consider, and act on adopting the Robert's Rules of Order as the governing body's rules of proceedings.

EXECUTIVE SUMMARY

BACKGROUND INFORMATION:

The Local Government Code, Section 22.038 (c), requires the governing body to determine it's rules of proceedings.

1. It is proposed that the governing body adopt the Robert's Rules of Order Newly Revise 12th Edition as its rules of proceeding.
2. It is proposed that the Council authorize the purchase of the Robert's Rules of Order Newly Revise 12th Edition, paperback, for each member of the governing body.
    a. Per Copy Cost: Approximately $13.00/copy; Total Cost: $78.00.

City Council

AGENDA ITEM REPORT

MEETING:	City Council - 01 Jun 2026		
CONTACT:	Crystal Babcock, Admin	**DEPARTMENT:**	City Secretary's Office

SUBJECT: Discuss, consider, and act to appoint applicants to serve as board members on the Haslet Community and Economic Development Corporation B (HCEDC) Board.

ATTACHMENTS:
Kennedy, Joe Applicant - HCEDC (B) - Redacted
Wise, Michael Applicant - HCEDC (B) - Redacted
Maldonado, CJ Applicant - HCEDC (B) - Redacted

EXECUTIVE SUMMARY

BACKGROUND INFORMATION:
Regular appointments for Place 6, Place 8 (Alternate 1), and Place 9 (Alternate 2) of the Haslet Community and Economic Development Corporation B (HCEDC) Board, to be considered by the council. Those appointed will serve for the remainder of the terms below:

- Place 6 and Place 8 (Alternate 1): October 1, 2024, through September 30, 2026
- Place 9 (Alternate 2): October 2, 2025, through September 30, 2027

All board and commission appointments are decided by majority vote of the council.

CURRENT HCEDC BOARD:

Board Member	Place	Term
Cathy Brandon	Place 1	2025 - 2027
John Barnett	Place 2	2024 - 2026
Leah Preston	Place 3	2025 - 2027
Laura Schlauderaff	Place 4	2024 - 2026
Michael Belcher	Place 5	2025 - 2027
Vacant	Place 6	2024 - 2026
Kitty Wurtz	Place 7	2025 - 2027
Vacant	Place 8 (Alternate 1)	2024 - 2026
Vacant	Place 9 (Alternate 2)	2025 - 2027

From: noreply@civicplus.com
To: Katrina White; Haslet City Secretary
Subject: Online Form Submittal: Board and Commission Application
Date: Tuesday, May 12, 2026 10:27:03 AM
Attachments: inky-injection-inliner-6f42d488d348cfcd86bff9497caf9f6a.png
inky-injection-inliner-726b46e2807631b0fc5aee40f54b2d95.png

External (noreply@civicplus.com)

ActaMSP

Safe Spam Phish More... Protection by Inky

Board and Commission Application

Select the Board, Commission, or Committee applying for (first choice)	Haslet Community and Economic Development Corporation (Type B)
Select the Board, Commission, or Committee applying for (second choice)	Haslet Economic Development Corp (Type A)
Personal Information	
First Name	Joe
Last Name	Kennedy
Address1	[redacted]
City	HASLET
State	TX
Zip	76052
Home Phone Number	[redacted]
Business or Other Phone Number	[redacted]
Email Address	[redacted]
Occupation	Chiropractor
Residency Information	
Length of Residency in	3 years

Haslet	
Are you a registered voter	Yes
Education and Hobbies	
College	Sam Houston State University, 1997
Trade or Business School	Parker University, 2015
Hobbies	golf, weight lifting
Organization Membership Information	
Are you currently serving on other Boards, Commissions, or Committees?	No
If yes, which	*Field not completed.*
Have you previously served on a Board, Commission, or Committee?	No
If yes, which	*Field not completed.*
Please list professional and/or community organization memberships and positions held	*Field not completed.*
Please List Areas of Special Interest	*Field not completed.*
List qualifications you feel make you a good candidate for this position:	local small business owner, fiscal discipline, strategic growth & direct community connection through my practice
Please Enter Basic Resume Information Below	Been in chiropractic practice for 10 years. 6 in Haslet

Email not displaying correctly? View it in your browser.

From: noreply@civicplus.com
To: Katrina White; Haslet City Secretary
Subject: Online Form Submittal: Board and Commission Application
Date: Thursday, May 14, 2026 10:14:19 PM
Attachments: inky-injection-inliner-6f42d488d348cfcd86bff9497caf9f6a.png
inky-injection-inliner-726b46e2807631b0fc5aee40f54b2d95.png

External (noreply@civicplus.com)

ActaMSP

Safe Spam Phish More... Protection by Inky

Board and Commission Application

Select the Board, Commission, or Committee applying for (first choice)	Haslet Community and Economic Development Corporation (Type B)
Select the Board, Commission, or Committee applying for (second choice)	Community and Economic Development Corp (Type B)
Personal Information	
First Name	Michael
Last Name	Wise
Address1	[redacted]
City	Haslet
State	TX
Zip	76052
Home Phone Number	[redacted]
Business or Other Phone Number	[redacted]
Email Address	[redacted]
Occupation	Project Controls Director

Residency Information	
Length of Residency in Haslet	5
Are you a registered voter	Yes
Education and Hobbies	
College	Boise State University
Trade or Business School	*Field not completed.*
Hobbies	Jujutsu, hiking, church, and reading
Organization Membership Information	
Are you currently serving on other Boards, Commissions, or Committees?	No
If yes, which	*Field not completed.*
Have you previously served on a Board, Commission, or Committee?	No
If yes, which	*Field not completed.*
Please list professional and/or community organization memberships and positions held	Association of accredited cost engineers
Please List Areas of Special Interest	*Field not completed.*

List qualifications you feel make you a good candidate for this position:	I'm a Project Controls Director for Landmark Structures with experience in budgeting, forecasting, operations, and large construction projects. My background has given me a strong understanding of planning for growth, managing infrastructure projects, and making financially responsible decisions. I care about the future of Haslet and would like to help support smart growth, local business, and practical long-term planning for the community.
Please Enter Basic Resume Information Below	https://www.linkedin.com/in/michael-wise-pmp-301021b3?utm_source=share_via&utm_content=profile&utm_medium=member_ios

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Michael Wise, PMP

Director of Project Controls at Landmark Structures

Haslet, Texas, United States · Contact info

500+ connections

Connect | Message | More

Landmark Structures

Boise State University

About

Project Controls Leader with 15+ years of experience in planning, scheduling, cost, and estimating on large-scale construction and infrastructure projects. Proven track record building project controls programs, leading high-performing teams, and partnering with operations and finance to improve forecast accuracy, cash flow, and profitability. Skilled at presenting consolidated project financials to senior leadership and advising on risk, reserves, and commercial decisions.

Activity

1,277 followers

Posts | Comments

Michael Wise, PMP reposted this

Landmark Structures
24,104 followers
1mo •

We're #hiring a new Learning And Development

Michael Wise, PMP reposted this

Landmark Structures
24,104 followers
1mo •

When a mass continuous concrete placement on a

From: noreply@civicplus.com
To: Katrina White; Haslet City Secretary
Subject: Online Form Submittal: Board and Commission Application
Date: Tuesday, May 19, 2026 11:14:19 AM
Attachments: inky-injection-inliner-6f42d488d348cfcd86bff9497caf9f6a.png
inky-injection-inliner-726b46e2807631b0fc5aee40f54b2d95.png

External (noreply@civicplus.com)

ActaMSP

Safe Spam Phish More... Protection by Inky

Board and Commission Application

Select the Board, Commission, or Committee applying for (first choice)	Haslet Community and Economic Development Corporation (Type B)
Select the Board, Commission, or Committee applying for (second choice)	Haslet Economic Development Corp (Type A)
Personal Information	
First Name	CJ
Last Name	Maldonado
Address1	[redacted]
City	Haslet
State	TX
Zip	76052
Home Phone Number	[redacted]
Business or Other Phone Number	[redacted]
Email Address	[redacted]
Occupation	Co-Founder/Managing Partner for Cubicorex Fuel Systems
Residency Information	
Length of Residency in	6yrs

Haslet	
Are you a registered voter	Yes
Education and Hobbies	
College	South University of GA
Trade or Business School	*Field not completed.*
Hobbies	*Field not completed.*
Organization Membership Information	
Are you currently serving on other Boards, Commissions, or Committees?	No
If yes, which	*Field not completed.*
Have you previously served on a Board, Commission, or Committee?	No
If yes, which	*Field not completed.*
Please list professional and/or community organization memberships and positions held	*Field not completed.*
Please List Areas of Special Interest	*Field not completed.*
List qualifications you feel make you a good candidate for this position:	Specialize in construction and infrastructure sites
Please Enter Basic Resume Information Below	*Field not completed.*

Email not displaying correctly? View it in your browser.

City Council

AGENDA ITEM REPORT

MEETING:	City Council - 01 Jun 2026		
CONTACT:	Jasmin Wise, Council Member Place 3	**DEPARTMENT:**	Elected Official

SUBJECT:	Discuss, consider, and act on Ordinance xxx-2026 to amend the City of Haslet Code of Ordinances by amending Chapter 1, "General Administration," Article 1.10, "Boards and Commissions," to clarify that the Parks and Recreation Board shall review and provide recommendations related to proposed park facilities, playgrounds, athletic fields, and recreational amenities located on city-owned park property, regardless of funding source, with recommendations forwarded to City Council and/or HCEDC for consideration as applicable.

ATTACHMENTS:	Ordinance xxx-2026 Parks Board
	Parks Board Ordinance Redlines

CITY OF HASLET, TEXAS
ORDINANCE NO. xxx-2026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HASLET, TEXAS, AMENDING THE CODE OF ORDINANCES, CITY OF HASLET, TEXAS, AS AMENDED, BY AMENDING ARTICLE 1.10, "BOARDS AND COMMISSIONS," DIVISION 3, "PARKS AND RECREATION BOARD," TO CLARIFY THE DUTIES AND OBLIGATIONS OF THE PARKS AND RECREATION BOARD; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR PUBLICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Haslet, Texas, (the "City") is a Type-A General Law City authorized by Local Government Code § 51.012 to adopt an ordinance, act, law, or regulation, not inconsistent with state law, that is necessary for the government, interest, welfare, or good order of the municipality as a body politic; and

WHEREAS, on or about May 16, 1988, the City Council of the City of Haslet ("City Council") adopted Ordinance 132, establishing the Haslet Parks and Recreation Board ("Parks Board") to provide oversight of the City's parks and recreation facilities and services; and

WHEREAS, on or about December 16, 2013, the City Council adopted Ordinance 027-2013, amending the regulations pertaining to the Parks Board, as currently codified in Article 1.10, Division 3 of the City's Code of Ordinances, as amended ("City Code"); and

WHEREAS, the City Council seeks to further amend those regulations pertaining to the Parks Board to clarify the duties and obligations of said Parks Board; and

WHEREAS, the City Council finds that it is in the best interest of the citizens of the City to amend Article 1.10, Division 3 of the City Code as hereinafter described.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HASLET, TEXAS:

SECTION 1.
INCORPORATION OF PREMISES

All of the above premises are hereby found to be true and correct and are hereby approved and incorporated into the body of this Ordinance as if set forth in their entirety.

SECTION 2.
AMENDMENT OF CHAPTER 1, ARTICLE 1.10, DIVISION 3, SECTION 1.10.135 OF THE CITY'S CODE OF ORDINANCES

From and after the effective date of this Ordinance, the City Code is hereby amended by amending Chapter 1, "General Administration," Article 1.10, "Boards and Commissions," Division 3, "Parks and Recreation Board," Section 1.10.135, "Duties and responsibilities of board," to read as follows:

"**CHAPTER 1 GENERAL ADMINISTRATION**
ARTICLE 1.10 BOARDS AND COMMISSIONS
DIVISION 3 PARKS AND RECREATION BOARD

…

§ 1.10.135 **Duties and responsibilities of board.**

The duties and responsibilities of the parks and recreation board are as follows:

(1) Act in an advisory capacity to the city council in all matters pertaining to parks and recreation, including proposed park facilities, playgrounds, athletic fields, and recreational amenities located on city-owned park property, regardless of funding source, and cooperate with other governmental agencies, civic groups and all citizens of the city in the advancement of sound parks and recreation planning and programming.

(2) To take an active part in the deliberations of the board and to act in whatever capacity they may be called.

(3) Recommend policies on recreation service for approval by the city council.

(4) Advise the city council on the development of recreation areas, facilities, programs and improvements to recreation services.

(5) Recommend the adoption of standards for recreational areas, facilities, programs and their financial support.

(6) Have periodic surveys made of needed facilities and services.

(7) Aid in coordinating the recreation services with the programs of other governmental agencies and interested groups.

(8) Review the effectiveness of the parks and recreation program with the city council and/or the city administrator.

(9) Interpret the policies and functions of the parks and recreation department to the public.

(10) Have the opportunity to review the annual budget of the parks and recreation department proposed by the city council on the development of long-range capital improvement program."

SECTION 3.
AMENDMENT OF CHAPTER 1, ARTICLE 1.10, DIVISION 3, SECTION 1.10.161 OF THE CITY'S CODE OF ORDINANCES

From and after the effective date of this Ordinance, the City Code is hereby amended by amending Chapter 1, "General Administration," Article 1.10, "Boards and Commissions," Division 3, "Parks and Recreation Board," Section 1.10.161, "Policy," to read as follows:

"**CHAPTER 1 GENERAL ADMINISTRATION**
ARTICLE 1.10 BOARDS AND COMMISSIONS
DIVISION 3 PARKS AND RECREATION BOARD

…

§ 1.10.161 **Policy.**

(a) The purpose of the parks and recreation board, as set forth by the city council, is to have a representative group of citizens to advise the city council, the administration, and the citizens on all matters pertaining to parks and recreation, including proposed park facilities, playgrounds, athletic fields, and recreational amenities located on city-owned park property, regardless of funding source.

(b) The ultimate success of the parks and recreation board depends on three primary factors:

(1) The board must maintain a clear-cut division of responsibilities between itself, its parent body and the professional staff. The board has the responsibility to advise the city council and the administration on various policy matters in regard to the provision of park and recreation services and facilities to the community. It has no administrative authority or responsibility.

(2) The parks and recreation board must realize that its recommendations to the city council will not always be followed. A council rejection cannot be taken as a personal affront. There will be times that the city council must give total consideration of all departments and boards that will affect their decision. Normally, if the board secures the pertinent facts, deliberates carefully, and acts objectively, its recommendations will become the basic policies for the operation of the department.

(3) The board must maintain a good working relationship with the city council, city boards, city staff and citizens to create an effective partnership which will result in successful parks and recreation services for the community.

(c) As an advisory group, the board's influence comes only from the manner in which it maintains its relationships. A board cannot be isolated in the community and remain effective.

(d) It is the intent that the parks and recreation board review and provide recommendations on any proposed park facilities, playgrounds, athletic fields and recreational amenities project(s) located on city-owned park property, regardless of funding source, prior to final action being taken by city council or other relevant governing body on said matter."

SECTION 4.
REPEALER CLAUSE

All ordinances, orders, or resolutions heretofore passed and adopted by the City Council of the City of Haslet, Texas, are hereby repealed to the extent that said ordinances, orders, or resolutions, or parts thereof, conflict with this Ordinance.

SECTION 5.
SAVINGS CLAUSE

All rights and remedies of the City of Haslet are expressly saved as to any and all violations of the provisions of any Ordinances 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 6.
PUBLICATION OF CAPTION

This ordinance shall be in full force and effective from and after its passage and upon the posting and/or publication, if required by law, of its caption and the City Secretary is hereby directed to implement such posting and/or publication.

SECTION 7.
SEVERABILITY CLAUSE

If any section, subsection, clause, phrase or provision of this ordinance is for any reason held unconstitutional or void by a court of competent jurisdiction, such holding shall not affect any valid portion of this or any other ordinance of the City of Haslet, Texas.

SECTION 8.
EFFECTIVE DATE

This Ordinance shall take effect and be in full force from and after its passage and publication, in accordance with law.

DULY PASSED by the City Council of the City of Haslet, Texas, this 1st day of June, 2026.

ATTESTED:

_____
Crystal Babcock, Interim City Secretary

APPROVED:

_____
Mayor Gary Hulsey

§ 1.10.135 **Duties and responsibilities of board.**

The duties and responsibilities of the parks and recreation board are as follows:

(1) Act in an advisory capacity to the city council in all matters pertaining to parks and recreation, including proposed park facilities, playgrounds, athletic fields, and recreational amenities located on city-owned park property, regardless of funding source, and co-operate with other governmental agencies, civic groups and all citizens of the city in the advancement of sound parks and recreation planning and programming.

(2) To take an active part in the deliberations of the board and to act in whatever capacity they may be called.

(3) Recommend policies on recreation service for approval by the city council.

(4) Advise the city council on the development of recreation areas, facilities, programs and improvements to recreation services.

(5) Recommend the adoption of standards for recreational areas, facilities, programs and their financial support.

(6) Have periodic surveys made of needed facilities and services.

(7) Aid in coordinating the recreation services with the programs of other governmental agencies and interested groups.

(8) Review the effectiveness of the parks and recreation program with the city council and/or the city administrator.

(9) Interpret the policies and functions of the parks and recreation department to the public.

(10) Have the opportunity to review the annual budget of the parks and recreation department proposed by the city council on the development of long-range capital improvement program.

§ 1.10.161 **Policy.**

(a) The purpose of the parks and recreation board, as set forth by the city council, is to have a representative group of citizens to advise the city council, the administration, and the citizens on all matters pertaining to parks and recreation, including proposed park facilities, playgrounds, athletic fields, and recreational amenities located on city-owned park property, regardless of funding source~~opportunities to provide quality community parks and recreation services~~.

(b) The ultimate success of the parks and recreation board depends on three primary factors:

(1) The board must maintain a clear-cut division of responsibilities between itself, its parent body and the professional staff. The board has the responsibility to advise the city council and the administration on various policy matters in regard to the provision of park and recreation services and facilities to the community. It has no administrative authority or responsibility.

(2) The parks and recreation board must realize that its recommendations to the city council will not always be followed. A council rejection cannot be taken as a personal affront. There will be times that the city council must give total consideration of all departments and boards that will affect their decision. Normally, if the board secures the pertinent facts, deliberates carefully, and acts objectively, its recommendations will become the basic policies for the operation of the department.

(3) The board must maintain a good working relationship with the city council, city boards, city staff and citizens to create an effective partnership which will result in successful parks and recreation services for the community.

(c) As an advisory group, the board's influence comes only from the manner in which it maintains its relationships. A board cannot be isolated in the community and remain effective.

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City Council

AGENDA ITEM REPORT

MEETING:	City Council - 01 Jun 2026		
CONTACT:	Steven Harvey, Fire Chief	**DEPARTMENT:**	Fire Department

SUBJECT:	Discuss, consider, and act to authorize the purchase of lockers and beds for the Fire Station from Legacy Lockers.

ATTACHMENTS:
Legacy Lockers Quote
Legacy Lockers Warranty Letter
Legacy Lockers Terms and Conditions

EXECUTIVE SUMMARY

BACKGROUND INFORMATION:
The Fire Station expansion project includes a new training room, with the current training room being converted to accommodate lockers and four beds. Legacy Lockers previously completed the remodel of the existing sleeping quarters and is proposing to install similar lockers and beds consistent with the current design.

RECOMMENDATION:
Staff recommend that the City Council approves the quote from Legacy Lockers.

FINANCIAL IMPACT:
The proposed cost is $40,963.10. The Fiscal Year 2025–2026 budget for this project is $60,000, funded from Account 01-9900-40-08.

LEGACY LOCKERS

4433 Bronze Way
Dallas, TX 75236
Toll Free (866) 937-1088
Phone (214) 466-1700
Fax (214) 466-1789

Quote #	31503
Salesperson	Robb Sharp
Quote Date	4/28/2026
Revised	
Ship Date	
Source	
Est-NBD	TEX-BUY PROJECT

Project Name: Haslet Fire Station Additional Lockers (Page 1)

Kirt Mays
Haslet Fire Station
1701 FM 156
Haslet, Texas 76052
817 840 3949

kmays@haslet.org

Door Style	Plastic Laminate Face; White Back
Stain/Finish	Formica Prestige Walnut 6209-43
Locker Interior	White Melamine
Lock	NO LOCK
Edgeband	Formica Prestige Walnut 6209-43 (2mm PVC)
Hardware	Polished Chrome
Numbering	4 sets #1-6, 4 Sets #1-3 (XL Rectangle)

Product Description		Unit Price	Quantity	Item Total
Legacy Standard Materials and Design (NON LEED / NON FSC)				
Model A-1, Single Tier LKR (Hinged Differently)	62"H x 18"W x 22"D	$370.00	24	$8,880.00
1-Top Shelf, 1-Coat Rod, 2-Coat Hooks, 1- Bottom Drawer Unit, NO LOCK, 1-Legacy 3" Wire Pull, Number Plate (Square) (Per Opening)				
(12 Lockers Hinged Left, 12 Lockers Hinged Right)				
Customer Drawer Unit (Install Under Lockers)	18"H x 18"W x 22"D	$360.00	24	$8,640.00
Drawer Box Size -- 14.709"H x 20"D (Drill Some Holes Bottom Side Near Back Wall, 3" Wire Pulls				
Laminate Double End Panel	80"H x 42.5"W	$257.50	4	$1,030.00
Legacy 4"H Raw/Unfinished Base (Extra Rails Supports)	8@ 4"H x 54"L x 18.25"W	$1,000.00	1	$1,000.00
4"H Laminate Base Trim	84"L x 4"W	$40.00	10	$400.00

Freight ***See Last Page*** $0.00*

***Due to unstable fuel prices a fuel surcharge may apply. Fuel surcharges will be added at time of final invoice.**

Payment Terms ***See Last Page***

Sales Tax ***See Last Page*** $0.00

Notes ***SEE LAST PAGE***

Authorized by: _____ Date _____ Total Estimate

Signed and returned proposal serves as binding contract subject to terms and conditions.

Price valid for 60 days

LEGACY LOCKERS

4433 Bronze Way
Dallas, TX 75236
Toll Free (866) 937-1088
Phone (214) 466-1700
Fax (214) 466-1789

Quote #	3504
Salesperson	Robb Sharp
Quote Date	4/28/2026
Revised	
Ship Date	
Source	
Est-NBD	TEX-BUY PROJECT

Project Name: Haslet Fire Station Additional Lockers (Page 2)

Kirt Mays
Haslet Fire Station
1701 FM 156
Haslet, Texas 76052
817 840 3949

kmays@haslet.org

Door Style	Plastic Laminate Face; White Back
Stain/Finish	Formica Prestige Walnut 6209-43
Locker Interior	White Melamine
Lock	NO LOCK
Edgeband	Formica Prestige Walnut 6209-43 (2mm PVC)
Hardware	Polished Chrome
Numbering	4 sets #1-6, 4 Sets #1-3 (XL Rectangle)

Product Description		Unit Price	Quantity	Item Total
Legacy Standard Materials and Design (NON LEED / NON FSC)				
Custom Fire Bed (Hinged Differently)	81"L x 16.75"H x 40"D	$1,200.00	4	$4,800.00
(3) Door Units (27"W x 16.75"H) (2 Sets of Beds Hinged Left, 2 Sets of Beds Hinged Right), 3" Wire Pulls, XL Rectangle Plates, 1x Footboard (.75" Thick, 28"H x 40"D), 1-Black Top Panel				
Custom Head Board Drawer Unit	40"H x 18"W x 40"D	$1,140.00	4	$4,560.00
Laminate Finish Top and Sides 1-USB/USBC/110V Outlet Mounted In Top Fixed Panel, 3- 6.25"H Drawers Units, (Customer To Route Hole In Field To Run Wire Out Of Cabinet,				
Legacy 2"H Raw/Unfinished Base Package	4@ 2"H x 81"L x 36.25"D	$800.00	1	$800.00
2"H Laminate Base Trim	81"L x 2"W	$40.00	4	$160.00
Installation - Base On Non Union Labor		$8,200.00	1	$8,200.00
Tex Buy Payment (3% Fee)		$1,193.10	1	$1,193.10
Pallet Fee		$600.00	1	$600.00
Freight	Ship To: Haslet, Texas 76052 (Palletized...Lift Gate Included And Unloading Not Included)			$700.00*

***Due to unstable fuel prices a fuel surcharge may apply. Fuel surcharges will be added at time of final invoice.**

Payment Terms 50% Deposit Due Prior To Production, Balance Due (1) Week Prior To Ship Date

Sales Tax Tax Exempt $0.00

Notes Any item/service not specifically mentioned IS NOT INCLUDED in this estimate. Lockers are shipped fabricated per Legacy Lockers Standard Architectural Specifications. Please call Robb Sharp (214) 466-1714 with any questions.

Authorized by: _____ Date _____ Total Estimate **$40,963.10**

Signed and returned proposal serves as binding contract subject to terms and conditions.

Price valid for 60 days

Page ____ of ____

LEGACY LOCKERS

THREE YEAR LIMITED WARRANTY

We are proud of our products and fully stand behind our quality and workmanship.

WARRANTY PERFORMANCE

If any of the products covered by this warranty shall, under normal use and for a period of three (3) years from date of substantial completion prove defective, such parts will be repaired or replaced by the Warrantor at his option without charge. All locking mechanisms are warranted for one (1) year.

In keeping with its continuous product improvement policy, Warrantor reserves the right to replace defective parts with parts of equal or greater value. The Warrantor will not provide or pay the cost of removal of defective products, installation or transportation of repaired or replaced products. The Warrantee (purchasing consumer) must provide and pay for such removal, installation and transportation.

WARRANTY COVERAGE

Legacy Lockers and related amenity and finishing items are warranted to the original purchasing consumer for a period of THREE (3) YEARS from the date of substantial completion against defective materials or workmanship. Hinges have a lifetime warranty.

This warranty does not cover installation, labor or transportation costs. This warranty does not apply to damages from improper handling, misuse, alterations, installation or product used for any purpose other than normal use.

IN NO EVENT SHALL WARRANTOR BE LIABLE FOR CONSEQUENTIAL, INDIRECT OR INCIDENTAL DAMAGES RESULTING FROM THE USE, INSTALLATION, PERFORMANCE OR FAILURE OF ITS PRODUCT.

Some states do not allow the exclusion of limitation of incidental or consequential damages, so the above exclusion may not apply to you. This limited warranty gives you specific legal rights, and you may also have other rights which vary from state to state.

THIS WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES EXPRESSED OR IMPLIED.

WARRANTY CLAIMS

To submit a claim under this warranty, please write a letter explaining the defect to:

LEGACY LOCKERS
4433 Bronze Way
Dallas, TX 75236
ATTN: Customer Service Department
Phone: 866-937-1088

Project Name: Date:

Merchandise is not to be returned to the Warrantor without proper written authorization from the factory.

Sample

TERMS AND CONDITIONS
Version 2022 -2

1. Terms and conditions as stated herein become a part of our quotation and will apply to all acceptance by LEGACY LOCKERS of your order. All terms and conditions expressly specified herein shall render null and void any conflicting terms and conditions in any and all other contracts relative to this proposal.
2. Any item or service not specifically itemized on the quotation is not included.
3. Quoted prices are valid for sixty (60) days.
4. Unless specified otherwise, all fabrication shall be in accordance with Legacy Lockers Standard Specifications. FSC or LEED is not included unless specifically itemized on the quote.
5. Shop drawings and product samples provided by LEGACY LOCKERS must be signed, dated, and returned before LEGACY LOCKERS will proceed with the purchasing of materials and manufacturing of the order.
6. Since no two trees are identical, the color, texture, and grain of the wood will vary. Variation of grain, color, and consistency is more pronounced when wood is stained with light or natural stains. If you wish to minimize the visibility of the variation in color, consistency, and grain, we recommend using a darker finish.
7. Grain matching for locker doors is not standard. It is the responsibility of the customer to specify grain matching doors at the time of bid.
8. A $50 per pallet monthly storage fee is assessed on all orders stored at LEGACY LOCKERS beyond thirty (30) days past the completion of production or the original requested delivery date whichever is later.
9. Freight and Shipping -unless noted on the quote, the unloading and distribution of the lockers at the job site is the customer's responsibility. If the customer uses more than two hours to unload a truck, additional freight charges will apply. If you expect to need more than two hours to unload a truck, we can arrange for extra unloading time with the freight carrier.
10. Freight Damage - We will replace the product damaged in transit provided the damage is noted on the carrier's bill of lading and reported to Legacy Lockers, LLC within 48 hours of delivery.
11. LEGACY LOCKERS shall not be liable for any damages of any nature whatsoever arising directly or indirectly out of a delay in shipment or delivery.
12. LEGACY LOCKERS Installation when quoted, is for a non-union sub-contractor contracted by LEGACY LOCKERS for the project. We require our customer to sign off their acceptance of the locker installation.
13. LEGACY LOCKERS Standard Warranty applies.
14. Account balances not paid within agreed upon terms will be charged a finance charge of 1.5% per month or the maximum amount permitted by law. Projects with past due balances, partial payments, returned checks, etc. may be delivered and or installed on a pre-paid basis at the sole discretion of LEGACY LOCKERS. Any hold back or retainage shall be paid within one (1) week of the completion of the original punch list items. No warranty claims will be accepted on accounts/projects with past due balances.
15. This Agreement shall be governed and construed according to the laws of the state of Texas. Any claim or lawsuit related to the Agreement shall be filed in Dallas County, Texas.
16. Changes to the project will be made only after a written change order has been approved by both LEGACY LOCKERS and the customer.
17. Job cancellation: Should the customer decide to cancel the job, they will incur a minimum of a $250 cancellation fee. In addition, any refund to the customer will be reduced by the cost of any material already purchased by LEGACY LOCKERS for their job.

Customer acknowledges signing the Legacy Lockers, LLC quote or issuing a PO to Legacy Lockers, LLC is acceptance of all of the Legacy Lockers, LLC terms and conditions unless specifically overridden on our quote.

City Council

AGENDA ITEM REPORT

MEETING:	City Council - 01 Jun 2026		
CONTACT:	Jasmin Wise, Council Member Place 3	**DEPARTMENT:**	Elected Official

SUBJECT:	Discuss, consider, and act on amending the Fiscal Year 2025-2026 Budget to include funding for the one-time purchase of a laptop computer for each City Council Member, including required programming, cybersecurity protections, and safety measures, and direct City Staff and Information Technology personnel to begin the procurement and setup process.
ATTACHMENTS:	Dell Quote Council Ordinance xxx-2026 Council Laptop Budget Amendment

EXECUTIVE SUMMARY

FINANCIAL IMPACT:

ActaMSP provided the following cost estimate:

- One-Time Cost(s) in the amount of $11,080.45, to include:
  - Dell Pro Laptops (5) in the amount of $7,980.45
  - ActaMSP configuration of each laptop (5) in the amount of $3,100.00
- Monthly, Recurring Cost(s) in the amount of $2,054.40 for the remainder of Fiscal Year 2025-2026, to include:
  - Converting the monthly management from email only to a full user (5) in the amount of $1,500.00 for the remainder of Fiscal Year 2025-2026
  - Office license plus ActaMSP Business Premium (5) in the amount of $554.40 for the remainder of Fiscal Year 2025-2026

Total: $13,134.85
Account: 01-8416-15-00
Balance: $77,035.07

Your quote is ready for purchase.

Complete the purchase of your personalized quote through our secure online checkout before the quote expires on **May. 22, 2026**.

You can download a copy of this quote during checkout.

Place your order

Quote No.	**3000202703297.4**	Sales Rep	Drew Latz
Total	**$7,980.45**	Phone	1(800) 4563355
Customer #	11666098	Email	Drew.Latz@dell.com
Quoted On	May. 15, 2026	**Billing To**	KATIE POTTS
Expires by	May. 22, 2026		CITY OF HASLET
Contract Name	State of Texas Department of Information Resources (TX DIR)		101 MAIN ST HASLET, TX 76052
Contract Code	C000001269299		
Customer Agreement #	DIR-CPO-5792		
Deal ID	31313736		

Message from your Sales Rep

If you are ready to place your order, you can click the order now button. If you need to make any changes you can call me directly at 1(512)-513-0402 or email me at Drew.Latz@dell.com. Thanks!

Regards,
Drew Latz

Shipping Group

Shipping To

RICHARD MARTIN
CITY OF HASLET
800 FREEPORT PKWY STE 400
COPPELL, TX 75019-4730
(469) 549-5436

Shipping Method

Standard Delivery

Product	Unit Price	Quantity	Subtotal
Dell Pro 16 PC16250	**$1,596.09**	**5**	**$7,980.45**

Subtotal:	**$7,980.45**
Shipping:	**$0.00**
Non-Taxable Amount:	**$7,980.45**
Taxable Amount:	**$0.00**
Estimated Tax:	**$0.00**
Total:	**$7,980.45**

Dell Marketing LP. U.S. only. Dell Marketing LP. is located at One Dell Way, Mail Stop 8129, Round Rock, TX 78682

Shipping Group Details

Shipping To

RICHARD MARTIN
CITY OF HASLET
800 FREEPORT PKWY STE 400
COPPELL, TX 75019-4730
(469) 549-5436

Shipping Method

Standard Delivery

	Unit Price	Quantity	Subtotal
Dell Pro 16 PC16250	**$1,596.09**	**5**	**$7,980.45**

Estimated delivery if purchased today:
May. 28, 2026
Contract # C000001269299
Customer Agreement # DIR-CPO-5792

Description	SKU	Unit Price	Quantity	Subtotal
Dell Pro 16 (PC16250) BTX Base	210-BQHB	-	5	-
Intel(R) Core(TM) Ultra 5 235U vPro(R) (12 TOPS NPU, 12 cores, up to 4.9 GHz)	379-BGGV	-	5	-
Windows 11 Pro	619-BBQD	-	5	-
Platinum silver color, metallic finish	354-BBKC	-	5	-
16 GB: 1 x 16 GB, DDR5, 5600 MT/s, single channel	370-BCMP	-	5	-
Integrated Intel(R) graphics for Intel(R) Core(TM) Ultra 5 235U vPro(R) processor	338-CSJP	-	5	-
512 GB SSD	400-BSKR	-	5	-
English, French, Spanish, Brazilian Portuguese	619-BBPD	-	5	-
16", Non-Touch, FHD+, IPS, 300 nits, 45% NTSC, Anti-Glare, FHD+IR Cam	391-BJXM	-	5	-
No Fingerprint Reader, vPro	346-BLMP	-	5	-
FHD RGB HDR + IR Camera, 1080p at 30 fps, Presence Detection, TNR, Camera Shutter, Microphone	319-BBKH	-	5	-
English US backlit Copilot key keyboard with numeric keypad	583-BMQF	-	5	-
Intel(R) AX211 WLAN Driver	555-BMFD	-	5	-
Intel(R) Wi-Fi 6E AX211, Qualified against Bluetooth(R) Core 5.4 wireless Card	555-BLLQ	-	5	-
3-cell, 55 Wh, ExpressCharge Capable, ExpressCharge Boost Capable	451-BDKX	-	5	-
65W USB-C AC adapter	492-BDTG	-	5	-
E4 Power Cord 1M for US	537-BBDO	-	5	-
Quick Start Guide	340-DTVQ	-	5	-
Documentation	340-DNBV	-	5	-
ENERGY STAR Qualified	387-BBLW	-	5	-
Fixed Hardware Configuration	998-HMLX	-	5	-
Dell Pro 16 Min Packaging Type-C	340-DTZR	-	5	-
POD Label	389-EDJB	-	5	-
EPEAT Gold with Climate+	379-BDZB	-	5	-
Intel® Rapid Storage Technology Driver	409-BCYT	-	5	-
Intel vPro Enterprise Management Enabled	631-BCDM	-	5	-

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Intel(R) Core(TM) Ultra 5 vPro(R) Processor Label	389-FJMH	-	5	-
Intel(R) Connectivity Performance Suite	640-BBTF	-	5	-
ProSupport Plus: Next Business Day Onsite, 1 Year	714-0178	-	5	-
ProSupport Plus: Next Business Day Onsite, 4 Year Extended	714-0206	-	5	-
ProSupport Plus: Accidental Damage Service, 5 Years	714-0220	-	5	-
ProSupport Plus: Keep Your Hard Drive, 5 Years	714-0221	-	5	-
ProSupport Plus: 7x24 Technical Support, 5 Years	714-0222	-	5	-
Dell Limited Hardware Warranty	714-0313	-	5	-
Dell Limited Hardware Warranty Extended Year(s)	975-3461	-	5	-
Thank you for choosing Dell ProSupport Plus. For tech support, visit www.dell.com/contactdell or call 1-866-516-3115	997-8367	-	5	-
Activate Your Microsoft 365 For A 30 Day Trial	630-ABBT	-	5	-
Dell Additional SW - Dell Pro Laptop	658-BFVB	-	5	-
McAfee Business Protection 3-year Subscription	634-CYHJ	-	5	-

Subtotal:	**$7,980.45**
Shipping:	**$0.00**
Estimated Tax:	**$0.00**
Total:	**$7,980.45**

Dell Marketing LP. U.S. only. Dell Marketing LP. is located at One Dell Way, Mail Stop 8129, Round Rock, TX 78682

Important Notes

Terms of Sale

This Quote will, if Customer issues a purchase order for the quoted items that is accepted by Supplier, constitute a contract between the entity issuing this Quote ("Supplier") and the entity to whom this Quote was issued ("Customer"). Unless otherwise stated herein, pricing is valid for Fourteen days from the date of this Quote. All products, pricing, and other information are based on the latest information available and are subject to change for any reason, including but not limited to tariffs imposed by government authorities, shortages in materials or resources, increase in the cost of manufacturing or other factors beyond Supplier's reasonable control. If such changes occur, pricing may be adjusted or purchase orders may be cancelled by Supplier, even after an order has been placed. Supplier also reserves the right to cancel this Quote and Customer purchase orders arising from pricing errors and/or customer changes to Supplier's planned delivery date. Taxes and/or freight charges listed on this Quote are only estimates. The final amounts shall be stated on the relevant invoice. Additional freight charges will be applied if Customer requests expedited shipping. Please indicate any tax exemption status on your purchase order and send your tax exemption certificate to Tax_Department@dell.com or ARSalesTax@emc.com, as applicable.

Governing Terms: This Quote is subject to: (a) a separate written agreement between Customer or Customer's affiliate and Supplier or a Supplier´s affiliate to the extent that it expressly applies to the products and/or services in this Quote or, to the extent there is no such agreement, to the applicable set of Dell's Terms of Sale (available at www.dell.com/terms or www.dell.com/oemterms), or for cloud/as-a-Service offerings, the applicable cloud terms of service (identified on the Offer Specific Terms referenced below); and (b) the terms referenced herein (collectively, the "Governing Terms"). Different Governing Terms may apply to different products and services on this Quote. The Governing Terms apply to the exclusion of all terms and conditions incorporated in or referred to in any documentation submitted by Customer to Supplier.

Supplier Software Licenses and Services Descriptions: Customer's use of any Supplier software is subject to the license terms accompanying the software, or in the absence of accompanying terms, the applicable terms posted on www.Dell.com/eula. Descriptions and terms for Supplier-branded standard services are stated at www.dell.com/servicecontracts/global or for certain infrastructure products at www.dellemc.com/en-us/customer-services/product-warranty-and-service-descriptions.htm.

Offer-Specific, Third Party and Program Specific Terms: Customer's use of third-party software is subject to the license terms that accompany the software. Certain Supplier-branded and third-party products and services listed on this Quote are subject to additional, specific terms stated on www.dell.com/offeringspecificterms ("Offer Specific Terms").

In case of Resale only: Should Customer procure any products or services for resale, whether on standalone basis or as part of a solution, Customer shall include the applicable software license terms, services terms, and/or offer-specific terms in a written agreement with the end-user and provide written evidence of doing so upon receipt of request from Supplier.

In case of Financing only: If Customer intends to enter into a financing arrangement ("Financing Agreement") for the products and/or services on this Quote with Dell Financial Services LLC or other funding source pre-approved by Supplier ("FS"), Customer may issue its purchase order to Supplier or to FS. If issued to FS, Supplier will fulfill and invoice FS upon confirmation that: (a) FS intends to enter into a Financing Agreement with Customer for this order; and (b) FS agrees to procure these items from Supplier. Notwithstanding the Financing Agreement, Customer's use (and Customer's resale of and the end-user's use) of these items in the order is subject to the applicable governing agreement between Customer and Supplier, except that title shall transfer from Supplier to FS instead of to Customer. If FS notifies Supplier after shipment that Customer is no longer pursuing a Financing Agreement for these items, or if Customer fails to enter into such Financing Agreement within 120 days after shipment by Supplier, Customer shall promptly pay the Supplier invoice amounts directly to Supplier.

Customer represents that this transaction does not involve: (a) use of U.S. Government funds; (b) use by or resale to the U.S. Government; or (c) maintenance and support of the product(s) listed in this document within classified spaces. Customer further represents that this transaction does not require Supplier's compliance with any statute, regulation or information technology standard applicable to a U.S. Government procurement.

For certain products shipped to end users in California, a State Environmental Fee will be applied to Customer's invoice. Supplier encourages customers to dispose of electronic equipment properly.

Electronically linked terms and descriptions are available in hard copy upon request.

CITY OF HASLET, TEXAS
ORDINANCE NO. xxx-2026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HASLET, TEXAS, APPROVING AN AMENDMENT TO THE CITY'S BUDGET FOR THE FISCAL YEAR BEGINNING ON OCTOBER 1, 2025, AND ENDING ON SEPTEMBER 30, 2026, AS ADOPTED BY ORDINANCE NO. 014-2025, SO AS TO PROVIDE FUNDING FOR THE PURCHASE OF LAPTOP COMPUTERS FOR MEMBERS OF THE CITY COUNCIL IN THE AMOUNT OF $13,134.85

WHEREAS, the City Council of the City of Haslet heretofore adopted its Annual Budget for the Fiscal year beginning on October 1, 2025, and ending September 30, 2026 (the "City Budget") by Ordinance No. 014-2025 on August 18, 2025; and

WHEREAS, the City has solicited a quote to purchase City Council laptops, to include all necessary programming, cybersecurity protections, and safety measures; and

WHEREAS, in accordance with its authority to make amendments to the City Budget for any municipal purpose under state law, the City Council seeks to approve a budget amendment to amend the City's 2025-2026 Fiscal Year budget to provide funding for City Council laptops.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HASLET, TEXAS:

SECTION 1. AMENDMENT TO FY 2025-2026 BUDGET

In accordance with the provision of Section 102.010, Texas Local Government Code, the City Council hereby amends the official budget of the City of Haslet for the Fiscal Year, October 1, 2025, through September 30, 2026, so as to transfer funds from Contingency to Account 01-8416-15-00 in the amount of $13,134.85 to provide funding for the purchase of laptop computers for members of the City Council.

SECTION 2. EXPENDITURES

Expenditures during the 2025-2026 Fiscal Year shall be made in accordance with the amended budget approved herein, unless otherwise authorized by a duly enacted ordinance of the City and said budget document shall be on file for public inspection in the office of the City Secretary.

SECTION 3. CUMULATIVE REPEALER

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of said Ordinance except those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall

take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance.

SECTION 4. SEVERABILITY

If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance, or application thereof to any person or circumstance, is held invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of the Ordinance, and the City Council hereby declares it would have passed such remaining portions of the Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 5. ENGROSSMENT AND ENROLLMENT

The City Secretary is hereby directed to engross and enroll this Ordinance by copying the caption, publication clause, penalty clause, and effective date clause in the minutes of the City Council and by filing this Ordinance in the ordinance records of the City.

SECTION 6. PUBLICATION CLAUSE

The City Secretary is hereby directed to publish in the Official Newspaper of the City, the Caption, and Effective Date clause of this Ordinance as required by Section 52.011 of the Texas Local Government Code.

SECTION 7. EFFECTIVE DATE

The necessity for making and proving a budget for the fiscal year, as required by the laws of the State of Texas, requires that this ordinance shall take effect immediately from and after its passage, as the law in such case provides.

PASSED AND APPROVED by the City Council of the City of Haslet, Texas, this 1st day of June, 2026.

_____
Gary Hulsey,
Mayor

ATTEST:

_____
Crystal Babcock, Interim City Secretary

City Council

AGENDA ITEM REPORT

MEETING:	City Council - 01 Jun 2026		
CONTACT:	Jeremy Page, City Attorney	**DEPARTMENT:**	Legal

SUBJECT:	Discuss, consider, and act on Resolution xxx-2026 authorizing the City Administrator to execute a Letter of Concurrence to Alliance Corridor, Inc. for requested Foreign-Trade Zone designation for certain premises within the City of Haslet.

ATTACHMENTS: Resolution xxx-2026 Hillwood Federal Trade Zone

CITY OF HASLET, TEXAS
RESOLUTION NO. XXX-2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HASLET, TEXAS, AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A LETTER OF CONCURRENCE TO THE REQUEST SUBMITTED BY ALLIANCE CORRIDOR, INC. FOR FOREIGN-TRADE ZONE DESIGNATION FOR CERTAIN PREMISES WITHIN THE CITY'S CORPORATE LIMITS

WHEREAS, Alliance Corridor, Inc. ("Alliance") is seeking Foreign Trade Zone ("FTZ") for those premises identified in Exhibit "A" (the "Premises"), which would exempt inventory tax on imported goods, and those held for export; and

WHEREAS, prior to obtaining FTZ status, due to Texas having ad valorem taxes, Alliance must first make all taxing jurisdictions aware of the federal exemption on inventory and obtain a letter of concurrence from each such entity, including the City of Haslet; and

WHEREAS, the City Council of the City of Haslet is in agreement that FTZ status for the Premises will allow the Premises to be globally competitive and acknowledges that imported inventory and inventory held at the Premises for export will be exempt from local ad valorem tax; and;

WHEREAS, the City Council desires to direct the City Administrator to execute the necessary letter of concurrence to effectuate the foregoing.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HASLET, TEXAS, THAT:

Section 1. The City Council of the City of Haslet, Texas hereby authorizes the City Administrator to execute a letter of concurrence for the request submitted by Alliance Corridor, Inc. for Foreign-Trade Zone designation for the premises identified in Exhibit "A."

Section 2. This Resolution shall take effect immediately from and after the date of passage and is so resolved.

PASSED AND APPROVED this the 1st day of June, 2026.

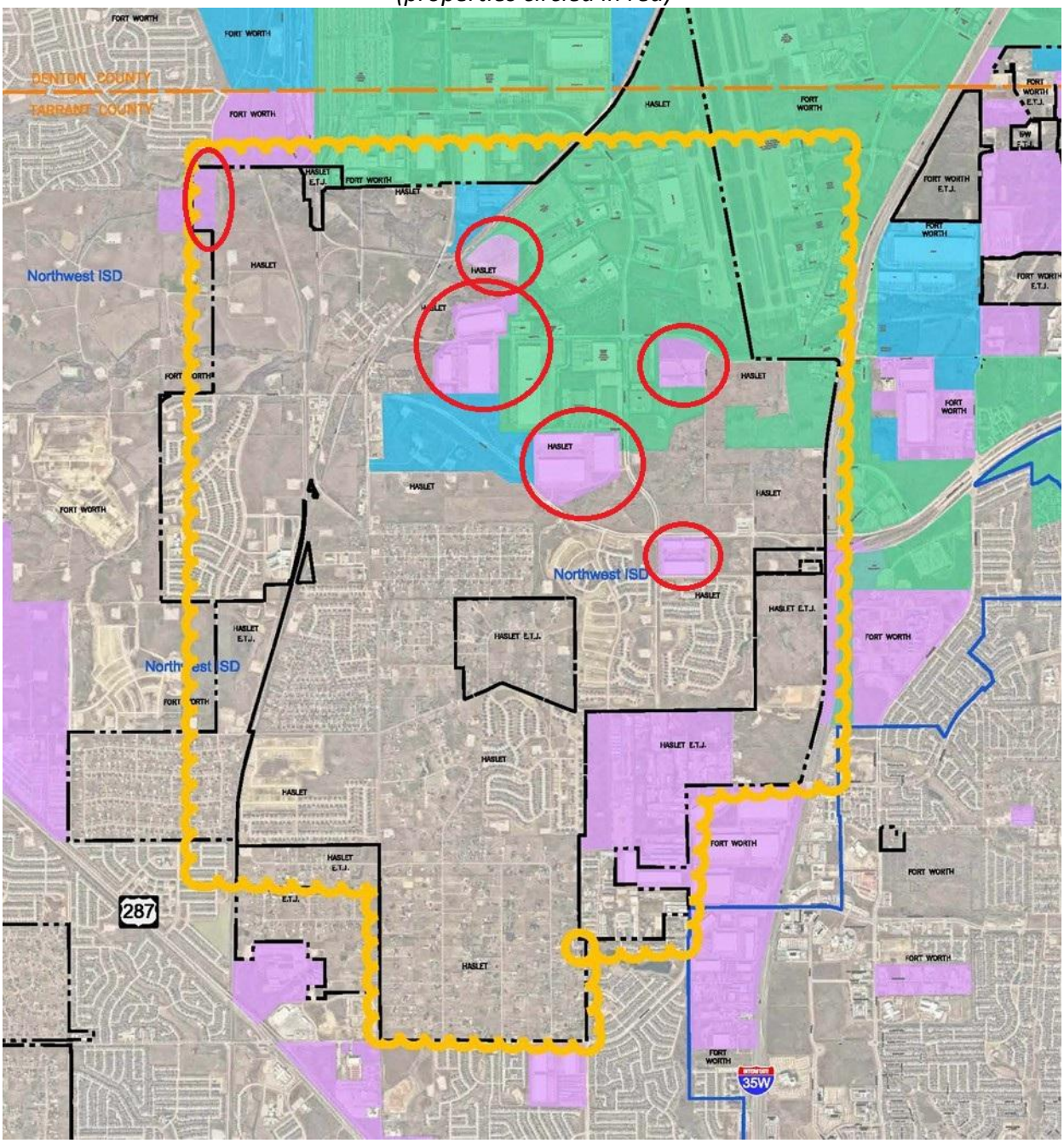
_____ _____

Crystal Babcock, Interim City Secretary Gary Hulsey, Mayor

Exhibit "A"

Request for Foreign Trade Zone Designation

(properties circled in red)



City Council

AGENDA ITEM REPORT

MEETING:	City Council - 01 Jun 2026		
CONTACT:	Jeremy Page, City Attorney	**DEPARTMENT:**	Legal

SUBJECT: Discuss, consider, and act regarding the Community Facilities Agreement (CFA) between the City of Haslet and Triple "T" Farms for approximately 97.241 acres located on the northeast corner or John Day Road and Blue Mound Road.

ATTACHMENTS:

Haslet Community Facilities Agreement

Exhibit B - Water Extension and Driveway John Day Road Plans - LeTara South

Exhibit C - Cost Estimate Public Water Extension and Driveway John Day Road Plans - LeTara South

Haslet Community Facilities Agreement - Redlined

COMMUNITY FACILITIES AGREEMENT
Approximately 97.241 acres located on the northeast corner of
John Day Road and Blue Mound Road
(Water Line Connection)

This COMMUNITY FACILITIES AGREEMENT (hereinafter referred to as the "Agreement") is by and between the ***CITY OF HASLET, TEXAS*** (hereinafter referred to as the "City"), and ***TRIPLE "T" FARMS, LTD.***, a Texas limited partnership (hereinafter referred to as the "Owner") dated to be effective on _____, 2026 (hereinafter referred to as the "Effective Date").

RECITALS

1. Owner is the owner of that certain tract of land containing approximately 97.241 acres in Tarrant County, Texas (hereinafter referred to as the "Property"), legally described in attached **Exhibit A**; and

2. The Property is located within the area governed by the City's water certificate of convenience and necessity, but is not located in the City's corporate limits or extraterritorial jurisdiction; and

3. The development of the Property requires the installation of certain water facilities, as described on the approved construction plans attached as **Exhibit B** (the "Improvements"); and

4. The construction plans attached as **Exhibit B** are approved and stamped "Released for Construction" by the City Engineer (hereinafter referred to as the "Construction Plans"); and

5. The Construction Plans conform with the City's design standards and any additional design requirements recommended by Owner's engineers and all applicable City ordinances and specifications.

6. The Construction Plans also include five driveways, the locations for which are shown on the Construction Plans and approved by this Agreement, which conform with the City's design standards, any additional design requirements recommended by Owner's engineers, and all applicable City ordinances and specifications, subject to the provisions of Section 5.A hereinbelow.

7. The estimated costs for the Owner to construct the Improvements are set forth in attached **Exhibit C**; and

8. This Agreement is authorized by and is consistent with state law.

NOW, THEREFORE, for and in consideration of the mutual covenants of the Parties set forth in this Agreement and for other good and valuable consideration, the receipt and adequacy of which are acknowledged, the Parties agree as follows:

I. GENERAL REQUIREMENTS:

Before the construction and installation of the Improvements, the Owner shall do the following, which shall be the sole prerequisites to construction of the Improvements following the Parties' execution of this Agreement:

A. Submit performance, payment, and maintenance bonds to the City. Each of the bonds shall be in a form acceptable to the City. The bonds must be issued by a Best-rated surety company that is duly authorized to transact business in the State of Texas; however, the City retains the right to reject any surety company regardless of such company's qualifications or authorization to do business in Texas if the company does not have a resident agent and/or the surety does not meet the requirements of the Texas Insurance Code.

1. The Performance Bond shall be in an amount equal to one hundred percent (100%) of the total cost of the Improvements in **Exhibit C**, guaranteeing the full and faithful execution of the work and performance of this Agreement and for the protection of the City against any improper construction of the work or the use of inferior materials for the Improvements. The Performance Bond shall guarantee completion of the Improvements within two (2) years of the Effective Date of this Agreement. Any performance bond submitted by the Owner or Contractor on a form other than the one which has been previously approved by the City as "acceptable" must be submitted to the City Attorney for approval.

2. The Payment Bond shall be in an amount equal to one hundred percent (100%) of the total cost of the Improvements in **Exhibit C**, guaranteeing payment for all labor, materials and equipment used in the construction of the Improvements.

3. The Maintenance Bond shall in an amount equal to one hundred percent (100%) of the total cost of the Improvements in **Exhibit C**, guaranteeing the maintenance in good condition or repair of the Improvements for a period of two (2) years from and after the date that a letter of final acceptance is issued by the City indicating that the Improvements have been completed by the Owner and accepted by the City.

B. Deposit with the City the amount of five percent (5%) of the estimated costs of the Improvements to cover the City's costs to inspect the Improvements.

Estimated costs for the Improvements are as shown on **Exhibit C**. The actual fees due to the City shall be based on reconciled contract prices.

C. Submit three (3) sets of the Construction Plans stamped "Released for Construction" by the City Engineer.

D. Pay all fees required to be paid to the City in accordance with all applicable City ordinances and regulations.

E. Furnish to the City policies or proof of insurance which must meet the Requirements of Insurance, attached hereto as **Exhibit D**.

F. Attend a pre-construction meeting with the City. Owner shall furnish to the City a list of all subcontractors and suppliers, which will be providing greater than a $5,000 value to the Property.

II. PUBLIC IMPROVEMENTS:

A. GENERALLY

All required Improvements shall be designed, constructed, and installed by Owner, at Owner's sole cost and expense (unless otherwise provided herein), in accordance with the Construction Plans.

B. WATER

1. Water facilities will be installed in accordance with the Construction Plans and applicable City Ordinances. Further, Owner agrees to complete this installation in accordance with all applicable procedures of the City, as amended, and shall be responsible for all construction costs, materials and engineering. The City may delay connection of buildings to service lines or water mains constructed under this Agreement until said water mains, water service lines and meters have been completed by Owner in accordance with the Construction Plans and applicable City Ordinances to the satisfaction of the City Engineer and accepted by the City.

2. The City agrees to provide temporary water service, if available at the location, quantity and pressure requested by the Owner, at Owner's expense, for construction, testing and irrigation purposes only, to the Property during the construction of the development, even though sanitary sewer service may not be available to the development.

C. EROSION AND SEDIMENT CONTROL

During construction and after completion of the Improvements, Owner agrees to keep the adjacent streets and drainage facilities free from sediment build-up. Owner agrees to use erosion and sediment control measures, such as those included in the NCTCOG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, Division 1000 EROSION AND SEDIMENT CONTROL, to prevent erosion. In addition to NCTCOG specifications, the City can require other erosion and sediment control measures as determined necessary by the Public Works Director or the City Engineer.

The Construction Plans include an erosion and sediment control plan that will be implemented prior to and during construction of the Improvements.

When in the opinion of the City there is sufficient sediment build-up on the streets or other drainage areas and notification has been given to Owner, Owner will have seventy-two (72) hours to clear the sediment from the adjacent street or public right of way or affected areas. If the Owner does not remove the sediment and repair any erosion related damage within 72 hours, the City may cause the sediment to be removed and any erosion related damage to be repaired utilizing a contractor of its choice at the Owner's expense. All such expenses must be paid to the City prior to final acceptance of the Improvements in the Property.

After construction of the Improvements and prior to final acceptance by the City, the Owner agrees to have a permanent erosion and sediment control plan prepared and approved by the City and have the plan installed and working, effectively, in the opinion of the City Engineer. This plan will prevent soil erosion from the construction of the Improvements from washing into street rights of way, drainage ways or other public or private property. Such plan must be approved and in place prior to final acceptance of the Improvements in the Property.

The Owner shall remain responsible for continued implementation of the erosion and sediment control plan for a period of two-years after final acceptance within the Property regardless of the cause of soil or debris build-up on public streets, rights-of-way or within public drainage systems.

D. INSPECTION AND FEES

The City shall have the right to inspect, at any time, the construction of the Improvements and collect all City applicable inspection fees. Owner grants the City, its agent, employees, officers, and contractors an easement and license to enter the Property for the purpose of inspections that it deems appropriate, which shall terminate automatically upon City's acceptance of the Improvements. The City will not issue a Letter of Acceptance for the Improvements until they are completely constructed (final completion) to the

satisfaction of the City in accordance with Section 3.19.I of the City's subdivision ordinance stating: "When the street, alley, drainage, water and sanitary sewer improvements provided by the Developer have been completed by the CONTRACTOR, the CONTRACTOR shall notify the City that the improvements are ready for final inspection. The City will then make such final inspections, and if the work is satisfactory and in accordance with the approved engineering plans, and the specifications included herein, then the City will give a letter of acceptance to the CONTRACTOR with a copy to the Developer-Owner. The City Director of Public Works and the City Engineer shall approve the letter of acceptance." Owner must deliver to the City clear and unencumbered title to the Improvements. Upon issuance of a Letter of Acceptance, title to the Improvements shall be vested in the City, and Owner shall relinquish any right, title or interest in and to the Improvements or any part thereof. The City shall have no responsibility in connection with the Improvements until the Letter of Acceptance is issued.

III. MAINTENANCE

A. AMENITIES

Maintenance of all such private aesthetic or specialty amenities, such as walls, vegetation, signage, landscaping, street furniture, pond and lake improvements, shall be the responsibility of Owner until such responsibility is turned over to the property owner's association, if any. The City shall not be responsible for the maintenance or replacement of aforementioned private amenities. This Section III.A shall survive termination of this Agreement.

B. LANDSCAPING

Maintenance of amenities within public right-of-way, such as landscaping, irrigation, lighting, etc., for the enhancement of the Property shall be the responsibility of Owner until such responsibility is turned over to a property owner's association, if any. The City shall not be responsible for the maintenance or replacement of the landscaping. This Section III.B shall survive termination of this Agreement.

IV. DETERMINATION OF ROUGH PROPORTIONALITY

Owner hereby agrees that the Improvements in this Agreement to be constructed by Owner, and the fees to be imposed by the City (collectively the "Exactions") pursuant to this Agreement, regarding the Property, are roughly proportional to the projected impact of the development of the Property, and Owner hereby waives any claim therefor that it may have. Owner further acknowledges and agrees that all prerequisites to such a determination of rough proportionality have been met, and that any costs incurred relative to said Exactions are related both in nature

and extent to the impact of the development of the Property. In connection with the Exactions, Owner specifically waives and releases all claims which Owner may have against the City: (1) related to any and all rough proportionality and individual determination requirements mandated by Subchapter Z of Chapter 212, Texas Local Government Code, as well as other requirements of a nexus between development conditions and the projected impact of the development of the Property; and (2) that the Exactions constitute a "taking" (i.e., an inverse condemnation) under the Texas or United States Constitutions. Except as otherwise provided in this paragraph, Owner does not, by entering into this Agreement, waive any right that Owner may now have or hereafter have with respect to any claim of a vested right arising under Chapter 245 of the Texas Local Government Code. This Section IV shall survive the termination of this Agreement .

V. SPECIAL CONDITIONS

A. Owner understands and agrees that this Agreement only applies to the Improvements, as defined herein, and that any further development on the Property shall be subject to applicable county development regulations and state law. Owner further agrees that any drive approaches onto John Day Road shall be subject to Section 2.11 of the City's Subdivision Ordinance, as amended, and may require Owner to conduct further analyses and studies and construct further public improvements to comply with said City requirements. Owner hereby agrees not to construct any drive approach or driveway onto any City roadway, including John Day Road, without first obtaining permits and approvals from the City pursuant to applicable regulations. This Section V.A shall survive the termination of this Agreement.

VI. INDEMNIFICATION AND INSURANCE

A. INDEMNIFICATION

(1) OWNER AND ITS SUCCESSORS AND ASSIGNS SHALL INDEMNIFY AND HOLD HARMLESS THE CITY, ITS OFFICIALS, EMPLOYEES, OFFICERS, REPRESENTATIVES AND AGENTS (EACH AN "INDEMNIFIED PARTY"), FROM AND AGAINST ALL ACTIONS, DAMAGES, CLAIMS, LOSSES OR EXPENSE OF EVERY TYPE AND DESCRIPTION TO WHICH THEY MAY BE SUBJECTED OR PUT: (I) BY REASON OF, OR RESULTING FROM THE BREACH OF ANY PROVISION OF THIS AGREEMENT BY OWNER; (II) THE NEGLIGENT DESIGN, ENGINEERING AND/OR CONSTRUCTION BY OWNER OR ANY ARCHITECT, ENGINEER OR CONTRACTOR HIRED BY OWNER OF ANY OF THE IMPROVEMENTS ACQUIRED FROM OWNER HEREUNDER; (III) OWNER'S NONPAYMENT UNDER CONTRACTS BETWEEN OWNER AND ITS CONSULTANTS, ENGINEERS,

ADVISORS, CONTRACTORS, SUBCONTRACTORS AND SUPPLIERS IN THE PROVISION AND/OR CONSTRUCTION OF THE IMPROVEMENTS; (IV) ANY CLAIMS OF PERSONS EMPLOYED BY OWNER OR ITS AGENTS TO CONSTRUCT THE IMPROVEMENTS; OR (V) ANY CLAIMS AND SUITS OF THIRD PARTIES, INCLUDING BUT NOT LIMITED TO OWNER'S RESPECTIVE PARTNERS, OFFICERS, DIRECTORS, EMPLOYEES, REPRESENTATIVES, AGENTS, SUCCESSORS, ASSIGNEES, VENDORS, GRANTEES, AND/OR TRUSTEES, REGARDING OR RELATED TO THE IMPROVEMENTS OR ANY AGREEMENT OR RESPONSIBILITY REGARDING THE IMPROVEMENTS, INCLUDING CLAIMS AND CAUSES OF ACTION WHICH MAY ARISE OUT OF THE PARTIAL NEGLIGENCE OF AN INDEMNIFIED PARTY (THE "CLAIMS"). NOTWITHSTANDING THE FOREGOING, NO INDEMNIFICATION IS GIVEN HEREUNDER FOR ANY ACTION, DAMAGE, CLAIM, LOSS OR EXPENSE DETERMINED BY A COURT OF COMPETENT JURISDICTION TO BE DIRECTLY ATTRIBUTABLE TO THE WILLFUL MISCONDUCT OR SOLE NEGLIGENCE OF ANY INDEMNIFIED PARTY. OWNER IS EXPRESSLY REQUIRED TO DEFEND CITY AGAINST ALL SUCH CLAIMS, AND THE CITY IS REQUIRED TO REASONABLY COOPERATE AND ASSIST OWNER IN PROVIDING SUCH DEFENSE.

(2) IN ITS REASONABLE DISCRETION, THE CITY SHALL HAVE THE RIGHT TO APPROVE OR SELECT THE DEFENSE COUNSEL TO BE RETAINED BY OWNER IN FULFILLING ITS OBLIGATIONS HEREUNDER TO DEFEND AND INDEMNIFY THE INDEMNIFIED PARTIES, UNLESS SUCH RIGHT IS EXPRESSLY WAIVED BY THE CITY IN WRITING. THE INDEMNIFIED PARTIES RESERVE THE RIGHT TO PROVIDE A PORTION OR ALL OF THEIR/ITS OWN DEFENSE, AT THEIR/ITS SOLE COST; HOWEVER, INDEMNIFIED PARTIES ARE UNDER NO OBLIGATION TO DO SO. ANY SUCH ACTION BY AN INDEMNIFIED PARTY IS NOT TO BE CONSTRUED AS A WAIVER OF OWNER'S OBLIGATION TO DEFEND INDEMNIFIED PARTIES OR AS A WAIVER OF OWNER'S OBLIGATION TO INDEMNIFY INDEMNIFIED PARTIES PURSUANT TO THIS AGREEMENT. OWNER SHALL RETAIN THE CITY-APPROVED DEFENSE COUNSEL WITHIN SEVEN BUSINESS DAYS OF WRITTEN NOTICE FROM AN INDEMNIFIED PARTY THAT IT IS INVOKING ITS RIGHT TO INDEMNIFICATION UNDER THIS AGREEMENT. IF OWNER FAILS TO RETAIN COUNSEL WITHIN SUCH TIME PERIOD, INDEMNIFIED PARTIES SHALL HAVE THE RIGHT TO RETAIN DEFENSE COUNSEL ON THEIR OWN BEHALF, AND OWNER SHALL BE LIABLE FOR ALL REASONABLE COSTS INCURRED BY INDEMNIFIED PARTIES. THE CITY AGREES, UNLESS ADVISED BY DEFENSE COUNSEL TO THE CONTRARY, TO ASSERT ITS IMMUNITY FROM LIABILITY AND IMMUNITY FROM SUIT AND/OR OTHER AVAILABLE AFFIRMATIVE DEFENSES

(3) THIS SECTION VI.A SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

(4) THE PARTIES AGREE AND STIPULATE THAT THIS INDEMNIFICATION AND THE EXPRESS NEGLIGENCE TEXT COMPLIES WITH THE CONSPICUOUSNESS REQUIREMENT, AND IS VALID AND ENFORCEABLE AGAINST OWNER.

B. INSURANCE: Owner and Owner's contractors must maintain insurance relating to the construction of the Improvements pursuant to this Agreement meeting the requirements in **Exhibit D**.

VII. DEFAULT AND TERMINATION:

A. Except as otherwise provided in this Agreement, upon the completion of the Improvements by Owner and final acceptance of the Improvements by the City, this Agreement shall automatically terminate and the City will execute a notice of release and termination of this Agreement and file said notice in the Tarrant County Deed Records.

B. If Owner should breach any provisions of this Agreement, the City shall give Owner written notice of the breach and the action necessary to cure the breach and the date by which the breach must be cured. Notice shall be sent to Owner at the address listed in this Agreement. Any cure period should be reasonable in relation to the nature of the default. If Owner fails to cure the breach within the time specified in the City's written notice, the City may, at its election, draw down on the bonds described in Section I.A of this Agreement and complete the construction of the Improvements.

C. Work performed under the Agreement shall be commenced within one (1) year from the Effective Date. In the event the work is not completed within two (2) years from commencement of construction, the City may, after delivering written notice and thirty (30) days for Owner to complete the work, at its election and its sole and exclusive remedy, draw on the performance bond provided by Owner and complete such work at Owner's expense in compliance with City ordinances, provided however, that if the construction under this Agreement shall have started within the two (2) year period, the City may agree to renew the Agreement with such renewed Agreement to be in compliance with the City policies and ordinances in effect at that time and with Owner submitting bonds required in Section I.A.

VIII. MISCELLANEOUS GENERAL PROVISIONS:

A. Owner hereby agrees to comply with all federal, state, and local laws that are applicable to the construction of the Improvements.

B. Venue of any action brought hereunder shall be in Tarrant County, Texas.

C. Notwithstanding any provision to the contrary, approval by the City of any plans, designs or specifications submitted by Owner pursuant to this Agreement shall not constitute or be deemed to be a release of the responsibility and liability of Owner for the accuracy and competency of their design and specifications. Such approval shall not be deemed to be an assumption of such responsibility and liability by the City for any defect in the design and specifications prepared by the consulting engineer, his officers, agents, servants or employees, it being the intent of the parties that approval by the City signifies the City's approval on only the general design concept of the facilities and improvements to be constructed.

D. This Agreement or any part herein, or any interest herein, shall not be assigned by Owner without the express written consent of the City. No assignment shall be effective unless the City executes an assignment which provides that Owner shall continue to be responsible for the covenants herein and the assignee also accepts responsibility for complying with the Agreement. Owner agrees that any sale or subdivision of the Property, or any portion thereof, shall trigger this Section VIII.D and require written approval by the City to assign any portion of this Agreement.

E. On all Improvements included in this Agreement for which Owner awards its own construction contract, Owner agrees to employ a construction contractor who is approved by the City, and which approval shall not be unreasonably withheld, said contractor to meet the City's and statutory requirements for being insured, licensed and bonded to do work in public streets and to be qualified in all respects to bid on public streets and to be qualified in all respects to bid on public projects of a similar nature.

F. Prior to final acceptance of the Improvements, Owner shall provide to the City two (2) ,copies of Record Drawings of the Construction Plans, showing the Improvements as actually constructed, of which one set shall be on mylar reproducible sheets and one (1) electronic version of said Record Drawings in a format acceptable to the City. Such drawings will be stamped and signed by a registered professional civil engineer.

G. This Agreement may be changed or modified only with the written consent of Owner and the City's Governing Body.

H. The provisions of this Agreement are severable and, in the event any word, phrase, sentence, paragraph, or other provision of this Agreement, or the application thereof to any person or circumstance, shall ever be determined by a court of competent jurisdiction to be invalid or unenforceable for any reason, the remainder of this Agreement shall remain in full force and effect.

The invalid, illegal or unenforceable provision shall be rewritten by the parties to this Agreement to accomplish the parties' original intent as nearly as possible.

I. This Agreement shall be a covenant running with the land and shall be binding upon Owner, its successors, heirs, assigns, grantees, trustees and/or representatives.

J. The City makes no guarantee that water supply will be available at any particular time or place, it being fully understood by both parties hereto that the ability of the City to supply water services is subject to the City's water system capacity. The City shall be the sole judge of the availability of such capacity to supply such water services, provided, however, that the City will use its best efforts to ensure that said water supply is available. Nothing herein waives City's obligations under its certificate of convenience and necessity and state law.

K. Any notice required or permitted by this Agreement to be given or delivered to any party shall be deemed to have been received when personally delivered or 72 hours following deposit of the same in any United States Post Office, registered or certified mail, postage prepaid, addressed as follows:

To the City: Attn: Mayor Gary Hulsey
City of Haslet
101 Main Street
Haslet, Texas 76052

With a copy to: Attn: Jeremy Page
Brown & Hofmeister, L.L.P.
740 East Campbell Road, Suite 800
Richardson, Texas 75081
Email: jpage@bhlaw.net
Telephone: (214) 747-6100

To the Owner: TRIPLE "T" FARMS, LTD.
1000 Texan Trail, Suite 200
Grapevine, TX76051

L. This Agreement only inures to the benefit of, and may only be enforced by, the Parties. No other person or entity shall have any right, title, or interest under this Agreement or otherwise be deemed to be a third-party beneficiary of this Agreement.

M. The City represents and warrants that this Agreement has been approved by official action by the City's Governing Body in accordance with all applicable public notice requirements (including, but not limited to, notices

required by the Texas Open Meetings Act) and that the individual executing this Agreement on behalf of the City has been duly authorized to do so. Owner represents and warrants that this Agreement has been approved by appropriate action of Owner, and that the individual executing this Agreement on behalf of Owner has been duly authorized to do so. Each party respectively acknowledges and agrees that this Agreement is binding upon such party and is enforceable against such party, in accordance with its terms and conditions and to the extent provided by law.

N. This Agreement constitutes the entire agreement between the parties and supersedes all prior agreements, whether oral or written, covering the subject matter of this Agreement. This Agreement shall not be modified or amended except in writing signed by the parties.

O. Any failure by a party to insist upon strict performance by the other party of any material provision of this Agreement shall not be deemed a waiver thereof, and the party shall have the right at any time thereafter to insist upon strict performance of any and all provisions of this Agreement. No provision of this Agreement may be waived except by writing signed by the party waiving such provision. Any waiver shall be limited to the specific purposes for which it is given. No waiver by any party of any term or condition of this Agreement shall be deemed or construed to be a waiver of any other term or condition or subsequent waiver of the same term or condition.

P. The following exhibits are attached to this Agreement and are incorporated herein for all purposes:

Exhibit A: Legal Description
Exhibit B: Construction Plans
Exhibit C: Description of Estimated Costs
Exhibit D: Insurance Requirements

Q. By its execution of this Agreement, City does not waive or surrender any of its respective governmental powers, immunities, or rights except as provided in this section.

[signature pages to follow]

IN WITNESS WHEREOF, each of the parties hereto has caused this Agreement to be executed by its undersigned duly authorized representative as of the date set forth below after approval of the City Council of the City on _____, 2026.

CITY OF HASLET, TEXAS

By: _____
Gary Hulsey, Mayor

Date: _____

ATTEST:

_____
Crystal Babcock, Interim City Secretary

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority in and for Tarrant County, Texas, on this day personally appeared GARY HULSEY, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he is the Mayor of the City of Haslet, Texas, and that he is authorized by said municipality to execute the foregoing instrument as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2026.

_____
Notary Public, State of Texas

_____
Typed or Printed Name

APPROVED AS TO FORM:

_____
Jeremy Page, City Attorney

OWNER:

TRIPLE "T" FARMS, LTD.,
a Texas limited partnership

By: *USM CAPITAL, LLC*
a Texas limited liability company
Its General Partner

By: _____
Name: Gary Hazlewood
Title: President

Date: _____

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority in and for Tarrant County, Texas, on this day personally appeared GARY HAZLEWOOD, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he is the President of *USM CAPITAL, LLC,* a Texas limited liability company, said entity being the General Partner of ***TRIPLE "T" FARMS, LTD.***, a Texas limited partnership, and that he is authorized by said limited partnership to execute the foregoing instrument as the act of such limited partnership for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2026.

_____
Notary Public, State of Texas

_____
Typed or Printed Name

EXHIBIT "A"
Legal Description

LEGAL DESCRIPTION

BEING, all of that 97.241 acre (,4235,813 square foot) tract of land situated in the M.E.P. & P. RR. Co. Survey, Abstract Number 11308, Tarrant County, Texas; being a part of that called 475 acre tract of land described in Special Warranty Deed with Vendor's Lien to William Bloomstein as Trustee of the Lise Regina La Prelle Trust as recorded in Instrument Number D218038448; being a part of that called 475 acre tract of land described in Special Warranty Deed with Vendor's Lien to William Bloomstein as Trustee of the Charles Philippe La Prelle Trust as recorded in Instrument Number D218038449; and being a part of that called 475 acre tract of land described in Special Warranty Deed with Vendor's Lien to William Bloomstein as Trustee of the Francesca La Prelle Trust as recorded in Instrument Number D218038450 all of the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.); said 97.241 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING, at a point in the south line of said 475 acre tract; said point being in the center of Blue Mound Road (County Road No. 4047) (a generally recognized public road, no record of dedication found on subject tract; 60-foot wide right-of-way); from said point a 5/8-inch iron rod with "BGE" cap found for witness corner bears North 15° 57' 45" East, a distance of 24.41 feet;

THENCE, North 89° 57' 19" West, along the south line of said 475 acre tract and the center of said Blue Mound Road (County Road No. 4047), a distance of 745.89 feet to a point for corner; from said point a 5/8-inch iron rod with "BGE" cap found for witness corner bears North 45° 14' 45" West, a distance of 85.28 feet; said point being in the east line of that called 4.932 acre tract of land described in Right-of-Way Dedication Deed to the City of Haslet as recorded in Instrument Number D220197294 (O.P.R.T.C.T.);

THENCE, North 00° 31' 41" West, departing the south line of said 475 acre tract and the center of said Blue Mound Road (County Road No. 4047), and with the east line of said 4.932 acre tract, a distance of 2,958.53 feet to an angle point for corner;

THENCE, North 05° 44' 43" East, to a point at the northeast corner of said 4.932 acre tract; said point being in the north line of said 475 acre tract and the south line of LeTara, Phase One, an addition to the City of Haslet as recorded in Instrument Number D219289910 of the Plat Records of Tarrant County, Texas; from said point an "X" cut in concrete found for corner (1/2-inch iron rod with "LANDES" cap previously found for corner) bears South 89° 41' 20" West, a distance of 110.00 feet;

THENCE, North 89° 41' 20" East, departing the east line of said 4.932 acre tract, along the north line of said 475 acre tract, a distance of 1,148.44 feet to a point at the southeast corner of said Letara, Phase One;

THENCE, North 89° 14' 04" East, continuing along the north line of said 475 acre tract, a distance of 533.32 feet to a 5/8-inch iron rod with "ANA" cap found at the northwest corner of that tract of land described as Tract 1 in Judgment of Court in Absence of Objection to the City of Fort Worth as recorded in Instrument Number D212211818 (O.P.R.T.C.T.);

THENCE, South 15° 57' 34" West, along the northwest line of said Tract 1, a distance of 1,165.29 feet to a point at the northwest corner of that tract of land described as Exhibit "A" in Special Warranty Deed with Reservation of Easement to JPMorgan Chase Bank, N.A. as Trustee of the Alice La Prelle Trust as recorded in Instrument Number D214252281 (O.P.R.T.C.T.); from said point a 5/8-inch iron rod with "ANA" cap found for corner in the northwest line of said Tract 1 bears South 15° 57' 34" West, a distance of 225.00 feet;

THENCE, South 74° 02' 20" East, departing the northwest line of said Tract 1, a distance of 25.02 feet to a point at the northeast corner of said Exhibit "A";

THENCE, South 15° 57' 45" West, at distance of 225.00 feet passing a 5/8-inch iron rod with "ANA" cap found at the southeast corner of said Exhibit "A", and for an angle point in the northwest line of said Tract 1, continuing in all a total distance of 2,392.62 feet to the POINT OF BEGINNING and containing an area of 97.241 acres or 4,234,813 square feet of land, more or less.

EXHIBIT "B"
CONSTRUCTION PLANS

EXHIBIT "C"
DESCRIPTION OF ESTIMATED COSTS

The estimated Construction Cost and Community Facilities Fee is as follows:

Onsite:

1. Water lines and appurtenances.....$ _____

On-Site Sub-Total… $_____

Offsite: None

Total Estimated Construction Cost .....$_____

Total Estimated Plan Review Fees (1%) ……$_____

Total Estimated Community Facility Inspection Fees (4%) ..$_____

Note: Actual Community Facility Fee to be reconciled upon construction contract completion and may result in additional fees due to City or refund to Owner.

EXHIBIT "D"
REQUIREMENTS FOR INSURANCE

I. *Contractor's and Owner's Insurance*

A. Without limiting any of the other obligations or liabilities of the Owner and the Owner's contractor (hereinafter called "Contractor"), during the term of the Agreement, shall purchase and maintain the following minimum insurance coverages with companies duly approved to do business in the State of Texas and satisfactory to the City. In this Agreement, "Project" shall mean the public improvements to be constructed, pursuant to the Community Facilities Agreement, by Owner or by a Contractor under Owner's contract with a Contractor. "Owner" shall mean Owner; if Owner has contracted with a Contractor to construct the public improvements, the Contractor may submit the proof of insurance coverages required herein. Coverages shall be of the following types and not less than the specified amounts:

1. Workers' compensation as required by Texas law, with the policy endorsed to provide a waiver of subrogation as to the City; employer's liability insurance of not less than the minimum statutory amounts.

2. Commercial general liability insurance, including premises- operations; independent contractor's liability, completed operations and contractual liability covering, but not limited to, the liability assumed under the indemnification provisions of this Contract, fully insuring Contractor's (or Subcontractor's) liability for injury to or death of City's employees and third parties, extended to include personal injury liability coverage with damage to property of third parties, broad form property damage, with minimum limits as set forth below:

General Aggregate $2,000,000

Bodily Injury $1,000,000 Each Occurrence
Property Damage $1,000,000 Each Occurrence

Products–Components/Operations Aggregate. $1,000,000

Personal and Advertising Injury . . . . . $ 1,000,000
(With Employment Exclusion deleted)

Each Occurrence . . . . . $ 1,000,000

Contractual Liability:

Bodily Injury	$1,000,000 each occurrence
Property Damage	$1,000,000 each occurrence

The policy shall include coverage extended to apply to completed operations, asbestos hazards (if this project involves work with asbestos) and ECU (explosion, collapse and underground) hazards. The completed operations coverage must be maintained for a minimum of one year after final completion and acceptance of the work, with evidence of same filed with City.

3. Comprehensive automobile and truck liability insurance, covering owned, hired and non-owned vehicles, with a combined bodily injury and property damage minimum limit of $1,000,000 per occurrence; or separate limits of $500,000 for bodily injury (per person), and $500,000 for property damage. Such insurance shall include coverage for loading and unloading hazards.

4. Property Insurance (Builder's All Risk)

a. Owner shall purchase and maintain, and require its contractor to purchase and maintain, at all times during the term of its Contract with the Owner, property insurance written on a builder's risk "all-risk" or equivalent policy form in the amount of the initial contract price, plus value of subsequent contract modifications and cost of materials supplied or installed by others, comprising total value for the entire Project at the site on a replacement cost basis without optional deductibles. Such property insurance shall be maintained, unless otherwise in writing by all persons and entities who are beneficiaries of such insurance, until final payment has been made, or until no person or entity other than the City has an insurable interest in the property required by this paragraph to be covered, whichever is later. This insurance shall include interests of the City, the Contractor, subcontractors and sub-subcontractors in the Project.

b. Property insurance shall be on an "all-risk" or equivalent policy form and shall include, without limitation, insurance against the perils of fire (with extended coverage) and physical loss or damage including, without duplication of coverage, theft, vandalism, malicious mischief, collapse, earthquake, flood, windstorm, falsework, testing and startup, temporary buildings and debris removal including demolition occasioned by enforcement of any applicable legal requirements, and shall cover reasonable compensation for Contractor's services and expenses required as a result of such insured loss.

c. If the insurance required by this section requires deductibles, the Owner shall pay costs not covered because of such deductibles.

d. This property insurance shall cover portions of the work stored off the site, and also portions of the work in transit.

e. Owner's Protective Liability Insurance:

(i) Owner and Contractor shall obtain, pay for and maintain at all times during the prosecution of the work under the contract between the Contractor and the Owner, an Owner's protective liability insurance policy naming the City as insured for

property damage and bodily injury, which may arise in the prosecution of the work or Contractor's operations under the contract.

(ii) Coverage shall be on an "occurrence" basis, and the policy shall be issued by the same insurance company that carries the Owner or Contractor's liability insurance with a combined bodily injury and property damage minimum limit of $1,000,000 per occurrence.

f. "Umbrella" Liability Insurance: Owner shall obtain, pay for and maintain umbrella liability insurance during the term of the Contract between the Contractor and the Owner, insuring Contractor for an amount of not less than **$5,000,000 per occurrence combined** limit for bodily injury and property damage that follows form and applies in excess of the primary liability coverages required herein above. The policy shall provide "drop down" coverage where underlying primary insurance coverage limits are insufficient or exhausted.

II. *Policy Endorsements*

A. Each insurance policy to be furnished by Owner and Contractor under this Agreement shall include the following conditions by endorsement to the policy:

1. name the City and the City Engineer as an additional insured as to all applicable policies;

2. each policy shall require that 30 days prior to cancellation, non-renewal or any material change in coverage, a notice thereof shall be given to City by certified mail. If the policy is canceled for nonpayment of premium, only 10 days written notice to City is required;

3. the term "City" shall include all authorities, boards, bureaus, commissions, divisions, departments and offices of the City and individual members, employees and agents thereof in their official capacities, and/or while acting on behalf of the City;

4. the policy phrase "other insurance" shall not apply to the City or the City Engineer where the City is an additional insured on the policy.

III. *Special Conditions*

A. Insurance furnished by the Owner shall be in accordance with the following requirements:

1. any policy submitted shall not be subject to limitations, conditions or restrictions deemed inconsistent with the intent of the insurance requirements to be fulfilled by Owner. The City's decision thereon shall be final;

2. all policies are to be written through companies duly licensed to transact that class of insurance in the State of Texas; and

3. all liability policies required herein shall be written with an "occurrence" basis coverage trigger.

B. Owner agrees to the following:

1. Owner waives subrogation rights for loss or damage against the City and agrees to include this provision in its contract with its contractors. Insurers shall have no right of recovery or subrogation against the City, it being the intention that the insurance policies shall protect all parties to the contract and be primary coverage for all losses covered by the policies;

2. Companies issuing the insurance policies and Owner shall have no recourse against the City for payment of any premiums or assessments for any deductibles, as all such premiums and deductibles are the sole responsibility and risk of the Owner;

3. Approval, disapproval or failure to act by the City regarding any insurance supplied by the Owner shall not relieve the Owner of full responsibility or liability for damages and accidents as set forth in this Agreement. Neither shall bankruptcy, insolvency or denial of liability by the insurance company exonerate the Owner from liability;

4. Deductible limits on insurance policies exceeding $10,000 require approval of the City;

5. Any of such insurance policies required under this section may be written in combination with any of the others, where legally permitted, but none of the specified limits may be lowered thereby;

6. Owner shall require its Contractor to provide notice of any actual or potential claim or litigation that would affect required insurance coverages to the City in a timely manner;

7. Owner agrees to require its Contractor to either require its Subcontractors to maintain the same insurance coverage and limits as specified for the Owner or coverage of Subcontractors shall be provided by the Contractor; and

8. Prior to the effective date of cancellation of any policy, Owner shall deliver to the City a replacement certificate of insurance or proof of reinstatement.

PLANS FOR THE CONSTRUCTION OF

WATER, PAVING, GRADING & DRAINAGE IMPROVEMENTS

TO SERVE

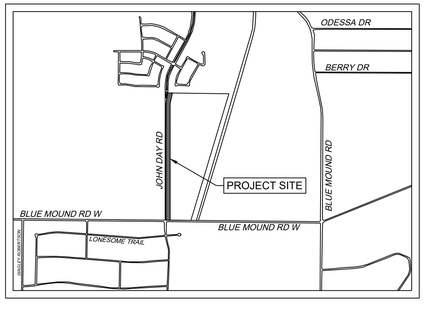
LETARA SOUTH PUBLIC WATER & DRIVEWAY CONSTRUCTION ON JOHN DAY ROAD

A TRACT SITUATED IN THE M.E.P & P.R.R.
SURVEY, ABSTRACT #1130
TARRANT COUNTY, TEXAS
(96.68 ACRES)

OWNER/DEVELOPER:
TRIPLE T FARMS LTD.
1000 TEXAN TRAIL #200,
GRAPEVINE TX 76051
PHONE: (817) 366 - 4196
CONTACT: AL BURTIN
alburtin@westwoodland.com

ENGINEER:
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PHONE: (817) 488 - 4960
CONTACT: SHEA KIRKMAN, P.E.
shea.kirkman@trustke.com

SURVEYOR:
WHITFIELD-HALL SURVEYORS
3559 WILLIAMS ROAD, SUITE 107
FORT WORTH, TX 76116
PHONE: (817) 560 - 2916
CONTACT: JOHNNY D.L WILLIAMS, RPLS
johnny@whitfieldhall.org



VICINITY MAP
N.T.S.

RELEASED FOR CONSTRUCTION
City of Haslet

_____
City Engineer

Date: _____

_____
Director of Public Works

Date: _____

kirkman ENGINEERING
TEXAS FIRM NO. 15874

PROJECT NO. WWD25001

MAY 2026

STATE OF TEXAS
SHEA O. KIRKMAN
91865
LICENSED
PROFESSIONAL ENGINEER

05/20/2026

SHEET LIST TABLE

NUMBER	SHEET TITLE
C1.0	COVER SHEET
C1.1	GENERAL NOTES
C2.0	DEMOLITION PLAN
C3.0	DIMENSIONAL CONTROL & PAVING PLAN
C3.1	DIMENSIONAL CONTROL & PAVING PLAN
C4.0	GRADING PLAN
C4.1	GRADING PLAN
C4.2	GRADING PLAN
C5.0	OVERALL WATER PLAN
C5.1	WATER PLAN & PROFILE
C5.2	WATER PLAN & PROFILE
C5.3	WATER PLAN & PROFILE
C5.4	WATER PLAN & PROFILE
C6.0	EXISTING DRAINAGE AREA MAP
C7.0	PROPOSED DRAINAGE AREA MAP
C8.0	CULVERT PLAN & PROFILE
C8.1	CHANNEL REPORTS
C9.0	EROSION CONTROL PLAN
C10.0	PAVING DETAILS
C11.0	DRAINAGE DETAILS
C12.0	WATER DETAILS
C13.0	EROSION CONTROL DETAILS

REV:	DATE:	DESCRIPTION:

PLANS FOR THE CONSTRUCTION OF WATER, SANITARY SEWER, PAVING, GRADING & DRAINAGE IMPROVEMENTS TO SERVE: LETARA SOUTH PUBLIC WATER & DRIVEWAY CONSTRUCTION ON JOHN DAY ROAD

Agenda Item #8.8.G.

FULL PATH: K:\Jobs\WWD25001_LotTers South Commercial\Drawings\00_CONCEPT\03 - Production\Public Water Extension\JobsWWD25001_LotTers South Commercial\Drawings\00_CONCEPT\03 - Production\Public Water Extension\COVER_WWD2500
ELEMENT FOLDER: WWD2500.dwg
PLOTTED BY: Michael Herrera
PLOTTED ON: Wednesday, May 20, 2026
PLOTTED WITH: _ANSI-D.PDF (General Documentation).pc3

GENERAL NOTES

1. STANDARDS AND SPECIFICATIONS: ALL MATERIALS, CONSTRUCTION METHODS, WORKMANSHIP, EQUIPMENT, SERVICES AND TESTING FOR ALL PUBLIC IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' ORDINANCES, REGULATIONS, REQUIREMENTS, STATUTES, SPECIFICATIONS AND DETAILS, LATEST PRINTING AND AMENDMENTS THERETO. THE GOVERNING AUTHORITIES' PUBLIC WORKS AND WATER DEPARTMENT REQUIREMENTS, PLUMBING CODES, AND FIRE DEPARTMENT REGULATIONS SHALL TAKE PRECEDENT FOR ALL PRIVATE IMPROVEMENTS WHERE APPLICABLE. ALL OTHER PRIVATE CONSTRUCTION, NOT REGULATED BY THE GOVERNING AUTHORITY, SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, LATEST PRINTING AND AMENDMENTS THERETO, EXCEPT AS MODIFIED BY THE PROJECT CONTRACT DOCUMENTS.
2. EXAMINATION OF PLANS: PRIOR TO COMMENCING ANY CONSTRUCTION, THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE CONTRACTOR DOCUMENTS, CONSTRUCTION DOCUMENTS, AND SPECIFICATIONS. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE THEIR SELF WITH ALL STANDARDS AND SPECIFICATIONS PERTAINING TO THE WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
3. EXAMINATION OF SITE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR INVESTIGATING AND SATISFYING THEIR SELF AS TO THE CONDITIONS AFFECTING THE WORK, INCLUDING BUT NOT RESTRICTED TO THE BEARING UPON TRANSPORTATION, DISPOSAL, HANDLING AND STORAGE OF MATERIALS, AVAILABILITY OF LABOR, WATER, ELECTRIC POWER, ROADS AND UNCERTAINTIES OF WEATHER, OR SIMILAR PHYSICAL CONDITIONS AT THE SITE, CONDITIONS OF THE GROUND, THE CHARACTER OF EQUIPMENT AND FACILITIES NEEDED PRELIMINARY TO AND DURING THE PERFORMANCE OF THE WORK. FAILURE BY THE CONTRACTOR TO ACQUAINT HIMSELF WITH THE AVAILABLE INFORMATION WILL NOT RELIEVE HIM FROM RESPONSIBILITY FOR ESTIMATING THE DIFFICULTY OR COST OF SUCCESSFULLY PERFORMING THE WORK.
4. ADEQUATE EQUIPMENT: CONTRACTOR TO VERIFY ADEQUATE AREA EXISTS ON-SITE TO PERFORM THE WORK SHOWN IN THESE CONSTRUCTION DOCUMENTS. IF ADDITIONAL AREA IS REQUIRED TO PERFORM THE WORK, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION.
5. SUBSURFACE INVESTIGATION: SUBSURFACE EXPLORATION TO ASCERTAIN THE NATURE OF SOILS HAS BEEN PERFORMED BY THE GEOTECHNICAL ENGINEER OF RECORD ON THE PROJECT. THE SUBSURFACE INFORMATION WILL BE MADE AVAILABLE FOR THE CONTRACTOR'S USE. THE ENGINEER DISCLAIMS ANY RESPONSIBILITY FOR THE ACCURACY, TRUE LOCATION AND EXTENT OF THE SOILS INFORMATION PREPARED BY OTHERS.
6. TOPOGRAPHY SURVEY: TOPOGRAPHIC SURVEY INFORMATION SHOWN ON THE PLANS IS PROVIDED FOR INFORMATIONAL PURPOSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE INFORMATION SHOWN IS CORRECT, AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE SURVEY INFORMATION PROVIDED.
7. COMPLIANCE WITH LAWS: THE CONTRACTOR SHALL FULLY COMPLY WITH ALL LOCAL, STATE AND FEDERAL LAWS, INCLUDING ALL CODES, ORDINANCES AND REGULATIONS APPLICABLE TO THIS CONTRACT AND THE WORK TO BE DONE THEREUNDER, WHICH EXIST OR MAY BE ENACTED LATER BY GOVERNMENTAL BODIES HAVING JURISDICTION OR AUTHORITY FOR SUCH ENACTMENT. ALL WORK REQUIRED UNDER THIS CONTRACT SHALL COMPLY WITH ALL REQUIREMENTS OF LAW, REGULATION, PERMIT OR LICENSE. IF THE CONTRACTOR FINDS THAT THERE IS A VARIANCE, HE SHALL IMMEDIATELY REPORT THE SAME TO THE OWNER FOR RESOLUTION.
8. PUBLIC CONVENIENCE AND SAFETY: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONNEL AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. MATERIALS STORED ON THE WORK SITE SHALL BE PLACED, AND THE WORK SHALL AT ALL TIMES BE CONDUCTED, AS TO CAUSE NO GREATER OBSTRUCTION TO THE TRAVELING PUBLIC THAN IS CONSIDERED ACCEPTABLE BY THE GOVERNING AUTHORITIES AND THE DEVELOPER AND NOT TO PREVENT FREE UNINTERRUPTED ACCESS TO ALL FIRE HYDRANTS, WATER VALVES, GAS VALVES, MANHOLES AND FIRE ALARM OR POLICE CALL BOXES IN THE VICINITY.
9. STORM WATER POLLUTION PREVENTION PLAN (SWPPP): THE CONTRACTOR SHALL COMPLY WITH THE CONDITIONS OF THE SWPPP WHILE CONDUCTING THEIR ACTIVITIES ON THE PROJECT.
10. PERMITS AND LICENSES: THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND LICENSES NECESSARY FOR THE EXECUTION OF THE WORK AND SHALL FULLY COMPLY WITH ALL THEIR TERMS AND CONDITIONS. WHENEVER THE WORK UNDER THIS CONTRACT REQUIRES THE OBTAINING OF PERMITS FROM THE GOVERNING AUTHORITIES, THE CONTRACTOR SHALL FURNISH DUPLICATE COPIES OF SUCH PERMITS TO THE DEVELOPER BEFORE THE WORK COVERED THEREBY IS STARTED. NO WORK WILL BE ALLOWED TO PROCEED BEFORE SUCH PERMITS HAVE BEEN OBTAINED. COSTS ASSOCIATED WITH PERMITS SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
11. APPROVED PLANS: THE CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED PLANS ON-SITE AT ALL TIMES. WORK PERFORMED WITHOUT THE USE OF APPROVED PLAN SETS IS NOT AUTHORIZED AND SHALL BE AT THE RISK OF THE CONTRACTOR.
12. BONDS: PERFORMANCE, PAYMENT AND MAINTENANCE BONDS MAY BE REQUIRED FROM THE CONTRACTOR FOR "PUBLIC" IMPROVEMENTS. IF REQUIRED, THE CONTRACTOR SHALL PROVIDE THE BONDS IN THE FORM AND IN THE AMOUNTS AS REQUIRED BY THE GOVERNING AUTHORITIES. COSTS ASSOCIATED WITH PROVIDING THE BONDS SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
13. TESTING: THE TESTING AND CONTROL OF ALL MATERIALS USED IN THE WORK SHALL BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY, EMPLOYED AND HIRED/CONTRACTED BY THE CITY, PAID FOR BY THE DEVELOPER/CONTRACTOR. IN THE EVENT THE RESULTS OF THE INITIAL TESTING DO NOT COMPLY WITH THE PLANS AND SPECIFICATIONS, SUBSEQUENT TESTS NECESSARY TO DETERMINE THE ACCEPTABILITY OF MATERIALS OR CONSTRUCTION SHALL BE AT THE CONTRACTOR'S EXPENSE.
14. INSPECTION: THE GOVERNING AUTHORITIES AND/OR THE DEVELOPER WILL PROVIDE INSPECTION OF THE PROPOSED CONSTRUCTION. THE OWNER WILL PAY THE COSTS FOR INSPECTION SERVICES. THE CONTRACTOR SHALL PROVIDE SUFFICIENT NOTICE WELL IN ADVANCE OF PENDING CONSTRUCTION ACTIVITIES TO THE GOVERNING AUTHORITIES AND/OR OWNER FOR SCHEDULING OF INSPECTION SERVICES.
15. SHOP DRAWINGS: THE CONTRACTOR SHALL PREPARE, REVIEW, AND SUBMIT ALL SHOP DRAWING, PRODUCT DATA AND SAMPLES REQUIRED BY THE GOVERNING AUTHORITIES AND THE PROJECT CONTRACT DOCUMENTS IN ACCORDANCE WITH ITEM 1.28 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, NORTH CENTRAL TEXAS - NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS.
16. SURVEYING: ALL SURVEYING REQUIRED FOR CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, THE OWNER SHALL PROVIDE TWO BENCHMARKS FOR USE AS HORIZONTAL AND VERTICAL DATUM. THE CONTRACTOR SHALL EMPLOY A REGISTERED PROFESSIONAL LAND SURVEY TO PERFORM ALL ADDITIONAL SURVEY, LAYOUT AND MEASUREMENT WORK NECESSARY FOR THE COMPLETION OF THE PROJECT. THE COSTS ASSOCIATED WITH THE CONSTRUCTION STAKING SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
17. PROTECTION OF PROPERTY CORNERS AND BENCHMARKS: THE CONTRACTOR SHALL PROTECT ALL PROPERTY CORNER MARKERS AND BENCHMARKS. WHEN ANY SUCH MARKERS OR MONUMENTS ARE IN DANGER OF BEING DISTURBED, THEY SHALL BE PROPERLY REFERENCED AND IF DISTURBED SHALL BE RESET BY A REGISTERED PUBLIC SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
18. EXISTING STRUCTURES: THE PLANS SHOW THE LOCATION OF ALL KNOWN SURFACE AND SUB SURFACE STRUCTURES, HOWEVER, THE DEVELOPER AND ENGINEER ASSUME NO RESPONSIBILITY FOR THE FAILURE TO SHOW ANY OR ALL OF THESE STRUCTURES ON THE PLANS, OR TO SHOW THEM IN THEIR EXACT LOCATION. SUCH FAILURE SHALL NOT BE CONSIDERED SUFFICIENT BASIS FOR CLAIMS FOR ADDITIONAL COMPENSATION FOR EXTRA WORK OR FOR INCREASING THE PAY QUANTITIES IN ANY MANNER WHATSOEVER, UNLESS THE OBSTRUCTION ENCOUNTERED IN SUCH AS TO REQUIRE CHANGES IN THE LINES OR GRADES, OR REQUIRE THE CONSTRUCTION OF SPECIAL WORK, FOR WHICH PROVISIONS ARE NOT MADE IN THE PLANS.
19. PROTECTION OF EXISTING UTILITIES: AS REQUIRED BY "THE TEXAS UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT". TEXAS ONE CALL SYSTEM MUST BE CONTACTED (800-245-4545) AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OPERATIONS BEING PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT TEXAS ONE CALL SYSTEM. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE BASED ON THE BEST RECORDS AND/OR FIELD INFORMATION AVAILABLE AND ARE NOT GUARANTEED BY THE DEVELOPER OR ENGINEER TO BE ACCURATE AS TO THE LOCATION AND DEPTH. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY LOCATIONS OF ADJACENT AND/OR CONFLICTING UTILITIES SUFFICIENTLY IN ADVANCE OF HIS ACTIVITIES IN ORDER THAT HE MAY NEGOTIATE SUCH LOCAL ADJUSTMENTS AS NECESSARY IN THE CONSTRUCTION PROCESS TO PROVIDE ADEQUATE CLEARANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL EXISTING UTILITIES, SERVICES, AND STRUCTURES ENCOUNTERED WHETHER OR NOT THEY ARE ON THE PLANS. ANY DAMAGE TO UTILITIES RESULTING FROM CONTRACTOR'S OPERATIONS SHALL BE RESTORED AT HIS EXPENSE. TO AVOID UNNECESSARY INCONVENIENCES OR DELAYS, THE CONTRACTOR SHALL COORDINATE ALL UTILITY REMOVALS, REPLACEMENTS AND CONSTRUCTION WITH THE APPROPRIATE GOVERNING AUTHORITIES. THE DEVELOPER WILL NOT BE LIABLE FOR DAMAGES DUE TO DELAY BECAUSE OF THE ABOVE.
20. DAMAGE TO EXISTING FACILITIES: ALL DAMAGE DURING CONSTRUCTION ACTIVITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE TO A CONDITION AS GOOD AS OR BETTER THAN THE CONDITIONS PRIOR TO STARTING THE WORK.
21. FIRE AND LIFE SAFETY SYSTEMS: THE CONTRACTOR SHALL NOT REMOVE, DISABLE OR DISRUPT EXISTING FIRE OR LIFE SAFETY SYSTEMS WITHOUT RECEIVING PRIOR WRITTEN PERMISSION FROM THE GOVERNING AUTHORITY.
22. TRENCH SAFETY: THE CONTRACTOR IS RESPONSIBLE FOR HAVING A TRENCH SAFETY PLAN PREPARED IN ACCORDANCE WITH OSHA REQUIREMENTS BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS FOR THE IMPLEMENTATION OF TRENCH SAFETY CONTROL MEASURES THAT WILL BE IN EFFECT DURING THE CONSTRUCTION OF THE PROJECT. THE COSTS FOR PREPARATION OF THE TRENCH SAFETY PLAN SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
23. TRAFFIC CONTROL: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IMPLEMENT TRAFFIC CONTROL. THE COSTS ASSOCIATED WITH THE IMPLEMENTATION OF THE TRAFFIC CONTROL PLAN SHALL BE INCLUDED IN THE CONTRACT AMOUNT. TCP SHALL BE REVIEWED/APPROVED BY THE CITY ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF THE TCP AT ALL TIMES..
24. ACCESS TO ADJACENT PROPERTIES: ACCESS TO ADJACENT PROPERTIES SHALL BE MAINTAINED AT ALL TIMES UNLESS OTHERWISE DIRECTED BY THE GOVERNING AUTHORITIES AND/OR OWNER.
25. ACCESS ROUTES, STAGING AREAS AND STORAGE AREAS: ALL PRIVATE HAUL ROADS AND ACCESS ROUTES AND THE LOCATION OF ALL STAGING AREAS AND STORAGE AREAS SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND REPAIRING ALL ROADS AND OTHER FACILITIES USED DURING CONSTRUCTION. UPON COMPLETION OF THE PROJECT, ALL HAUL ROADS, ACCESS ROADS, STAGING AREAS AND STORAGE AREAS SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THAT AT THE TIME THE CONTRACTOR COMMENCES WORK ON THE PROJECT.
26. PARKING OF CONSTRUCTION EQUIPMENT: AT NIGHT AND DURING ALL PERIODS OF TIME WHEN EQUIPMENT IS NOT BEING ACTIVELY USED FOR THE CONSTRUCTION WORK, THE CONTRACTOR SHALL PARK THE EQUIPMENT AT LOCATIONS WHICH ARE APPROVED BY THE OWNER. DURING THE CONSTRUCTION OF THE PROJECT, THE CONTRACTOR SHALL COMPLY WITH THE PRESENT ZONING REQUIREMENTS OF THE GOVERNING AUTHORITIES IN THE USE OF VACANT PROPERTY FOR STORAGE PURPOSES. THE CONTRACTOR SHALL PROVIDE ADEQUATE BARRICADES, MARKERS AND LIGHTS TO PROTECT THE OWNER, THE GOVERNING AUTHORITIES, THE PUBLIC AND THE OTHER WORK. ALL BARRICADES, LIGHTS, AND MARKERS MUST MEET THE REQUIREMENTS OF THE GOVERNING AUTHORITIES' REGULATIONS.
27. WATER FOR CONSTRUCTION: THE CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR PURCHASING WATER FROM THE GOVERNING AUTHORITY FOR HIS USE ON THE PROJECT SITE. COST ASSOCIATED WITH THIS SERVICE SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
28. TEMPORARY ELECTRIC AND COMMUNICATIONS FOR CONSTRUCTION: THE CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR THE INSTALLATION AND PURCHASING OF TEMPORARY ELECTRIC AND COMMUNICATIONS SERVICES FROM THE GOVERNING AUTHORITIES FOR HIS USE ON THE PROJECT SITE. COSTS ASSOCIATED WITH THIS SERVICE SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
29. FENCES: ALL FENCES ENCOUNTERED AND REMOVED DURING CONSTRUCTION, EXCEPT THOSE DESIGNATED TO BE REMOVED OR RELOCATED, SHALL BE RESTORED TO THE ORIGINAL OR BETTER THAN CONDITION UPON COMPLETION OF THE PROJECT.WHERE WIRE FENCING, EITHER WIRE MESH OR BARBED WIRE, IS NOT TO BE CROSSED, THE CONTRACTOR SHALL SET CROSS-BRACED POSTS ON EITHER SIDE OF THE CROSSING. TEMPORARY FENCING SHALL BE ERECTED IN PLACE OF THE FENCING REMOVED WHENEVER THE WORK IS NOT IN PROGRESS AND WHEN THE SITE IS VACATED OVERNIGHT AND/OR AT ALL TIMES TO PREVENT PERSONS AND/OR LIVESTOCK FROM ENTERING THE CONSTRUCTION AREA. THE COST OF FENCE REMOVAL, TEMPORARY CLOSURES AND REPLACEMENT SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
30. COORDINATION WITH OTHERS: IN THE EVENT THAT OTHER CONTRACTORS ARE DOING WORK IN THE SAME AREA SIMULTANEOUSLY WITH THE PROJECT, THE CONTRACTOR SHALL COORDINATE HIS PROPOSED CONSTRUCTION WITH THAT OF THE OTHER CONTRACTORS.
31. CONDITION OF THE CONSTRUCTION SITE: THE CONTRACTOR SHALL KEEP THE SITE OF THE WORK AND ADJACENT PREMISES AS FREE FROM MATERIAL, DEBRIS AND RUBBISH AS IS PRACTICABLE. THE CONTRACTOR SHALL REMOVE MATERIAL, DEBRIS AND RUBBISH FROM ANY PORTION OF THE SITE IF, IN THE OPINION OF THE DEVELOPER, SUCH MATERIAL, DEBRIS AND RUBBISH CONSTITUTES A NUISANCE OR IS OBJECTIONABLE.
32. EXISTING ROADWAYS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CLEANLINESS OF EXISTING PAVED ROADS. COSTS ASSOCIATED WITH MAINTAINING THE CLEANLINESS OF EXISTING ROADS SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
33. SITE RECONNAISSANCE: THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO DETERMINE EXISTING CONDITIONS.
34. CONSULTANT COORDINATION: CONTRACTOR SHALL THOROUGHLY CHECK COORDINATION OF CIVIL, LANDSCAPE, MEP, ARCHITECTURAL, AND OTHER PLANS PRIOR TO COMMENCING CONSTRUCTION. OWNER/ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO COMMENCING WITH CONSTRUCTION.
35. DUST CONTROL: THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO CONTROL DUST ON THE PROJECT SITE BY SPRINKLING OF WATER, OR ANY OTHER METHODS APPROVED BY THE GOVERNING AUTHORITIES. COSTS ASSOCIATED WITH DUST CONTROL SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
36. CLEAN UP FOR FINAL ACCEPTANCE: THE CONTRACTOR SHALL MAKE A FINAL CLEAN UP OF ALL PARTS OF THE WORK BEFORE ACCEPTANCE BY THE OWNER. THIS CLEAN UP SHALL INCLUDE REMOVAL OF ALL OBJECTIONABLE E MATERIALS AND, IN GENERAL, PREPARING THE SITE OF THE WORK IN AN ORDERLY MANNER OF APPEARANCE.
37. REMOVAL OF DEFECTIVE AND UNAUTHORIZED WORK: ALL WORK, WHICH HAS BEEN REJECTED OR CONDEMNED, SHALL BE REPAIRED, OR IF IT CANNOT BE REPAIRED SATISFACTORILY, IT SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE. DEFECTIVE MATERIALS SHALL BE IMMEDIATELY REMOVED FROM THE WORK SITE. WORK DONE BEYOND THE LINE OR NOT IN THE CONFORMITY WITH THE GRADES SHOWN ON THE DRAWINGS OR AS WRITTEN AUTHORITY AND PRIOR AGREEMENT IN WRITING AS TO PRICES, SHALL BE AT THE CONTRACTOR'S RISK, AND WILL BE CONSIDERED UNAUTHORIZED, AND AT THE OPTION OF THE OWNER MAY NOT BE MEASURED AND PAID FOR AND MAY BE ORDERED REMOVED AT THE CONTRACTOR'S EXPENSE. UPON FAILURE OF THE CONTRACTOR TO REPAIR SATISFACTORY OR TO REMOVE AND REPLACE, IF SO DIRECTED, REJECTED, UNAUTHORIZED OR CONDEMNED WORK OR MATERIALS IMMEDIATELY AFTER RECEIVING NOTICE FROM THE OWNER, THE OWNER WILL, AFTER GIVING WRITTEN NOTICE TO THE CONTRACTOR, HAVE THE AUTHORITY TO CAUSE DEFECTIVE WORK TO BE REMEDIED OR REMOVED AND REPLACED, OR TO CAUSE UNAUTHORIZED WORK TO BE REMOVED AND TO DEDUCT THE COST THEREOF ANY MONIES DUE OR TO BECOME DUE THE CONTRACTOR.
38. DISPOSITION AND DISPOSAL OF EXCESS AND UNSUITABLE MATERIALS: ALL MATERIALS TO BE REMOVED FROM THE SITE INCLUDED BUT NOT LIMITED TO EXCESS MATERIAL AND UNSUITABLE MATERIALS SUCH AS CONCRETE, ASPHALT, LARGE ROCKS, REFUSE, AND OTHER DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OWNSIDE THE LIMITS OF THE PROJECT. CONTRACTOR SHALL ALSO COMPLY WITH ALL APPLICABLE LAWS GOVERNING SPILLAGE OF DEBRIS WHILE TRANSPORTING TO A DISPOSAL SITE. COSTS ASSOCIATED WITH THE DISPOSAL OF EXCESS AND UNSUITABLE MATERIALS SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
39. RECORD DRAWINGS: THE CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD OF THE INSTALLATION OF ALL MATERIALS AND SYSTEM COVERED BY THE PROJECT CONTRACT DOCUMENTS. THE COMPLETE SET OF "RECORD DRAWINGS" MUST BE DELIVERED TO THE OWNER AND/OR ENGINEER BEFORE REQUESTING FINAL PAYMENT.
40. FRANCHISE UTILITIES: THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE INSTALLATION OF FRANCHISE UTILITIES THAT ARE NECESSARY FOR ON-SITE AND OFF-SITE CONSTRUCTION, AND SERVICE TO THE PROPOSED DEVELOPMENT.
41. SCOPE OF WORK: THE SCOPE OF WORK FOR THE CIVIL IMPROVEMENTS SHOWN ON THESE PLANS TERMINATES 5-FEET FROM THE BUILDING. REFERENCE THE BUILDING PLANS (E.G. ARCHITECTURAL/STRUCTURAL/MEP) FOR AREAS WITHIN 5-FEET OF THE BUILDING AND WITHIN THE BUILDING FOOTPRINT.
42. SITE DRAINAGE: CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, MAINTAINING EXISTING DITCHES OR CULVERTS FREE OF OBSTRUCTIONS AT ALL TIMES.
43. THE CONTRACTOR SHALL FULLY EXECUTE THE WORK DESCRIBED AS SHOWN IN THE CONSTRUCTION PLANS OR REASONABLY INFERABLE THEREFROM OR ASCERTAINABLE IN THE EXERCISE OF PROFESSIONAL EFFORTS (AS HEREINAFTER DEFINED) AS NECESSARY TO PRODUCE THE RESULTS INTENDED BY THE CONSTRUCTION PLANS, EXCEPT AS SPECIFICALLY INDICATED IN THE CONSTRUCTION PLANS TO BE THE RESPONSIBILITY OF OTHERS. AS USED HEREIN, THE TERM "PROFESSIONAL EFFORTS" MEANS THAT LEVEL OF SKILL AND CARE ORDINARILY EXERCISED BY EXPERIENCED CONTRACTORS AND CONSTRUCTION MANAGERS COMPARABLE TO CONTRACTOR ENGAGING IN INSTITUTIONAL AND COMMERCIAL PROJECTS SIMILAR IN SIZE AND COMPLEXITY TO THE PROJECT IN MAJOR UNITED STATES URBAN AREAS, WHEN PERFORMING DUTIES, RESPONSIBILITIES AND OBLIGATIONS COMPARABLE TO THOSE UNDER THE CONTRACT DOCUMENTS.

EROSION CONTROL NOTES:

1. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY THE GOVERNING AUTHORITIES, PERMITS ARE OBTAINED, AND ALL EROSION CONTROL MEASURES ARE IN PLACE.
2. CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
3. THE GENERAL CONTRACTOR (AND ALL SUBCONTRACTORS INVOLVED WITH ANY CONSTRUCTION ACTIVITIES RELATED TO EARTHWORK, EROSION CONTROL, ETC. OR WHICH UTILIZE POSSIBLE POLLUTANTS AS DEFINED IN THE TPDES GENERAL PERMIT) SHALL REVIEW AND ADHERE TO THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE PROJECT, AS WELL AS ALL THE TCEQ REQUIREMENTS SET FORTH IN THE TPDES GENERAL PERMIT.
4. THIS EROSION CONTROL PLAN IS A SUPPLEMENT TO THE SWPPP PREPARED BY OTHERS. REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS.
5. ALL WASH WATER SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN WASH WATER POLLUTANTS AND STORM RUNOFF DISCHARGED FROM THIS SITE.
6. OIL AND GREASE ABSORBING MATERIALS SHALL BE READILY AVAILABLE ON-SITE AND SHALL BE PROMPTLY USED TO CONTAIN AND/OR CLEAN UP ALL FUEL OR CHEMICAL SPILLS OR LEAKS.
7. DUST CONTROL SHALL BE ACCOMPLISHED BY WATERING DRY, EXPOSED AREAS ON A REGULAR BASIS. SPRAYING OF PETROLEUM BASED OR TOXIC LIQUIDS FOR THIS IS PROHIBITED.
8. DISTURBED AREAS ON THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED FOR AT LEAST 14 DAYS SHALL BE TEMPORARILY PLANTED AND/OR SEEDED AND WATERED.
9. DISTURBED AREAS ON THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED SHALL BE PERMANENTLY PLANTED AND/OR SEEDED WITHIN 14 DAYS.
10. PLANTING AND/OR SEEDING OF VEGETATED AREAS TO ACCOMPLISH STABILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH THE LANDSCAPING PLAN. AREAS BEYOND THE LIMITS OF THE LANDSCAPING PLAN (OR WHEN A LANDSCAPING PLAN DOES NOT EXIST) SHALL BE HYDROMULCHED WITH HIGHWAY MIX AND WATERED WITH TEMPORARY ABOVE GROUND IRRIGATION UNTIL THE VEGETATION IS ESTABLISHED.
11. ALL VEHICLES SHALL BE CLEANED AT THE CONSTRUCTION EXIT POINT(S) BEFORE LEAVING THE SITE.
12. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED ONTO ADJACENT ROADWAYS BY ANY VEHICLES EXITING THE SITE SHALL BE CLEANED OR REMOVED IMMEDIATELY.
13. THE CONTRACTOR SHALL REMOVE ALL ACCUMULATED SILT IN ANY STORM SEWER INLETS AND PIPES, AND ALONG SILT FENCES, WITHIN 48 HOURS AFTER INSPECTION OF DEVICES REVEALS THE PRESENCE OF EXCESS SILTATION.
14. SILT FENCES SHALL BE PLACED AROUND ANY STOCKPILES USED ON THE SITE. STONE OVERFLOW POINTS SHALL BE ADDED AT ALL LOW POINTS ALONG SILT FENCING.
15. ADDITIONAL EROSION CONTROL MEASURES MAY BE IMPLEMENTED BY THE CONTRACTOR AT HIS DISCRETION AT NO ADDITIONAL EXPENSE TO THE OWNER, THE ADDITION OR DELETION OF ANY EROSION CONTROL MEASURE MAY REQUIRE THAT THE SWPPP BE MODIFIED IN ACCORDANCE WITH THE TCEQ'S TPDES GENERAL PERMIT GUIDELINES.
16. ALL TEMPORARY EROSION CONTROL DEVICES (SILT FENCE, ETC.) SHALL BE REMOVED AND PROPERLY DISPOSED OF OFF SITE WITHIN THIRTY DAYS AFTER STABILIZATION OF ALL DISTURBED SURFACES IS COMPLETE.
17. THE CONTRACTOR SHALL ASSUME LIABILITY FOR DAMAGE TO ADJACENT PROPERTIES AND/OR PUBLIC RIGHT OF WAY RESULTING FROM FAILURE TO FULLY IMPLEMENT AND EXECUTE ALL EROSION CONTROL PROCEDURES SHOWN AND NOTED IN THESE PLANS AND IN THE SWPPP.
18. THE CONTRACTOR SHALL MODIFY THIS PLAN TO SHOW LOCATIONS OF TEMPORARY WASH DOWN AREA, PORTABLE TOILETS, EQUIPMENT MAINTENANCE/REPAIR AREAS, STOCKPILE AREAS, FUEL STORAGE AREAS, ETC. AND POLLUTANT CONTROLS FOR EACH.
19. THE GENERAL CONTRACTOR, AS THE TCEQ DEFINED "OPERATOR," SHALL PERFORM ALL REQUIRED INSPECTIONS OF STORM WATER CONTROLS AND PRACTICES AT FREQUENCIES OUTLINED IN THE TPDES GENERAL PERMIT, AND SHALL FILL OUT APPROPRIATE INSPECTION FORMS (AS PROVIDED IN THE SWPPP).
20. IF DIRT OR ROCK IS EXPORTED FROM THIS SITE, OR IF DIRT OR ROCK IS IMPORTED FROM AN OFF SITE BORROW LOCATION, THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR COMPLIANCE WITH ALL TCEQ STORM WATER REQUIREMENTS FOR THE REMOTE SITE. THE CONTRACTOR SHALL FURNISH THE OWNER WITH A COPY OF THE WRITTEN AGREEMENT WITH THE LANDOWNER OF THE REMOTE SITE INDICATING PERMITTING AND EROSION CONTROL MEASURES WILL BE IMPLEMENTED.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REESTABLISHING VEGETATION IN ALL DISTURBED AREAS WHETHER SHOWN IN THIS PLAN SET OR NOT. VEGETATION SHALL BE REESTABLISHED IN ACCORDANCE WITH THE STANDARDS OF THE GOVERNING MUNICIPALITY.
22. CONTRACTOR TO MAINTAIN EXISTING DRAINAGE PATTERNS DURING CONSTRUCTION UNTIL SUCH TIME THAT THE PROPOSED DRAINAGE INFRASTRUCTURE SHOWN IN THESE CONSTRUCTION PLANS IS INSTALLED AND OPERATIONAL.

PAVING NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF OF PASSING FIELD DENSITY TESTS ON THE STABILIZED SUBGRADE FOR SITE PAVING EQUAL TO THE RATIO OF 1 PER 5,000 SQUARE FEET OF PAVEMENT (AND ALL FAILING DENSITY TESTS AND REQUIRED MOISTURE DENSITY CURVES). ADDITIONAL FIELD DENSITY TESTS MAY BE REQUIRED FOR FOUNDATIONS. REFER TO STRUCTURAL PLANS AND SPECIFICATIONS FOR SUCH. IN ADDITION, THE CONTRACTOR SHALL PROVIDE THE OWNER TEN (10) PAVEMENT CORES FOR THE OWNERS USE IN THE OWNERS TESTING FOR THICKNESS AND COMPRESSIVE STRENGTH. CONTRACTOR SHALL BE DESIGNATED BY THE OWNER. CONTRACTOR SHALL PATCH CORE HOLES AND FINISH WITH LIKE AND MATCHING MATERIALS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TESTING COSTS SHOULD THE ABOVE TESTS FAIL MINIMUM CRITERIA AS ESTABLISHED BY NCTCOG. ANY NON-CONFORMING PAVING SHALL BE REPLACED OR RESOLVED IN ACCORDANCE WITH NCTCOG SPECIFICATIONS AND THESE CONSTRUCTION PLANS.
2. ALL EARTHWORK AND SUBGRADE PREPARATION SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION AND REPORT FOR THIS PROJECT AND THOSE RECOMMENDATIONS LISTED WITHIN THE REPORT. REFER TO THIS REPORT FOR ALL EARTHWORK AND RELATED ITEMS. REFER TO STRUCTURAL FOR BUILDING PREP. THE REPORT REFERENCES AGENCY/INDUSTRY STANDARDS. IN THE EVENT

SITE BENCHMARKS

BM NO. 1 IS A CITY OF FORT WORTH MONUMENT No. 912 AT THE S.W. CORNER OF EAGLE PARKWAY 0.1 MILE EAST OF STATE HIGHWAY No. 156, 364' EAST OF THE A.T. & S.F. RAIL ROAD TRACK, 45' WEST OF WEST CURB LINE OF FUTURE PUBLIC ROAD. ON THE CL OF A 10' INLET.

ELEVATION = 680.37' (NAVD '88)

BM NO. 2 IS A MAG NAIL SET IN ASPHALT DRIVE AT THE SOUTHEAST LOT CORNER. BEING 29.5' NORTH OF THE EDGE OF PAVEMENT ON THE NORTH SIDE OF BLUE MOUND ROAD AND 8 FEET WEST OF THE GUARD RAIL.

ELEVATION = 757.89' (NAVD '88)

811 Know what's **below.** **Call** before you dig.

DEMOLITION NOTES:

1. KE IS NOT RESPONSIBLE FOR THE MEANS AND METHODS EMPLOYED BY THE CONTRACTOR TO IMPLEMENT THIS DEMOLITION PLAN. THIS DEMOLITION PLAN SIMPLY INDICATES THE KNOWN OBJECTS ON THE SUBJECT TRACT THAT ARE TO BE DEMOLISHED AND REMOVED FROM THE SITE.
2. KE DOES NOT WARRANT OR REPRESENT THAT THE PLAN, WHICH WAS PREPARED BASED ON SURVEY AND UTILITY INFORMATION PROVIDED BY OTHERS, SHOWS ALL IMPROVEMENTS AND UTILITIES, THAT THE IMPROVEMENTS AND UTILITIES ARE SHOWN ACCURATELY, OR THAT THE UTILITIES SHOWN CAN BE REMOVED. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ITS OWN SITE RECONNAISSANCE TO SCOPE ITS WORK AND TO CONFIRM WITH THE OWNERS OF IMPROVEMENTS AND UTILITIES THE ABILITY AND PROCESS FOR THE REMOVAL OR THEIR FACILITIES.
3. THIS PLAN IS INTENDED TO GIVE A GENERAL GUIDE TO THE CONTRACTOR, NOTHING MORE. THE GOAL OF THE DEMOLITION IS TO LEAVE THE SITE IN A STATE SUITABLE FOR THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT. REMOVAL OR PRESERVATION OF IMPROVEMENTS, UTILITIES, ETC. TO ACCOMPLISH THIS GOAL ARE THE RESPONSIBILITY OF THE CONTRACTOR.
4. CONTRACTOR IS STRONGLY CAUTIONED TO REVIEW THE FOLLOWING REPORTS DESCRIBING SITE CONDITIONS PRIOR TO BIDDING AND IMPLEMENTING THE DEMOLITION PLAN:
   - 4.1. ENVIRONMENTAL SITE ASSESSMENT PROVIDED BY THE OWNER,
   - 4.2. ASBESTOS BUILDING INSPECTION REPORT(S) PROVIDED BY THE OWNER,
   - 4.3. GEOTECHNICAL REPORT PROVIDED BY THE OWNER,
   - 4.4. OTHER REPORTS THAT ARE APPLICABLE AND AVAILABLE.
5. CONTRACTOR SHALL CONTACT THE OWNER TO VERIFY WHETHER ADDITIONAL REPORTS OR AMENDMENTS TO THE ABOVE CITED REPORTS HAVE BEEN PREPARED AND TO OBTAIN/REVIEW/AND COMPLY WITH THE RECOMMENDATION OF SUCH STUDIES PRIOR TO STARTING ANY WORK ON THE SITE.
6. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS REGARDING THE DEMOLITION OF OBJECTS ON THE SITE AND THE DISPOSAL OF THE DEMOLISHED MATERIALS OFF-SITE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO REVIEW THE SITE, DETERMINE THE APPLICABLE REGULATIONS, RECEIVE THE REQUIRED PERMITS AND AUTHORIZATIONS, AND COMPLY.
7. KE DOES NOT REPRESENT THAT THE REPORTS AND SURVEYS REFERENCED ABOVE ARE ACCURATE, COMPLETE, OR COMPREHENSIVE SHOWING ALL ITEMS THAT WILL NEED TO BE DEMOLISHED AND REMOVED.
8. SURFACE PAVEMENT INDICATED MAY OVERLAY OTHER HIDDEN STRUCTURES, SUCH AS ADDITIONAL LAYERS OF PAVEMENT, FOUNDATIONS OR WALLS, THAT ARE ALSO TO BE REMOVED.

LEGEND

- REMOVE AND DISPOSE OF EXISTING CONCRETE
- EXISTING ASPHALT PAVEMENT
- PROPOSED FULL DEPTH SAWCUT (PROVIDE CLEAN CONSTRUCTION EDGE)
- EXISTING CONTOUR — 500
- PROPERTY BOUNDARY

NOTE TO CONTRACTOR
THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) PRIOR TO COMMENCING CONSTRUCTION. IF FIELD CONDITIONS DIFFER SIGNIFICANTLY FROM LOCATIONS SHOWN ON THE PLANS, THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

"TRACT 1" CITY OF FORT WORTH DOC.# D212211818 O.P.R.T.C.T.

30' EASEMENT TO EAGLE MOUNTAIN PIPELINE COMPANY, LP (VOL. 15790, PG. 90, O.P.R.T.C.T.) 30' ACCESS EASEMENT (DOC.# D204357856, O.P.R.T.C.T.)

JPMORGAN CHASE BANK, N.A. DOC.# D214252281 O.P.R.T.C.T.

BURLINGTON NORTHERN & SANTA FE RAILWAY COMPANY (VOL. 46 PG. 197, D.R.T.C.T.)

AMENDMENT TO OIL & GAS LEASE PROP. DRILL SITE PAD 2 (VOL. 15633, PG. 182, D.R.T.C.T.)

40' EASEMENT TO CROSSTEX NORTH TEXAS GATHERING, LP (DOC.# D207455781, O.P.R.T.C.T.)

15' DRAINAGE & UTILITY EASEMENT (DOC.# D219289910, P.R.T.C.T.)

DRILL SITE #6 & PIPELINE EASEMENT VOL. 15908, PG. 361, O.P.R.T.C.T. VOL. 15908, PG. 362, O.P.R.T.C.T. DOC.# D204357851, O.P.R.T.C.T. DOC.# D204357853, O.P.R.T.C.T. DOC.# D204357854, O.P.R.T.C.T.

ROAD ACCESS EASEMENT (DOC.# D212270749, O.P.R.T.C.T.)

AGREEMENT TO AMEND OIL & GAS LEASE FROM DRILL SITE PAD #6 (VOL. 15908, PG. 360, D.R.T.C.T.)

30' EASEMENT TO ENTERPRISE TEXAS PIPELINE, LLC (DOC.# D209135135, O.P.R.T.C.T.)

APPROXIMATE LOCATION OF SURVEY LINE (TYPICAL)

J. RIGHLEY SURVEY ABSTRACT #1208

BNSF RAILWAY COMPANY DOC.# D222101432 O.P.R.T.C.T.

CITY OF HASLET WATER LINE EASEMENT (DOC.# D220197295, O.P.R.T.C.T.)

VARIABLE WIDTH DRAINAGE EASEMENT (DOC.# D219289910, P.R.T.C.T.)

5' UTILITY EASEMENT (DOC.# D219289910, P.R.T.C.T.)

LOT 10, BLOCK 39 LETARA, PHASE ONE (INST. NO. D219289910) O.P.R.T.C.T.

LOT 11, LOT 9, LOT 8, LOT 6, LOT 7, LOT 13, LOT 14, LOT 15, LOT 16, LOT 17

BLOCK 27 LETARA, PHASE ONE (INST. NO. D219289910) O.P.R.T.C.T.

PLEASANT RUN DRIVE (50' ROW)

5' SIDEWALK EASEMENT (DOC.# D219289910, P.R.T.C.T.)

TRIPLE "T" FARMS, LTD. (INST. NO. D221004861 O.P.R.T.C.T.) (96.68 ACRE TRACT)

!! CONTRACTOR TO PROTECT EXISTING 30" PIPELINE !!

!!CAUTION!! EXISTING GAS LINE

!! CONTRACTOR TO PROTECT EXISTING 16" PIPELINE !!

CONTRACTOR TO PROTECT EXISTING CONC. HEADWALLS (3)

CONTRACTOR TO REMOVE 3393 LF OF EXISTING FENCE

CONTRACTOR TO PROTECT EXISTING GUARDRAIL

CONTRACTOR TO PROTECT EXISTING CONC. HEADWALLS (4)

CONTRACTOR TO PROTECT EXISTING CONC. HEADWALLS (3)

CONTRACTOR TO REMOVE 3393 LF OF EXISTING FENCE

CONTRACTOR TO PROTECT EXISTING CONC. HEADWALLS (2)

CONTRACTOR TO PROTECT EXISTING CONC. HEADWALL

!!CAUTION!! EXISTING GAS LINE

JOHN DAY ROAD (60' ROW)

BLUE MOUND ROAD (60' ROW)

DOVE VALLEY TRAIL

BLOCK 1, LONESOME DOVE ESTATES PHASE I (CAB. A, SL. 6664) P.R.T.C.T.

BLOCK 5, LONESOME DOVE ESTATES PHASE I (CAB. A, SL. 6664) P.R.T.C.T.

LOT 1, LOT 2, LOT 3, LOT 4, LOT 13, LOT 14

EXHIBIT C-2 CITY OF HASLET, TEXAS DOC. # D220197294 O.P.R.T.C.T.

PROPOSED LAPRELLE SUBDIVISION (BY OTHERS)

TPHMI DFW 4047, LLC DOC.# D221367748 O.P.R.T.C.T.

EXISTING POND

FEMA 100-YR FLOODPLAIN LIMITS "ZONE A"

EX GAS

EX SS

EX WTR

SS X3

SYD X3

GRAPHIC SCALE
0 150 300 FEET
SCALE: 1" = 150'

SHEA O. KIRKMAN 91865 LICENSED PROFESSIONAL ENGINEER
05/20/2026

WESTWOOD
Real Estate Development
1000 TEXAN TRAIL, SUITE 200
GRAPEVINE, TX 76051

LETARA SOUTH PUBLIC WATER & DRIVEWAY CONSTRUCTION - JOHN DAY RD

96.68 ACRES
A TRACT SITUATED IN THE M.E.P. & P.R.R. SURVEY, ABSTRACT #1130 TARRANT COUNTY, TEXAS

REV.:	DATE:	DESCRIPTION:

kirkman ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: WWD25001
ISSUE DATE: 05/20/2026

DEMOLITION PLAN

SHEET:
C2.0

Agenda Item #8.8.G.

FILE PATH: K:\Wwv\WWD25001_LaTera South Commercial\Driveway\00_CDs\CEP\103 - Production\Public Water Extension\DEMOLITION PLAN_WWD25001.dwg
PLOTTED BY: Michael Hentsch
PLOTTED DATE: 05/20/26

LEGEND

- PROPOSED FIRE HYDRANT — FH
- PROPOSED ASPHALT PAVEMENT (SEE SECTION ON SHEET C10.0)
- PROPOSED PUBLIC DRIVEWAY PER CITY OF HASLET STANDARD DETAILS PG. P6
- EXISTING ASPHALT PAVEMENT
- PROPERTY BOUNDARY

LAYOUT & DIMENSIONAL CONTROL NOTES:

1. BOUNDARY LINES AND EASEMENT: REFER TO THE FINAL PLAT TO VERIFY PROPERTY LINES AND EXISTING EASEMENT LOCATIONS.
2. DIMENSION CONTROL: UNLESS NOTED OTHERWISE, ALL PAVING DIMENSIONS SHOWN ARE TO FACE OF CURB.
3. CURB RADII: UNLESS NOTED OTHERWISE, ALL CURB RADII SHALL BE 3' AT FACE OF CURB.
4. BUILDING DIMENSIONS: REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATES PRIOR TO CONSTRUCTION.
6. ALL COORDINATES ARE U.S. SURVEY FEET, NAD '83 SURFACE.
7. REFER TO SHEETS C10.0 - C13.0 FOR SITE DETAILS.

NOTE TO CONTRACTOR

THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) PRIOR TO COMMENCING CONSTRUCTION. IF FIELD CONDITIONS DIFFER SIGNIFICANTLY FROM LOCATIONS SHOWN ON THE PLANS, THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

SITE BENCHMARKS

BM NO. 1 IS A CITY OF FORT WORTH MONUMENT No. 912 AT THE S.W. CORNER OF EAGLE PARKWAY 0.1 MILE EAST OF STATE HIGHWAY No. 156, 364' EAST OF THE A.T. & S.F. RAIL ROAD TRACK, 45' WEST OF WEST CURB LINE OF FUTURE PUBLIC ROAD. ON THE CL OF A 10' INLET.

ELEVATION = 680.37' (NAVD '88)

BM NO. 2 IS A MAG NAIL SET IN ASPHALT DRIVE AT THE SOUTHEAST LOT CORNER. BEING 29.5' NORTH OF THE EDGE OF PAVEMENT ON THE NORTH SIDE OF BLUE MOUND ROAD AND 8 FEET WEST OF THE GUARD RAIL.

ELEVATION = 757.89' (NAVD '88)

MATCH LINE SHEET C3.1

PLEASANT RUN DRIVE (50' ROW)

VARIABLE WIDTH DRAINAGE EASEMENT (DOC.# D219289910, P.R.T.C.T.)

5' UTILITY EASEMENT (DOC.# D219289910, P.R.T.C.T.)

30' EASEMENT TO EAGLE MOUNTAIN PIPELINE COMPANY, LP (VOL. 15790, PG. 90, O.P.R.T.C.T.)

30' EASEMENT TO ENTERPRISE TEXAS PIPELINE, LLC (DOC.# D209135135, O.P.R.T.C.T.)

TRIPLE "T" FARMS, LTD.
(INST. NO. D221004861 O.P.R.T.C.T.)
(96.68 ACRE TRACT)

5' SIDEWALK EASEMENT (DOC.# D219289910, P.R.T.C.T.)

36.0'

ACCESS DRIVE #1

ACCESS DRIVE #2

ACCESS DRIVE #3

R25'

CONNECT TO EX. PAVEMENT

JOHN DAY ROAD (110' ROW)

399.7'

9.6'

24.0'

110.0' FUTURE R.O.W.

20.0'

PROP. 20' WATER EASEMENT

FUTURE R.O.W.

PROP. 70' ACCESS & WATER EASEMENT

EXISTING R.O.W.

R50'

28.5'

60.0' EX. R.O.W.

661.9'

EX. GUARDRAIL

CONNECT TO EX. PAVEMENT

28.0' EX. PVMT WIDTH

16.7'

16.9'

PROP. 10' WATER EASEMENT

PROP. FIRE HYDRANT

FH

PROP. HEADWALL W/ S.E.T.

PROP. 70' ACCESS & WATER EASEMENT

PROP. HEADWALL W/ S.E.T.

743.7'

CONNECT TO EX. PAVEMENT

JOHN DAY ROAD (60' ROW)

PROPOSED LAPRELLE SUBDIVISION
(BY OTHERS)

30' EASEMENT TO ENTERPRISE TEXAS PIPELINE, LLC (DOC.# D209135135, O.P.R.T.C.T.)

30' EASEMENT TO ENTERPRISE TEXAS PIPELINE, LLC (DOC.# D209135135, O.P.R.T.C.T.)

BENTLEY BLVD

WESTWOOD WAY DRIVE

GRAPHIC SCALE
0 80 160 FEET
SCALE: 1" = 80'

STATE OF TEXAS
SHEA O. KIRKMAN
91865
REGISTERED PROFESSIONAL ENGINEER
05/20/2026

WESTWOOD
Real Estate Development
1000 TEXAN TRAIL, SUITE 200
GRAPEVINE, TX 76051

LETARA SOUTH PUBLIC WATER & DRIVEWAY CONSTRUCTION - JOHN DAY RD
96.68 ACRES
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REV:	DATE:	DESCRIPTION:

kirkman ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: WWD25001
ISSUE DATE: 05/20/2026

DIMENSIONAL CONTROL & PAVING PLAN

SHEET:
C3.0

Agenda Item #8.G.

FULL PATH: K:\Jobs\WWD2500_LaFave South Commercial\Drawings\01_CONCEPT\03 - Production\Public Water Extension\DIMENSIONAL CONTROL PLAN_WWD2501.dwg
PLOTTED BY: Richard Heinrich
PLOTTED DATE: 5/20/2026

SITE BENCHMARKS

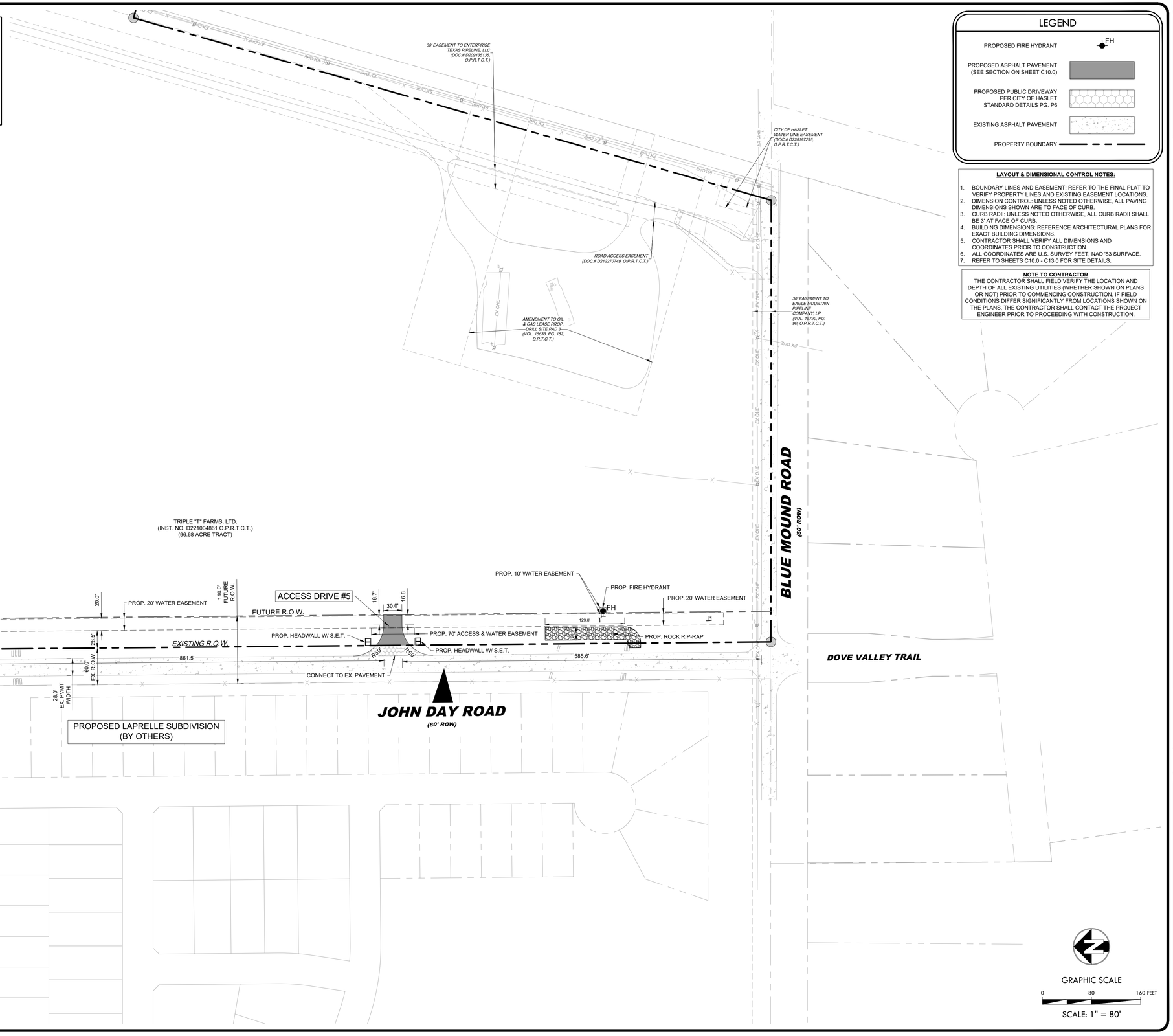
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MATCH LINE SHEET C3.0



LEGEND

- PROPOSED FIRE HYDRANT — FH
- PROPOSED ASPHALT PAVEMENT (SEE SECTION ON SHEET C10.0)
- PROPOSED PUBLIC DRIVEWAY PER CITY OF HASLET STANDARD DETAILS PG. P6
- EXISTING ASPHALT PAVEMENT
- PROPERTY BOUNDARY

LAYOUT & DIMENSIONAL CONTROL NOTES:

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7. REFER TO SHEETS C10.0 - C13.0 FOR SITE DETAILS.

NOTE TO CONTRACTOR

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GRAPHIC SCALE
0 80 160 FEET
SCALE: 1" = 80'

STATE OF TEXAS
SHEA O. KIRKMAN
91865
REGISTERED
PROFESSIONAL ENGINEER
05/20/2026

WESTWOOD
Real Estate Development
1000 TEXAN TRAIL, SUITE 200
GRAPEVINE, TX 76051

LETARA SOUTH PUBLIC WATER & DRIVEWAY CONSTRUCTION - JOHN DAY RD
96.68 ACRES
A TRACT SITUATED IN THE M.E.P. & P.R.R. SURVEY, ABSTRACT #1130 TARRANT COUNTY, TEXAS

REV:	DATE:	DESCRIPTION:

kirkman ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: WWD25001
ISSUE DATE: 05/20/2026

DIMENSIONAL CONTROL & PAVING PLAN

SHEET:
C3.1

Agenda Item #8.8.G.

FILE PATH: K:\Jobs\WWD25001_LotTara South Commercial\Drawings\00_CONCEPT\03 - Production\Public Water Extension\DIMENSIONAL CONTROL PLAN_WWD25001.dwg
LAYOUT: DIMENSIONAL CONTROL PLAN_WWD25001.dwg
PLOTTED BY: Richard Heinrich
PLOTTED DATE: 5/20/2026

SITE BENCHMARKS

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ELEVATION = 680.37' (NAVD '88)

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ELEVATION = 757.89' (NAVD '88)

NOTE TO CONTRACTOR

THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) PRIOR TO COMMENCING CONSTRUCTION. IF FIELD CONDITIONS DIFFER FROM LOCATIONS SHOWN ON THE PLANS, THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

GRADING NOTES:

1. GEOTECHNICAL REPORT: SITE PREPARATION, GRADING, FILL COMPACTION, AND BUILDING PAD PREPARATION SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT BY ECS SOUTHWEST, LLP, DATED APRIL 17, 2020. IN THE EVENT OF A CONFLICT BETWEEN THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND THE NOTES ON THE GRADING PLAN, THE GEOTECHNICAL REPORT SHALL GOVERN.
2. TOPOGRAPHIC SURVEY: TOPOGRAPHIC SURVEY INFORMATION IS BASED ON THE TOPOGRAPHIC SURVEY PREPARED BY WHITFIELD-HALL SURVYEORS, DATED JUNE 2022.
3. EXISTING CONDITIONS: PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS, INCLUDING GRADES AND DIMENSIONS. THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES.
4. EROSION CONTROL: EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO COMMENCING CLEARING, STRIPPING AND GRADING OPERATIONS. REFER TO THE EROSION CONTROL PLAN FOR THE SEQUENCE OF EROSION CONTROL DEVICES TO BE INSTALLED.
5. PROPOSED GRADES: THE PROPOSED ELEVATIONS AND CONTOURS SHOWN ARE TO FINISHED GRADE. THE PROPOSED CONTOURS ARE APPROXIMATE. THE PROPOSED SPOT ELEVATIONS AND GRADIENTS ARE TO BE USED IN THE EVENT OF ANY DISCREPANCY WITH THE PROPOSED CONTOURS. MINOR ADJUSTMENT TO FINISH GRADE TO ACCOMPLISH SPOT DRAINAGE IS ACCEPTABLE.
6. ACCESSIBLE ROUTES/PARKING: SIDEWALKS AND CROSSWALKS ALONG ACCESSIBLE ROUTES SHALL BE IN ACCORDANCE WITH TAS AND ADA STANDARDS WITH A MAXIMUM RUNNING SLOPE OF 5% AND A MAXIMUM CROSS SLOPE OF 2%. ACCESSIBLE PARKING SPACES SHALL HAVE A MAXIMUM SLOPE OF 2% IN ALL DIRECTIONS.
7. TESTING: TESTING SHALL BE PERFORMED BY A QUALIFIED TESTING LABORATORY, EMPLOYED AND PAID DIRECTLY BY THE OWNER. TESTING SHALL BE PERFORMED AT A MINIMUM, IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. IN THE EVENT THE RESULTS OF THE INITIAL TESTING DO NOT COMPLY WITH THE PLANS AND SPECIFICATIONS, SUBSEQUENT TESTS NECESSARY TO DETERMINE THE ACCEPTABILITY OF CONSTRUCTION SHALL BE AT THE CONTRACTOR'S EXPENSE.
8. MAXIMUM SITE SLOPES SHALL BE 4:1 UNLESS OTHERWISE NOTED.
9. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS.
10. CONTRACTOR TO MAINTAIN EXISTING DRAINAGE PATTERNS DURING CONSTRUCTION UNTIL SUCH TIME THAT THE PROPOSED DRAINAGE INFRASTRUCTURE SHOWN IN THESE CONSTRUCTION PLANS IS INSTALLED AND OPERATIONAL.

RETAINING WALL NOTES:

1. RETAINING WALLS SHOWN ARE FOR SITE GRADING PURPOSES ONLY, AND INCLUDE ONLY LOCATION AND SURFACE SPOT ELEVATIONS AT THE TOP AND BOTTOM OF THE WALL.
2. RETAINING WALL TYPE OR SYSTEM SHALL BE SELECTED BY THE OWNER.
3. RETAINING WALL DESIGN SHALL BE PROVIDED BY OTHERS AND SHALL FIT IN THE WALL ZONE OR LOCATION SHOWN ON THESE PLANS. STRUCTURAL DESIGN AND PERMITTING OF RETAINING WALLS, RAILINGS, AND OTHER WALL SAFETY DEVICES SHALL BE PERFORMED BY A LICENSED ENGINEER AND ARE NOT PART OF THIS PLAN SET.
4. RETAINING WALL DESIGN SHALL MEET THE INTENT OF THE GRADING PLAN AND SHALL ACCOUNT FOR ANY INFLUENCE ON ADJACENT BUILDING FOUNDATIONS, UTILITIES, PROPERTY LINES AND OTHER CONSTRUCTABILITY NOTES.
5. RETAINING WALL ENGINEER SHALL CONSULT THESE PLANS AND THE GEOTECHNICAL REPORT FOR POTENTIAL CONFLICTS.

LEGEND

- PROPOSED CONTOUR — 500
- EXISTING CONTOUR — 500
- GRADE BREAK
- PROPOSED SWALE
- PROPOSED FINISHED GRADE — FG 700.00
- PROPOSED TOP OF CURB/GUTTER — TC 700.50 / G 700.00
- PROPOSED TOP OF WALL/ BOTTOM OF WALL — TW 700.00 / BW 699.00
- PROPOSED TOP OF INLET — TI 700.00
- EXISTING SPOT GRADE — EX. 700.5±
- EXISTING TOP OF CURB/GUTTER — TC 700.5± / G 700.0±
- PROPOSED DRAINAGE FLOW ARROW
- EXISTING DRAINAGE FLOW ARROW
- PROPERTY BOUNDARY

LOT 10
LOT 9
LOT 8
LOT 7
LOT 14
LOT 15
LOT 16
LOT 17
BLOCK 27 LETARA, PHASE I (INST. NO. D219289910) O.P.R.T.C.T.

GAS
EX. WTR
5' SIDEWALK EASEMENT (DOC.# D219289910, P.R.T.C.T.)

30' EASEMENT TO EAGLE MOUNTAIN PIPELINE COMPANY, LP (VOL. 15790, PG. 90, O.P.R.T.C.T.)

30' EASEMENT TO ENTERPRISE TEXAS PIPELINE, LLC (DOC.# D209135135, O.P.R.T.C.T.)

TRIPLE "T" FARMS, LTD.
(INST. NO. D221004861 O.P.R.T.C.T.)
(96.68 ACRE TRACT)

ACCESS DRIVE #1
FG 746.23
FG 746.15
EX. FL 744.8±
EX. 745.8±
EX. 745.7±
EX. 746.1±
EX. 746.0±

PROP. 20' WATER ESMT

EX. (3) - 18" CULVERTS

FUTURE R.O.W.
FG 748.24
FG 748.05
FG 747.24
FG 746.72
FG 747.93
FG 747.60
FG 746.93
FG 746.80
EX. 747.1±
EX. 747.3±
EX. 747.0±
EX. 747.2±

ACCESS DRIVE #2

PROP. 20' WATER ESMT

EX. FL 746.6±

EX. (4) - 30" CULVERTS

JOHN DAY ROAD
(60' ROW)

JOHN DAY ROAD
(60' ROW)

PROPOSED LAPRELLE SUBDIVISION
(BY OTHERS)

MATCH LINE SHEET C4.1

GRAPHIC SCALE
0 40 80 FEET
SCALE: 1" = 40'

STATE OF TEXAS
SHEA O. KIRKMAN
91865
LICENSED PROFESSIONAL ENGINEER
05/20/2026

WESTWOOD
Real Estate Development
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LETARA SOUTH PUBLIC WATER & DRIVEWAY CONSTRUCTION - JOHN DAY RD
96.68 ACRES
A TRACT SITUATED IN THE M.E.P. & P.R.R. SURVEY, ABSTRACT #1130 TARRANT COUNTY, TEXAS

REV:	DATE:	DESCRIPTION:

kirkman ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: WWD25001
ISSUE DATE: 05/20/2026

GRADING PLAN

SHEET:
C4.0

Agenda Item #8.G.

FULL PATH: K:\Dbs\WWD25001_LaFera South Commercial\Drawings\01_CIVIL\CP\T103 - Production\Public Water Extension\GRADING PLAN_WWD25001.dwg
PLOTTED BY: Shea O. Kirkman
PLOTTED ON: 5/20/2026

SITE BENCHMARKS

BM NO. 1 IS A CITY OF FORT WORTH MONUMENT No. 912 AT THE S.W. CORNER OF EAGLE PARKWAY 0.1 MILE EAST OF STATE HIGHWAY No. 156, 364' EAST OF THE A.T. & S.F. RAIL ROAD TRACK, 45' WEST OF WEST CURB LINE OF FUTURE PUBLIC ROAD. ON THE CL OF A 10' INLET.

ELEVATION = 680.37' (NAVD '88)

BM NO. 2 IS A MAG NAIL SET IN ASPHALT DRIVE AT THE SOUTHEAST LOT CORNER, BEING 29.5' NORTH OF THE EDGE OF PAVEMENT ON THE NORTH SIDE OF BLUE MOUND ROAD AND 8 FEET WEST OF THE GUARD RAIL.

ELEVATION = 757.89' (NAVD '88)

NOTE TO CONTRACTOR

THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) PRIOR TO COMMENCING CONSTRUCTION. IF FIELD CONDITIONS DIFFER FROM LOCATIONS SHOWN ON THE PLANS, THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

RETAINING WALL NOTES:

1. RETAINING WALLS SHOWN ARE FOR SITE GRADING PURPOSES ONLY, AND INCLUDE ONLY LOCATION AND SURFACE SPOT ELEVATIONS AT THE TOP AND BOTTOM OF THE WALL.
2. RETAINING WALL TYPE OR SYSTEM SHALL BE SELECTED BY THE OWNER.
3. RETAINING WALL DESIGN SHALL BE PROVIDED BY OTHERS AND SHALL FIT IN THE WALL ZONE OR LOCATION SHOWN ON THESE PLANS. STRUCTURAL DESIGN AND PERMITTING OF RETAINING WALLS, RAILINGS, AND OTHER WALL SAFETY DEVICES SHALL BE PERFORMED BY A LICENSED ENGINEER AND ARE NOT PART OF THIS PLAN SET.
4. RETAINING WALL DESIGN SHALL MEET THE INTENT OF THE GRADING PLAN AND SHALL ACCOUNT FOR ANY INFLUENCE ON ADJACENT BUILDING FOUNDATIONS, UTILITIES, PROPERTY LINES AND OTHER CONSTRUCTABILITY NOTES.
5. RETAINING WALL ENGINEER SHALL CONSULT THESE PLANS AND THE GEOTECHNICAL REPORT FOR POTENTIAL CONFLICTS.

GRADING NOTES:

1. GEOTECHNICAL REPORT: SITE PREPARATION, GRADING, FILL COMPACTION, AND BUILDING PAD PREPARATION SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT BY ECS SOUTHWEST, LLP, DATED APRIL 17, 2020. IN THE EVENT OF A CONFLICT BETWEEN THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND THE NOTES ON THE GRADING PLAN, THE GEOTECHNICAL REPORT SHALL GOVERN.
2. TOPOGRAPHIC SURVEY: TOPOGRAPHIC SURVEY INFORMATION IS BASED ON THE TOPOGRAPHIC SURVEY PREPARED BY WHITFIELD-HALL SURVYEORS, DATED JUNE 2022.
3. EXISTING CONDITIONS: PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS, INCLUDING GRADES AND DIMENSIONS. THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES.
4. EROSION CONTROL: EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO COMMENCING CLEARING, STRIPPING AND GRADING OPERATIONS. REFER TO THE EROSION CONTROL PLAN FOR THE SEQUENCE OF EROSION CONTROL DEVICES TO BE INSTALLED.
5. PROPOSED GRADES: THE PROPOSED ELEVATIONS AND CONTOURS SHOWN ARE TO FINISHED GRADE. THE PROPOSED CONTOURS ARE APPROXIMATE. THE PROPOSED SPOT ELEVATIONS AND GRADIENTS ARE TO BE USED IN THE EVENT OF ANY DISCREPANCY WITH THE PROPOSED CONTOURS. MINOR ADJUSTMENT TO FINISH GRADE TO ACCOMPLISH SPOT DRAINAGE IS ACCEPTABLE.
6. ACCESSIBLE ROUTES/PARKING: SIDEWALKS AND CROSSWALKS ALONG ACCESSIBLE ROUTES SHALL BE IN ACCORDANCE WITH TAS AND ADA STANDARDS WITH A MAXIMUM RUNNING SLOPE OF 5% AND A MAXIMUM CROSS SLOPE OF 2%. ACCESSIBLE PARKING SPACES SHALL HAVE A MAXIMUM SLOPE OF 2% IN ALL DIRECTIONS.
7. TESTING: TESTING SHALL BE PERFORMED BY A QUALIFIED TESTING LABORATORY, EMPLOYED AND PAID DIRECTLY BY THE OWNER. TESTING SHALL BE PERFORMED AT A MINIMUM, IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. IN THE EVENT THE RESULTS OF THE INITIAL TESTING DO NOT COMPLY WITH THE PLANS AND SPECIFICATIONS, SUBSEQUENT TESTS NECESSARY TO DETERMINE THE ACCEPTABILITY OF CONSTRUCTION SHALL BE AT THE CONTRACTOR'S EXPENSE.
8. MAXIMUM SITE SLOPES SHALL BE 4:1 UNLESS OTHERWISE NOTED.
9. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS.
10. CONTRACTOR TO MAINTAIN EXISTING DRAINAGE PATTERNS DURING CONSTRUCTION UNTIL SUCH TIME THAT THE PROPOSED DRAINAGE INFRASTRUCTURE SHOWN IN THESE CONSTRUCTION PLANS IS INSTALLED AND OPERATIONAL.

LEGEND

- PROPOSED CONTOUR — 500
- EXISTING CONTOUR — 500
- GRADE BREAK
- PROPOSED SWALE
- PROPOSED FINISHED GRADE — FG 700.00
- PROPOSED TOP OF CURB/GUTTER — TC 700.50 / G 700.00
- PROPOSED TOP OF WALL/ BOTTOM OF WALL — TW 700.00 / BW 699.00
- PROPOSED TOP OF INLET — TI 700.00
- EXISTING SPOT GRADE — EX. 700.5±
- EXISTING TOP OF CURB/GUTTER — TC 700.5± / G 700.0±
- PROPOSED DRAINAGE FLOW ARROW
- EXISTING DRAINAGE FLOW ARROW
- PROPERTY BOUNDARY

MATCH LINE SHEET C4.0

MATCH LINE SHEET C4.2

TRIPLE "T" FARMS, LTD.
(INST. NO. D221004861 O.P.R.R.T.C.T.)
(96.68 ACRE TRACT)

FUTURE R.O.W.

SECTION A-A (SEE SHEET C8.1 FOR PROFILE)

ACCESS DRIVE #3

SECTION B-B (SEE SHEET C8.1 FOR PROFILE)

PROP. 20' WATER ESMT

ACCESS DRIVE #4

FG 751.59 · FG 751.73 · FG 751.25 · FL 748.17 · FG 751.39 · FG 750.34 · FL 747.73 · FG 750.62 · FG 750.76 · EX. 751.0± · EX. 751.0± · FG 749.90 · EX. 750.7± · EX. 750.9±

FG 752.99 · FG 753.07 · FG 752.74 · FG 752.66 · FG 751.99 · FG 752.07 · EX. 752.1± · EX. 752.2± · EX. 752.2± · EX. 752.0±

EXHIBIT C-2
CITY OF HASLET, TEXAS
DOC. # D220197294
O.P.R.T.C.T.

JOHN DAY ROAD
(60' ROW)

EX. (4) - 30" CULVERTS

PROPOSED LAPRELLE SUBDIVISION
(BY OTHERS)

GRAPHIC SCALE
0 40 80 FEET
SCALE: 1" = 40'

STATE OF TEXAS
SHEA O. KIRKMAN
91865
LICENSED PROFESSIONAL ENGINEER
05/20/2026

WESTWOOD
Real Estate Development
1000 TEXAN TRAIL, SUITE 200
GRAPEVINE, TX 76051

LETARA SOUTH PUBLIC WATER & DRIVEWAY CONSTRUCTION - JOHN DAY RD
96.68 ACRES
A TRACT SITUATED IN THE M.E.P. & P.R.R. SURVEY, ABSTRACT #1130 TARRANT COUNTY, TEXAS

REV:	DATE:	DESCRIPTION:

kirkman ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: WWD25001
ISSUE DATE: 05/20/2026

GRADING PLAN

SHEET: C4.1

Agenda Item #8.G.

FILE PATH: K:\Jobs\WWD2500\LaFara South Commercial\Drawings\01_CIVIL\CP\T103 - Production\Public Water Extension\GRADING PLAN_WWD2001.dwg
PLOTTED BY: Richard Hentsch
PLOTTED DATE: 5/20/26

SITE BENCHMARKS

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- EXISTING DRAINAGE FLOW ARROW
- PROPERTY BOUNDARY

MATCH LINE SHEET C4.1

TRIPLE "T" FARMS, LTD.
(INST. NO. D221004861 O.P.R.T.C.T.)
(96.68 ACRE TRACT)

ACCESS DRIVE #5

PROP. 20' WATER ESMT

SECTION C-C (SEE SHEET C8.1 FOR CHANNEL REPORT)

SECTION D-D (SEE SHEET C8.1 FOR PROFILE)

SECTION E-E (SEE SHEET C8.1 FOR CHANNEL REPORT)

FUTURE R.O.W.

PROP. ROCK RIP-RAP (D_{50} = 10 IN.)

FG 756.17
FG 755.87
FG 755.04
FG 754.92
FG 756.21
FL 751.70
FG 753.87
FG 755.52
FL 753.35

EX. FL 749.7±
EX. (3) - 30" CULVERTS
EX. 754.0±
EX. 755.0±
EX. 756.0±
EX. 757.0±
EX. 30" CULVERT
EX. FL 758.0±
EX. FL 761.6±
EX. (2) - 30" CULVERTS

4:1 MAX

JOHN DAY ROAD
(60' ROW)

PROPOSED LAPRELLE SUBDIVISION
(BY OTHERS)

GRAPHIC SCALE
0 40 80 FEET
SCALE: 1" = 40'

FULL PATH: K:\Jobs\WWD25001_LaFrae South Commercial\Drawings\01_CONCEPT\03 - Production\Public Water Extension\GRADING PLAN_WWD25001.dwg

LAST SAVED: 5/20/2026 1:23 pm BY: Richard Hamlin
PLOTTED: 5/20/2026 1:24 pm BY: Richard Hamlin

STATE OF TEXAS
SHEA O. KIRKMAN
91865
LICENSED PROFESSIONAL ENGINEER
05/20/2026

WESTWOOD
Real Estate Development
1000 TEXAN TRAIL, SUITE 200
GRAPEVINE, TX 76051

LETARA SOUTH PUBLIC WATER & DRIVEWAY CONSTRUCTION - JOHN DAY RD
96.68 ACRES
A TRACT SITUATED IN THE M.E.P. & P.R.R. SURVEY, ABSTRACT #1130 TARRANT COUNTY, TEXAS

REV:	DESCRIPTION:	DATE:

kirkman ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: WWD25001
ISSUE DATE: 05/20/2026

GRADING PLAN

SHEET:
C4.2

Agenda Item #8.8.G.

SITE BENCHMARKS

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ELEVATION = 757.89' (NAVD '88)

LEGEND

- EXISTING WATER — EX WTR
- PROPOSED WATER LINE & VALVE — W — W
- EXISTING FIRE HYDRANT — FH
- PROPOSED FIRE HYDRANT — FH
- PROPERTY BOUNDARY

WATER GENERAL NOTES:

1. ALL WATER MAINS, UNLESS OTHERWISE NOTED, SHALL HAVE A MINIMUM COVER OF 48" BELOW FINISHED GRADE. PROVIDE VALVE EXTENSIONS TO ALL VALVES ON LINES DEEPER THAN 48".
2. WHEN WATER AND SANITARY SEWERS LINES ARE INSTALLED, THEY SHALL BE INSTALLED PER TCEQ SEPARATION REQUIREMENTS.
3. CONTRACTOR TO VERIFY ALL EXISTING SEWER FLOW LINES BEFORE BEGINNING CONSTRUCTION.
4. ALL SANITARY SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH THE STANDARD CITY SPECIFICATIONS.
5. THE UTILITY CONTRACTOR SHALL INSTALL THE WATER SERVICES TO A POINT AS SHOWN ON THE PLANS. THE METER BOX SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AFTER FINE GRADING HAS BEEN COMPLETED.
6. ALL METER BOXES SHALL BE LOCATED IN NON-TRAFFIC AREAS.
7. CONTRACTOR SHALL RAISE/LOWER OR ADJUST ALL EXISTING FRANCHISE UTILITY LINES IN CONFLICT WITH PROPOSED UTILITIES AS PART OF THE BASE BIDS FOR ALL KNOWN OR UNKNOWN LINES.
8. REFER TO MEP PLANS FOR EXACT SIZE, LOCATION, AND INVERT OF UTILITIES AT BUILDING.
9. FIRE SPRINKLER LINES AND FIRE DEPARTMENT CONNECTIONS SHALL BE SIZED, DESIGNED, AND INSTALLED BY A LICENSED FIRE SPRINKLER CONTRACTOR.
10. BACKFLOW DEVICE FOR DOMESTIC AND FIRE SERVICE TO BE LOCATED INSIDE THE BUILDING PER CITY OF HASLET STANDARDS UNLESS OTHERWISE NOTED.
11. REFER TO SHEET C12.0 FOR WATER DETAILS.
12. FDC SHOWN FOR REFERENCE ONLY. FINAL LOCATION TO BE DETERMINED BY LICENSED FIRE SPRINKLER CONTRACTOR. FDC TO BE LOCATED ACCORDING TO CITY OF HASLET STANDARDS.

CITY OF HASLET NOTES:

1. WATERLINE MARKERS SHALL BE PLACED EVERY 750 FT.

NOTE TO CONTRACTOR

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"TRACT 1" CITY OF FORT WORTH DOC.# D212211818 O.P.R.T.C.T.

30' EASEMENT TO EAGLE MOUNTAIN PIPELINE COMPANY, LP (VOL. 15790, PG. 90, O.P.R.T.C.T.) 30' ACCESS EASEMENT (DOC.# D204357856, O.P.R.T.C.T.)

CITY OF HASLET SANITARY SEWER EASEMENT (DOC NO. D220197295, O.P.R.T.C.T.)

JPMORGAN CHASE BANK, N.A. DOC.# D214252281 O.P.R.T.C.T.

BURLINGTON NORTHERN & SANTA FE RAILWAY COMPANY (VOL. 90, PG. 197, D.R.T.C.T.)

30' EASEMENT TO EAGLE MOUNTAIN PIPELINE COMPANY, LP (VOL. 15790, PG. 90, O.P.R.T.C.T.) 30' ACCESS EASEMENT (DOC.# D204357856, O.P.R.T.C.T.)

"TRACT 1" CITY OF FORT WORTH DOC.# D212211818 O.P.R.T.C.T.

ROAD ACCESS EASEMENT (DOC.# D212270749, O.P.R.T.C.T.)

AMENDMENT TO OIL & GAS LEASE PROP. DRILL SITE PAD 2" (VOL. 15633, PG. 162, D.R.T.C.T.)

40' EASEMENT TO CROSSTEX NORTH TEXAS GATHERING, LP (DOC.# D207455781, O.P.R.T.C.T.)

15' DRAINAGE & UTILITY EASEMENT (DOC.# D219289910, P.R.T.C.T.)

DRILL SITE #6 & PIPELINE EASEMENT VOL. 15908, PG. 361, O.P.R.T.C.T. VOL. 15908, PG. 362, O.P.R.T.C.T. DOC.# D204357851, O.P.R.T.C.T. DOC.# D204357853, O.P.R.T.C.T. DOC.# D204357854, O.P.R.T.C.T.

AGREEMENT TO AMEND OIL & GAS LEASE PROP. DRILL SITE PAD 6 (VOL. 15908, PG. 360, D.R.T.C.T.)

30' EASEMENT TO ENTERPRISE TEXAS PIPELINE, LLC (DOC.# D209135135, O.P.R.T.C.T.)

APPROXIMATE LOCATION OF SURVEY LINE (TYPICAL)

J. RIGHLEY SURVEY ABSTRACT #1268

BNSF RAILWAY COMPANY DOC.# D222101432 O.P.R.T.C.T.

CITY OF HASLET WATER LINE EASEMENT (DOC.# D220197295, O.P.R.T.C.T.)

EXISTING POND JWOUS

VARIABLE WIDTH DRAINAGE EASEMENT (DOC.# D219289910, P.R.T.C.T.)

5' UTILITY EASEMENT (DOC.# D219289910, P.R.T.C.T.)

30' EASEMENT TO EAGLE MOUNTAIN PIPELINE COMPANY, LP (VOL. 15790, PG. 90, O.P.R.T.C.T.)

30' EASEMENT TO ENTERPRISE TEXAS PIPELINE, LLC (DOC.# D209135135, O.P.R.T.C.T.)

TRIPLE "T" FARMS, LTD. (INST. NO. D221004861 O.P.R.T.C.T.) (96.68 ACRE TRACT)

PLEASANT RUN DRIVE (50' ROW)

LOT 10, BLOCK 39 LETARA, PHASE ONE (INST. NO. D219289910) O.P.R.T.C.T.

LOT 11, LOT 9, LOT 8, LOT 6, LOT 7

STA 0+00.00 LINE "W-1" CONNECT TO EX. 16" WATER INSTALL: 1 - 16" GATE VALVE

5' SIDEWALK EASEMENT (DOC.# D219289910, P.R.T.C.T.)

ACCESS DRIVE #1

LINE 'W-1' PROP. 16" WATER (PUBLIC)

ACCESS DRIVE #2

PROP. 20' WATER EASEMENT

ACCESS DRIVE #3

PROP. FIRE HYDRANT

LINE 'W-1' PROP. 16" WATER (PUBLIC)

ACCESS DRIVE #4

PROP. 20' WATER EASEMENT

LINE 'W-1' PROP. 16" WATER (PUBLIC)

STA 33+16.35 LINE "W-1" END & CAP 16" WATER LINE INSTALL: 1 - 16" VALVE

PROP. FIRE HYDRANT

JOHN DAY ROAD (60' ROW)

JOHN DAY ROAD (60' ROW)

ACCESS DRIVE #5

BLUE MOUND ROAD (60' ROW)

DOVE VALLEY TRAIL

LOT 4, LOT 5, LOT 3, LOT 1, LOT 14, LOT 13

BLOCK 1, LONESOME DOVE ESTATES PHASE I (CAB. A, SL. 6664) P.R.T.C.T.

BLOCK 5, LONESOME DOVE ESTATES PHASE I (CAB. A, SL. 6664) P.R.T.C.T.

LOT 13, LOT 14, LOT 15, LOT 16, LOT 17

BLOCK 27 LETARA, PHASE ONE (INST. NO. D219289910) O.P.R.T.C.T.

EXHIBIT C-2 CITY OF HASLET, TEXAS DOC. # D220197294 O.P.R.T.C.T.

PROPOSED LAPRELLE SUBDIVISION (BY OTHERS)

TPHMI DFW 4047, LLC DOC.# D221367748 O.P.R.T.C.T.

GRAPHIC SCALE 0 150 300 FEET

SCALE:1"=150'

STATE OF TEXAS
SHEA O. KIRKMAN
91865
LICENSED PROFESSIONAL ENGINEER
05/20/2026

WESTWOOD
Real Estate Development
1000 TEXAN TRAIL, SUITE 200
GRAPEVINE, TX 76051

LETARA SOUTH PUBLIC WATER & DRIVEWAY CONSTRUCTION - JOHN DAY RD

96.68 ACRES
A TRACT SITUATED IN THE M.E.P. & P.R.R. SURVEY, ABSTRACT #1130 TARRANT COUNTY, TEXAS

REV.:	DATE:	DESCRIPTION:

kirkman ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: WWD25001

ISSUE DATE: 05/20/2026

OVERALL WATER PLAN

SHEET: C5.0

FILE PATH: K:\Ins\WWD\25001_LaTara South Commercial\Drawings\01_CD\CEP\01 - Production\Public Water Extension\Ins\WWD25001_LaTara South Commercial\Drawings\01_CD\CEP\01 - Production\Public Water Extension\OVERALL WATER PLAN_WWD25001.dwg
PLOTTED BY: Michael Heinlich
PLOTTED DATE: 5/20/2026

Agenda Item #8.8.G.

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ENTERPRISE PIPELINE NOTES:

1. CROSSING SHALL BE AS CLOSE TO 90 DEGREE ANGLE AS POSSIBLE AND NO LESS THAN 45 DEGREE ANGLE.
2. FOREIGN METALLIC UTILITY/PIPE SHALL BE COATED WITH NON-CONDUCTIVE COATING WITHIN COMPANY ROW.
3. UTILITY MARKER SHALL BE INSTALLED 12 IN. BELOW THE GROUND WITHIN THE PIPELINE ROW.
4. REQUIRE POTHOLE(S) TO CONFIRM LOCATION OF COMPANY PL PRIOR TO CONSTRUCTION AND BACKFILL, UNLESS COMPANY PL DEPTH/LOCATION WAS CONFIRMED BY OTHER METHOD(S) APPROVED BY OPERATIONS.
5. ENTERPRISE REPRESENTATIVE REQUIRED ON-SITE DURING ALL EXCAVATION ACTIVITIES.

LEGEND

- EXISTING SANITARY SEWER — EX SS
- EXISTING WATER — EX WTR
- PROPOSED WATER — W — W
- EXISTING SANITARY SEWER MANHOLE — SS
- EXISTING FIRE HYDRANT — FH
- PROPOSED FIRE HYDRANT — FH
- EXISTING GAS — EX GAS
- EXISTING UNDERGROUND ELECTRIC — EX UGE
- EXISTING OVERHEAD ELECTRIC — EX OHE
- PROPERTY BOUNDARY

REFER TO SHEET C5.0 FOR WATER NOTES & BENCHMARKS

LOT 8
BLOCK 39
LETARA, PHASE ONE
(INST. NO. D221004861 O.P.R.T.C.T.)

EXISTING 16" GAS

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30' EASEMENT TO EAGLE MOUNTAIN PIPELINE COMPANY, LP (VOL. 15790, PG. 90, O.P.R.T.C.T.)

EXISTING 30" GAS

30' EASEMENT TO ENTERPRISE TEXAS PIPELINE, LLC (DOC.# D209135135, O.P.R.T.C.T.)

!! CAUTION !!
!! UTILITY CROSSING !!
APPROX. LOCATION OF EXISTING GAS LINE (FIELD VERIFY PRIOR TO CONSTRUCTION & LOWER WATER AS REQUIRED, COORDINATE WITH UTILITY PROVIDER)

STA 0+05.00 LINE "W-1" INSTALL: 2-16" 45° VERT. BEND

STA 0+00.00 LINE "W-1" CONNECT TO EX. 16" WATER INSTALL: 1 - 16" GATE VALVE

5' SIDEWALK EASEMENT (DOC.# D219289910, P.R.T.C.T.)

EX. 16" WATER

ACCESS DRIVE #1

STA 0+37.95 LINE "W-1" INSTALL: 1- 16" X 8" TEE, 1 -16" VALVE, 1 - 8" VALVE, 10 LF 8" WATER, END & CAP 8" WATER

STA 0+24.85 LINE "W-1" INSTALL: 2-16" 45° VERT. BEND

!! CAUTION !!
!! UTILITY CROSSING !!
APPROX. LOCATION OF EXISTING GAS LINE (FIELD VERIFY PRIOR TO CONSTRUCTION & LOWER WATER AS REQUIRED, COORDINATE WITH UTILITY PROVIDER)

FUTURE R.O.W.

PROP. 20' WATER ESMT

PROP. 16" WATER (PUBLIC)

EX. (3)- 18" CULVERTS FL= 744.8±

EXISTING R.O.W.

STA 1+16.75 LINE "W-1" !! GRADE BREAK !!

PROP. 16" WATER @ 4.18% (PUBLIC)

STA 0+86.75 LINE "W-1" !! GRADE BREAK !!

STA 4+48.73 LINE "W-1" INSTALL: 1- 16" X 8" TEE, 1 -16" VALVE, 1 - 8" VALVE, 10 LF 8" WATER, END & CAP 8" WATER

ACCESS DRIVE #2

JOHN DAY ROAD
(60' ROW)

28.0' EX. PVMT WIDTH

38.5'

11.5'

TRIPLE "T" FARMS, LTD.
(INST. NO. D221004861 O.P.R.T.C.T.)
(96.68 ACRE TRACT)

LOT 14 / LOT 15
BLOCK 27
LETARA, PHASE ONE
(INST. NO. D219289910)
O.P.R.T.C.T.

PROPOSED LAPRELLE SUBDIVISION
(BY OTHERS)

MATCH LINE STA 8+50
LINE W-1 ~ SHEET C5.2

GRAPHIC SCALE
0 40 80 FEET
SCALE: 1" = 40'

PROFILE W-1 [STA 0+00 TO STA 8+50]

PROFILE SCALE
HORIZ: 1" = 40
VERT: 1" = 4

STA 0+00.00 ~ W-1 CONNECT TO EX. 16" WATER INSTALL: 1 - 16" GATE VALVE
STA 0+05.00 ~ W-1 INSTALL: 2-16" 45° VERT. BEND
STA 0+24.85 ~ W-1 INSTALL: 2-16" 45° VERT. BEND
STA 0+37.95 ~ W-1 INSTALL: 1- 16" X 8" TEE, 1 -16" VALVE, 1 - 8" VALVE, 10 LF 8" WATER, END & CAP 8" WATER
STA 0+86.75 ~ W-1 !! GRADE BREAK !!
STA 1+16.75 ~ W-1 !! GRADE BREAK !!
STA 4+48.73 ~ W-1 INSTALL: 1- 16" X 8" TEE, 1 -16" VALVE, 1 - 8" VALVE, 10 LF 8" WATER, END & CAP 8" WATER

PROPOSED GRADE @ CL OF PIPE
EXISTING GRADE @ CL OF PIPE
6.5'
5' MIN.
4.3'
2.5'
2.0' MIN.
5' MIN.

STA 1+35.84 FUTURE STORM/CHANNEL CROSSING FL=743.7±

PROP. 16" PVC WATER (PUBLIC)
PROP. 16" PVC WATER @ 4.18% (PUBLIC)
EX. 16" PVC WATER (PUBLIC)
PROP. 16" PVC WATER (PUBLIC)

STA 0+14.30 EX. 16" GAS CROSSING TP=738.89 (CONTRACTOR TO FIELD VERIFY & LOWER WATER AS REQUIRED TO MAINTAIN 2' VERTICAL CLEARANCE)

STA 0+64.65 EX. 30" GAS CROSSING TP=736.78 (CONTRACTOR TO FIELD VERIFY & ADJUST WATER AS REQUIRED TO MAINTAIN 2' VERTICAL CLEARANCE)

INSTALL 3,316 LF C900 AWWA DR-18 16" WATER LINE W/ EMBEDMENT PER CITY OF HASLET STANDARDS

TOP=738.95 TP: 16" = 734.98
TOP=738.95 TP: 16" = 734.98
TOP=739.65 TP: 16" = 740.16
TOP=738.91 TP: 16" = 738.91
TOP=738.95
TOP=738.95
TOP=738.95
TOP=738.95
TOP=738.95
TOP=738.95

755 / 750 / 745 / 740 / 735 / 730 / 725 / 720

-0+50 0+00 1+00 2+00 3+00 4+00 5+00 6+00 7+00 8+00 8+50

SHEA O. KIRKMAN
91865
REGISTERED PROFESSIONAL ENGINEER
05/20/2026

WESTWOOD
Real Estate Development
1000 TEXAN TRAIL, SUITE 200
GRAPEVINE, TX 76051

LETARA SOUTH PUBLIC WATER & DRIVEWAY CONSTRUCTION - JOHN DAY RD

96.68 ACRES
A TRACT SITUATED IN THE M.E.P. & P.R.R. SURVEY, ABSTRACT #1130 TARRANT COUNTY, TEXAS

REV.	DATE:	DESCRIPTION:

kirkman ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: WWD25001
ISSUE DATE: 05/20/2026

WATER PLAN & PROFILE

SHEET:
C5.1

Agenda Item #8.8.G.

FULL PATH: K:\Jobs\WWD2500x\LaTara South Commercial\Drawings\01_CONCEPT\01 - Production\Public Water Extension\WATER PLAN & PROFILE_WWD25001.dwg
Last Saved By: Shea Kirkman 5/20/2026 1:21 PM
Plotted By: Shea Kirkman 5/20/2026 1:21 PM

NOTE TO CONTRACTOR
THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) PRIOR TO COMMENCING CONSTRUCTION. IF FIELD CONDITIONS DIFFER FROM LOCATIONS SHOWN ON THE PLANS, THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

LEGEND

- EXISTING SANITARY SEWER — EX SS
- EXISTING WATER — EX WTR
- PROPOSED WATER — W — W
- EXISTING SANITARY SEWER MANHOLE
- EXISTING FIRE HYDRANT — FH
- PROPOSED FIRE HYDRANT — FH
- EXISTING GAS — EX GAS
- EXISTING UNDERGROUND ELECTRIC — EX UGE
- EXISTING OVERHEAD ELECTRIC — EX OHE
- PROPERTY BOUNDARY

REFER TO SHEET C5.0 FOR WATER NOTES & BENCHMARKS

MATCH LINE STA 8+50
LINE W-1 ~ SHEET C5.1

TRIPLE "T" FARMS, LTD.
(INST. NO. D221004861 O.P.R.T.C.T.)
(96.68 ACRE TRACT)

STA 8+90.77 LINE "W-1" !! GRADE BREAK !!
STA 9+51.27 LINE "W-1" INSTALL 55 LF 24" STEEL ENCASEMENT CENTERED ON FUTURE STORM CROSSING
STA 11+55.67 LINE "W-1" !! GRADE BREAK !!
STA 11+48.17 LINE "W-1" INSTALL: 1- 16" X 8" TEE 1 -16" VALVE 1 - 8" VALVE 10 LF 8" WATER END & CAP 8" WATER
STA 11+40.67 LINE "W-1" !! GRADE BREAK !!
PROP. 20' WATER ESMT
PROP. 10' WATER EASEMENT
STA 15+71.68 LINE "W-1" !! GRADE BREAK !! INSTALL: 1 - 16" GATE VALVE
STA 15+76.68 LINE "W-1" INSTALL: 1- 16" X 6" TEE 1 -16" VALVE 1 - 6" VALVE 1 - FH ASSEMBLY PER CITY OF HASLET STANDARDS
STA 15+81.68 LINE "W-1" !! GRADE BREAK !!

PROP. 16" WATER (PUBLIC) 9+00 10+00 PROP. 16" WATER @ 1.34% (PUBLIC) 11+00 12+00 13+00 PROP. 16" WATER @ 0.38% (PUBLIC) 14+00 15+00 16+00 PROP. 16" WATER (PUBLIC) 17+00

FUTURE R.O.W.
EXISTING R.O.W.
11.5'
38.5'
38.5'
PROP. 70' ACCESS & WATER ESMT
PROP. 24" STORM
EX. (4) - 30" CULVERTS FL = 746.6±
ACCESS DRIVE #3
EXHIBIT C-2 CITY OF HASLET, TEXAS DOC. # D220197294 O.P.R.T.C.T.
JOHN DAY ROAD
(60' ROW)

PROPOSED LAPRELLE SUBDIVISION
(BY OTHERS)

MATCH LINE STA 17+50
LINE W-1 ~ SHEET C5.3

GRAPHIC SCALE
0 40 80 FEET
SCALE: 1" = 40'

PROFILE W-1 [STA 8+50 TO STA 17+50]

PROFILE SCALE
HORIZ: 1" = 40
VERT: 1" = 4

STA 8+90.77 – W-1 !! GRADE BREAK !!
STA 11+40.67 – W-1 !! GRADE BREAK !!
STA 11+48.17 – W-1 INSTALL: 1- 16" X 8" TEE 1 -16" VALVE 1 - 8" VALVE 10 LF 8" WATER END & CAP 8" WATER
STA 11+55.67 – W-1 !! GRADE BREAK !!
STA 15+71.68 – W-1 !! GRADE BREAK !! INSTALL: 1 - 16" GATE VALVE
STA 15+76.68 – W-1 INSTALL: 1- 16" X 6" TEE 1 -16" VALVE 1 - 6" VALVE 1 - FH ASSEMBLY PER CITY OF HASLET STANDARDS
STA 15+81.68 – W-1 !! GRADE BREAK !!

PROPOSED GRADE @ CL OF PIPE
EXISTING GRADE @ CL OF PIPE
7.6'
5' MIN.
5' MIN.
3.6'
STA 9+51.27 FUTURE STORM/CHANNEL CROSSING FL=743.8±
PROP. 16" PVC WATER @ 1.34% (PUBLIC)
PROP. 16" PVC WATER @ 0.38% (PUBLIC)
PROP. 16" PVC WATER (PUBLIC)
PROP. 16" PVC WATER (PUBLIC)
55 LF 24" STEEL ENCASEMENT CENTERED ON STORM CROSSING & EXTENDING 5 LF PAST EDGE OF FUTURE STRM XING ON EACH SIDE
INSTALL 3,316 LF C900 AWWA DR-18 16" WATER LINE W/ EMBEDMENT PER CITY OF HASLET STANDARDS

755 750 745 740 735 730 725 720

TP 16" = 738.91 TOP=739.08 | TOP=740.41 | TOP=741.74 | TP 16" = 742.26 | TP 16" = 742.25 | TOP=742.46 | TOP=742.84 | TOP=743.22 | TOP=743.60 | TP 16" = 743.83 | TP 16" = 743.83 | TOP=743.87 | TOP=743.87

8+50 9+00 10+00 11+00 12+00 13+00 14+00 15+00 16+00 17+00 17+50

SHEA O. KIRKMAN 91865 LICENSED PROFESSIONAL ENGINEER
05/20/2026

WESTWOOD
Real Estate Development
1000 TEXAN TRAIL, SUITE 200
GRAPEVINE, TX 76051

LETARA SOUTH PUBLIC WATER & DRIVEWAY CONSTRUCTION - JOHN DAY RD
96.68 ACRES
A TRACT SITUATED IN THE M.E.P. & P.R.R. SURVEY, ABSTRACT #1130 TARRANT COUNTY, TEXAS

REV:	DATE:	DESCRIPTION:

KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: WWD25001
ISSUE DATE: 05/20/2026

WATER PLAN & PROFILE

SHEET:
C5.2

Agenda Item #8.8.G.

FILE PATH: K:\Wtx\WWD25001_LaTara South Commercial\Drawings\01_CONCEPT\03 - Production\Public Water Extension\WATER PLAN & PROFILE_WWD25001.dwg
PLOTTED: 5/20/2026 10:47 AM BY: Jacob Hall

NOTE TO CONTRACTOR
THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) PRIOR TO COMMENCING CONSTRUCTION. IF FIELD CONDITIONS DIFFER FROM LOCATIONS SHOWN ON THE PLANS, THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

LEGEND

- EXISTING SANITARY SEWER — EX SS
- EXISTING WATER — EX WTR
- PROPOSED WATER — W — W
- EXISTING SANITARY SEWER MANHOLE
- EXISTING FIRE HYDRANT — FH
- PROPOSED FIRE HYDRANT — FH
- EXISTING GAS — EX GAS
- EXISTING UNDERGROUND ELECTRIC — EX UGE
- EXISTING OVERHEAD ELECTRIC — EX OHE
- PROPERTY BOUNDARY

REFER TO SHEET C5.0 FOR WATER NOTES & BENCHMARKS

MATCH LINE STA 17+50 LINE W-1 ~ SHEET C5.2

TRIPLE "T" FARMS, LTD.
(INST. NO. D221004661 O.P.R.T.C.T.)
(96.68 ACRE TRACT)

STA 19+01.67 LINE "W-1"
INSTALL:
1- 16" X 8" TEE
1 -16" VALVE
1 - 8" VALVE
10 LF 8" WATER
END & CAP 8" WATER

STA 21+83.64 LINE "W-1"
INSTALL 55 LF 24"
STEEL ENCASEMENT
CENTERED ON FUTURE
STORM CROSSING

STA 23+00.00 LINE "W-1"
!! GRADE BREAK !!

PROP. 20'
WATER ESMT

11.5'

38.5'

FUTURE R.O.W.

18+00 PROP. 16" WATER (PUBLIC) 20+00 21+00 22+00 PROP. 16" WATER (PUBLIC) 23+00 24+00 PROP. 16" WATER @ 0.55% (PUBLIC) 25+00 26+00

PROP. 70'
ACCESS &
WATER ESMT

EXISTING R.O.W.

ACCESS DRIVE #4

EX. (3) - 30"
CULVERTS
FL= 749.7±

28.6'
EX. PVMT
WIDTH

JOHN DAY ROAD
(60' ROW)

PROPOSED LAPRELLE SUBDIVISION
(BY OTHERS)

MATCH LINE STA 26+50 LINE W-1 ~ SHEET C5.4

GRAPHIC SCALE
0 40 80 FEET
SCALE: 1" = 40'

PROFILE W-1 [STA 17+50 TO STA 26+50]

PROFILE SCALE
HORIZ: 1" = 40
VERT: 1" = 4

760 755 750 745 740 735 730 725

STA 19+01.67 ~ W-1
INSTALL:
1- 16" X 8" TEE
1 -16" VALVE
1 - 8" VALVE
10 LF 8" WATER
END & CAP 8" WATER

PROPOSED GRADE
@ CL OF PIPE

EXISTING GRADE
@ CL OF PIPE

7.0'

5' MIN

4.0'

STA 21+83.64
FUTURE STORM/CHANNEL
CROSSING
FL=747.9±

STA 23+00.00 ~ W-1
!! GRADE BREAK !!

PROP. 16" PVC WATER (PUBLIC)

PROP. 16" PVC WATER @ 0.55% (PUBLIC)

55 LF 24" STEEL ENCASEMENT
CENTERED ON STORM
CROSSING & EXTENDING 5 LF
PAST EDGE OF FUTURE STRM
XING ON EACH SIDE

INSTALL 3,316 LF C900 AWWA DR-18
16" WATER LINE W/ EMBEDMENT
PER CITY OF HASLET STANDARDS

TOP=743.87 TOP=743.87 TOP=743.87 TOP=743.87 TOP=743.87 TP 16" = 743.82 TOP=744.42 TOP=744.97 TOP=746.52

17+50 18+00 19+00 20+00 21+00 22+00 23+00 24+00 25+00 26+00 26+50

SHEA O. KIRKMAN
91865
REGISTERED
PROFESSIONAL ENGINEER
STATE OF TEXAS
05/20/2026

WESTWOOD
Real Estate Development
1000 TEXAN TRAIL, SUITE 200
GRAPEVINE, TX 76051

LETARA SOUTH PUBLIC WATER & DRIVEWAY CONSTRUCTION - JOHN DAY RD
96.68 ACRES
A TRACT SITUATED IN THE M.E.P. & P.R.R. SURVEY, ABSTRACT #1130 TARRANT COUNTY, TEXAS

REV.:	DESCRIPTION:	DATE:

kirkman ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: WWD25001
ISSUE DATE: 05/20/2026

WATER PLAN & PROFILE

SHEET:
C5.3

Agenda Item #3.8.G.

FULL PATH: K:\Jobs\WWD25001_LaFita South Commercial\Drawings\01_CONCEPT\01 - Production\Public Water Extension\WATER PLAN & PROFILE_WWD25001.dwg
Plotted: 05/20/2026 10:08 AM by Ryan Hall

MATCH LINE STA 26+50
LINE W-1 ~ SHEET C5.3

STA 28+14.64 LINE "W-1"
!! GRADE BREAK !!

STA 28+07.14 LINE "W-1"
INSTALL:
1- 16" X 8" TEE
1 -16" VALVE
1 - 8" VALVE
10 LF 8" WATER
END & CAP 8" WATER

STA 27+99.64 LINE "W-1"
!! GRADE BREAK !!

PROP. 20'
WATER ESMT

11.5'

5.0'

38.5'

27+00 PROP. 16" WATER @ 0.55% (PUBLIC) 28+00 29+00 PROP. 16" WATER @ 2.37% (PUBLIC) 30+00 31+00 32+00 33+00

PROP. (2) - 5'x2' RCB STORM

ACCESS DRIVE #5

JOHN DAY ROAD
(60' ROW)

EXISTING R.O.W.

FUTURE R.O.W.

TRIPLE "T" FARMS, LTD.
(INST. NO. D221004861 O.P.R.T.C.T.)
(96.68 ACRE TRACT)

POTHOLE #1
EG=763.86
N:7029124.71
E:2317735.04
TOP OF GAS LINE EL: 757.26'

STA 31+40.21 LINE "W-1"
INSTALL:
1- 16" X 6" TEE
1 -16" VALVE
1 - 6" VALVE
1 - FH ASSEMBLY PER
CITY OF HASLET STANDARDS

FH

PROP. 10'
WATER ESMT

PROP. 16" WATER
@ 2.37% (PUBLIC)

STA 33+16.35 LINE "W-1"
END & CAP 16" WATER LINE
INSTALL:
1 - 16" VALVE

EX. 30"
CULVERT
FL= 758.0±

EX. (2) - 30"
CULVERTS
FL= 761.6±

PROPOSED LAPRELLE SUBDIVISION
(BY OTHERS)

BLUE MOUND ROAD
60 WIDTH R.O.W.

EX OHE

PP

GAS

LOT 2

BLOCK 1,
LONESOME DOVE
ESTATES
PHASE I
(CAB. A, SL.
6664)
P.R.T.C.T.

LOT 1

DOVE VALLEY TRAIL

LOT 14

BLOCK 5, LONESOME
DOVE ESTATES
PHASE I
(CAB. A, SL. 6664)
P.R.T.C.T.

LEGEND

EXISTING SANITARY SEWER	EX SS
EXISTING WATER	EX WTR
PROPOSED WATER	W — W
EXISTING SANITARY SEWER MANHOLE	
EXISTING FIRE HYDRANT	FH
PROPOSED FIRE HYDRANT	FH
EXISTING GAS	EX GAS
EXISTING UNDERGROUND ELECTRIC	EX UGE
EXISTING OVERHEAD ELECTRIC	EX OHE
PROPERTY BOUNDARY	

NOTE TO CONTRACTOR
THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) PRIOR TO COMMENCING CONSTRUCTION. IF FIELD CONDITIONS DIFFER FROM LOCATIONS SHOWN ON THE PLANS, THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

REFER TO SHEET C5.0 FOR WATER NOTES & BENCHMARKS

GRAPHIC SCALE
0 40 80 FEET
SCALE: 1" = 40'

PROFILE W-1 [STA 26+50 TO STA 33+50]

PROFILE SCALE
HORIZ: 1" = 40
VERT: 1" = 4

765 760 755 750 745 740 735 730

STA 27+99.64 = W-1
!! GRADE BREAK !!

STA 28+07.14 = W-1
INSTALL:
1- 16" X 8" TEE
1 -16" VALVE
1 - 8" VALVE
10 LF 8" WATER
END & CAP 8" WATER

STA 28+14.64 = W-1
!! GRADE BREAK !!

STA 31+40.21 = W-1
INSTALL:
1- 16" X 6" TEE
1 -16" VALVE
1 - 6" VALVE
1 - FH ASSEMBLY PER
CITY OF HASLET STANDARDS

STA 33+16.35 = W-1
END & CAP 16" WATER LINE
INSTALL:
1 - 16" VALVE

PROPOSED GRADE
@ CL OF PIPE

EXISTING GRADE
@ CL OF PIPE

5' MIN

PROP. 16" PVC WATER @ 0.55% (PUBLIC)

PROP. 16" PVC WATER @ 2.37% (PUBLIC)

INSTALL 3,316 LF C900 AWWA DR-18
16" WATER LINE W/ EMBEDMENT
PER CITY OF HASLET STANDARDS

TOP=746.07 TP 16" = 746.58 TP 16" = 746.58 TOP=748.84 TOP=751.02 TOP=753.39 TP 16" = 754.30 TOP=755.76 TOP=758.13 TP 16" = 758.48

26+50 27+00 28+00 29+00 30+00 31+00 32+00 33+00 33+50

STATE OF TEXAS
SHEA O. KIRKMAN
91865
LICENSED PROFESSIONAL ENGINEER
05/20/2026

WESTWOOD
Real Estate Development
1000 TEXAN TRAIL, SUITE 200
GRAPEVINE, TX 76051

LETARA SOUTH PUBLIC WATER & DRIVEWAY CONSTRUCTION - JOHN DAY RD

96.68 ACRES
A TRACT SITUATED IN THE M.E.P. & P.R.R. SURVEY, ABSTRACT #1130 TARRANT COUNTY, TEXAS

REV.:	DESCRIPTION:	DATE:

kirkman ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: WWD25001

ISSUE DATE: 05/20/2026

WATER PLAN & PROFILE

SHEET:
C5.4

Agenda Item #8.8.G.

FULL PATH: K:\Jobs\WWD2500_LaTara South Commercial\Drawings\GIS_CONCEPTS\3 - Production\Public Water Extension\WATER PLAN & PROFILE_WWD2501.dwg

EXISTING DRAINAGE AREA CALCULATIONS Q=CiA								
DRAINAGE AREA ID	Tc (min.)	RUNOFF COEFFICIENT "C"	AREA (acres)	I5 (in./hr.)	Q5 (cfs)	I100 (in./hr.)	Q100 (cfs)	COMMENTS
EX1	15	0.70	60.69	4.55	193.308	8.01	340.31	DRAINS TO EXISTING FLOODPLAIN
EX2	15	0.70	37.22	4.55	118.542	8.01	208.69	DRAINS TO EXISTING FLOODPLAIN

NOTES:
1. DRAINAGE CRITERIA TAKEN FROM ISWM TECHNICAL MANUAL - HYDROLOGY, DATED APRIL 2010.
2. OFF-SITE FLOW DATA TAKEN FROM LA PRELLE PHASE 2A DRAINAGE STUDY DATED JUNE 2025.

LEGEND

- EXISTING DRAINAGE AREA LABEL — BASIN NAME: DA1; ACRES: 0.63 ac.; Q100 (cfs): 5.57
- EXISTING DRAINAGE AREA DIVIDE
- EXISTING DRAINAGE FLOW ARROW
- EXISTING CONTOUR
- EXISTING STORM PIPE
- PROPERTY BOUNDARY

NOTE TO CONTRACTOR
THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) PRIOR TO COMMENCING CONSTRUCTION. IF FIELD CONDITIONS DIFFER SIGNIFICANTLY FROM LOCATIONS SHOWN ON THE PLANS, THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

"TRACT 1" CITY OF FORT WORTH DOC.# D212211818 O.P.R.T.C.T.

JPMORGAN CHASE BANK, N.A. DOC.# D214252281 O.P.R.T.C.T.

BURLINGTON NORTHERN & SANTA FE RAILWAY COMPANY (VOL. 66, PG. 197, D.R.T.C.T.)

"TRACT 1" CITY OF FORT WORTH DOC.# D212211818 O.P.R.T.C.T.

BNSF RAILWAY COMPANY DOC.# D222101432 O.P.R.T.C.T.

"TRACT 1" CITY OF FORT WORTH DOC.# D212211818 O.P.R.T.C.T.

APPROXIMATE LOCATION OF SURVEY LINE (TYPICAL)

J. RIGHLEY SURVEY ABSTRACT #1268

FEMA 100-YR FLOODPLAIN LIMITS "ZONE A"

FEMA 100-YR FLOODPLAIN LIMITS "ZONE X"

EXISTING POND WITH LINER

DESIGN POINT #1
PRE-PROJECT Q_{100} = 1581.00 cfs

EX1
60.69 ac
340.31

EX2
37.22 ac
208.69

EX. (4) - 30" JOHN DAY CULVERT "D"
EX. Q_{100} = 227 CFS

EX. (3) - 30" JOHN DAY CULVERT "E"
EX. Q_{100} = 321 CFS

EX. (3) - 18" JOHN DAY CULVERT "C"
EX. Q_{100} = 76 CFS

EX. 30" JOHN DAY CULVERT "F"
EX. Q_{100} = 23 CFS

EX. (2) - 30" JOHN DAY CULVERT "G"
EX. Q_{100} = 64 CFS

JOHN DAY ROAD (60' ROW)

JOHN DAY ROAD (60' ROW)

BLUE MOUND ROAD (60' ROW)

PLEASANT RUN DRIVE (60' ROW)

DOVE VALLEY TRAIL

LOT 10, BLOCK 39 LETARA, PHASE ONE (INST. NO. D219289910) O.P.R.T.C.T.

BLOCK 27 LETARA, PHASE ONE (INST. NO. D219289910) O.P.R.T.C.T.

BLOCK 1, LONESOME DOVE ESTATES PHASE I (CAB. A, SL. 6664) P.R.T.C.T.

BLOCK 5, LONESOME DOVE ESTATES PHASE I (CAB. A, SL. 6664) P.R.T.C.T.

EXHIBIT C-2 CITY OF HASLET, TEXAS DOC. # D220197294 O.P.R.T.C.T.

TPHMI DFW 4047, LLC DOC.# D221367748 O.P.R.T.C.T.

GRAPHIC SCALE
0 1.50 300 FEET
SCALE: 1" = 150'

PRELIMINARY FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR THE PURPOSES OF CONSTRUCTION, BIDDING OR PERMIT. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:

SHEA O. KIRKMAN
P.E.# 91865
5/20/2026

WESTWOOD
Real Estate Development
1000 TEXAN TRAIL, SUITE 200
GRAPEVINE, TX 76051

LETARA COMMERCIAL

96.68 ACRES
A TRACT SITUATED IN THE M.E.P. & P.R.R. SURVEY, ABSTRACT #1130
TARRANT COUNTY, TEXAS

REV:	DATE:	DESCRIPTION:

KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: WWD25001

ISSUE DATE: 5/20/2026

EXISTING DRAINAGE AREA MAP

SHEET:
C6.0

Agenda Item #8.8.G.

FULL PATH: K:\Job\WWD25001_LaFrae South Commercial\Drawings\01_CONCEPT\01 - Production\Public Water Extension\EXISTING DRAINAGE AREA MAP_WWD25001.dwg
LAYOUT: EXISTING DRAINAGE AREA MAP_WWD25001
PLOTTED DATE: 5/20/26
PLOTTED BY: Richard Heinrich

SITE BENCHMARKS

BM NO. 1 IS A CITY OF FORT WORTH MONUMENT No. 912 AT THE S.W. CORNER OF EAGLE PARKWAY 0.1 MILE EAST OF STATE HIGHWAY No. 156, 364' EAST OF THE A.T. & S.F. RAIL ROAD TRACK, 45' WEST OF WEST CURB LINE OF FUTURE PUBLIC ROAD. ON THE CL OF A 10' INLET.

ELEVATION = 680.37' (NAVD '88)

BM NO. 2 IS A MAG NAIL SET IN ASPHALT DRIVE AT THE SOUTHEAST LOT CORNER. BEING 29.5' NORTH OF THE EDGE OF PAVEMENT ON THE NORTH SIDE OF BLUE MOUND ROAD AND 8 FEET WEST OF THE GUARD RAIL.

ELEVATION = 757.89' (NAVD '88)

PROPOSED DRAINAGE AREA CALCULATIONS Q=CiA

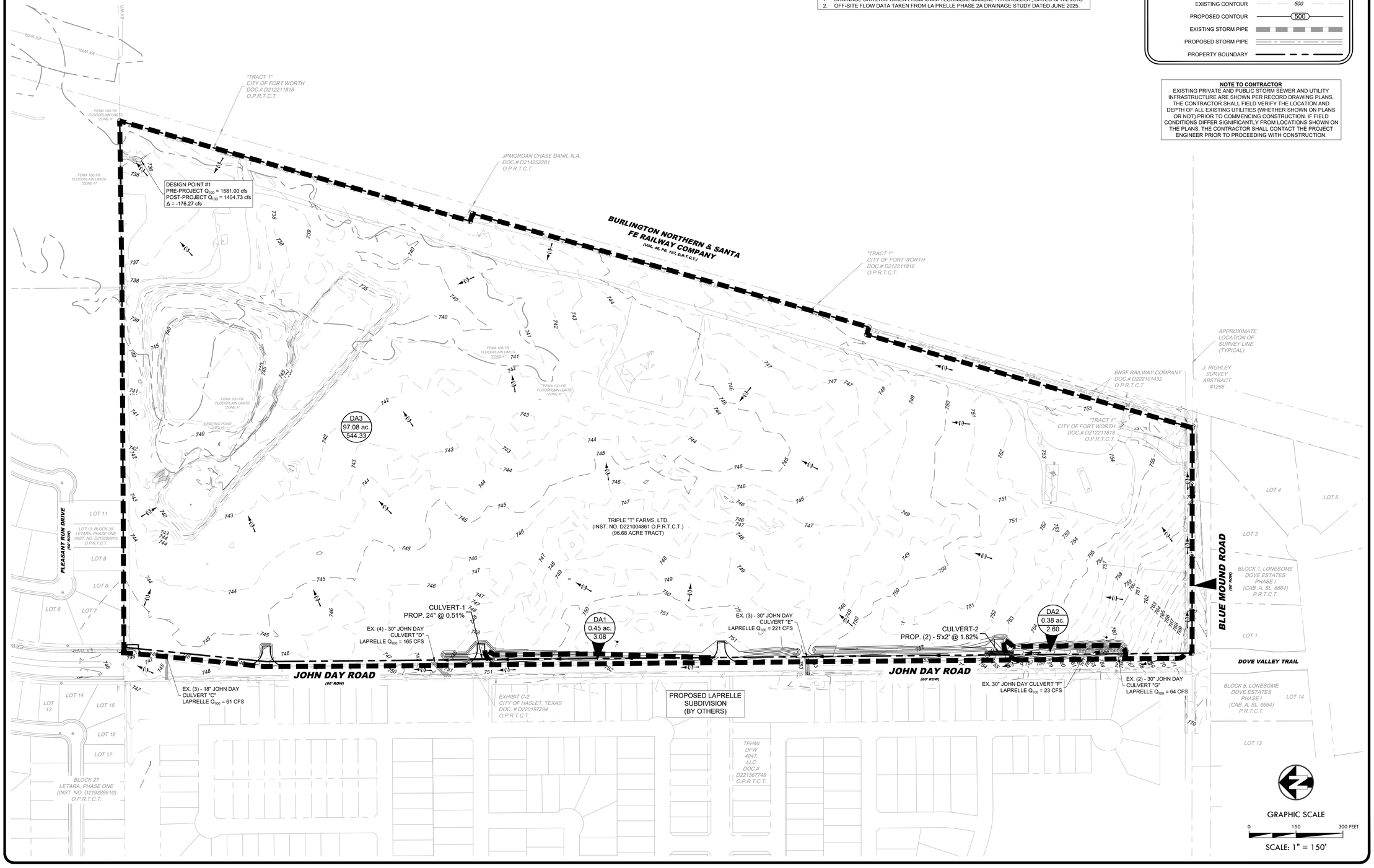
DRAINAGE AREA ID	Tc (min.)	RUNOFF COEFFICIENT "C"	AREA (acres)	I5 (in./hr.)	Q5 (cfs)	I100 (in./hr.)	Q100 (cfs)	COMMENTS
DA1	10	0.70	0.45	5.51	1.74	9.76	3.08	DRAINS TO CULVERT-1
DA2	10	0.70	0.38	5.51	1.47	9.76	2.60	DRAINS TO CULVERT-2
DA3	15	0.70	97.08	4.55	309.20	8.01	544.33	DRAINS TO EXISTING FLOODPLAIN

NOTES:
1. DRAINAGE CRITERIA TAKEN FROM ISWM TECHNICAL MANUAL - HYDROLOGY, DATED APRIL 2010.
2. OFF-SITE FLOW DATA TAKEN FROM LA PRELLE PHASE 2A DRAINAGE STUDY DATED JUNE 2025.

LEGEND

- PROPOSED DRAINAGE AREA LABEL — BASIN NAME: DA1; ACRES: 1.82 Ac.; Q100 (cfs): 14.52
- PROPOSED DRAINAGE AREA DIVIDE
- EXISTING DRAINAGE FLOW ARROW
- PROPOSED DRAINAGE FLOW ARROW
- EXISTING CONTOUR — 500
- PROPOSED CONTOUR — 500
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- PROPERTY BOUNDARY

NOTE TO CONTRACTOR
EXISTING PRIVATE AND PUBLIC STORM SEWER AND UTILITY INFRASTRUCTURE ARE SHOWN PER RECORD DRAWING PLANS. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) PRIOR TO COMMENCING CONSTRUCTION. IF FIELD CONDITIONS DIFFER SIGNIFICANTLY FROM LOCATIONS SHOWN ON THE PLANS, THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.



GRAPHIC SCALE
0 150 300 FEET
SCALE: 1" = 150'

SHEA O. KIRKMAN 91865 REGISTERED PROFESSIONAL ENGINEER STATE OF TEXAS
05/20/2026

WESTWOOD
Real Estate Development
1000 TEXAN TRAIL, SUITE 200
GRAPEVINE, TX 76051

LETARA SOUTH PUBLIC WATER & DRIVEWAY CONSTRUCTION - JOHN DAY RD

96.68 ACRES
A TRACT SITUATED IN THE M.E.P. & P.R.R. SURVEY, ABSTRACT #1130 TARRANT COUNTY, TEXAS

REV:	DATE:	DESCRIPTION:

kirkman ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: WWD25001
ISSUE DATE: 05/20/2026

PROPOSED DRAINAGE AREA MAP

SHEET: C7.0

FULL PATH: K:\Jobs\WWD25001_LaTara South Commercial\Drawings\01_CONCEPT\01 - Production\Public Water Extension\PROPOSED DRAINAGE AREA MAP_WWD25001.dwg
PLOTTED DATE: 5/20/2026
PLOTTED BY: Rachel Hamlett
XREF: PROPOSED DRAINAGE AREA MAP_WWD25001.dwg

Agenda Item #8.G.

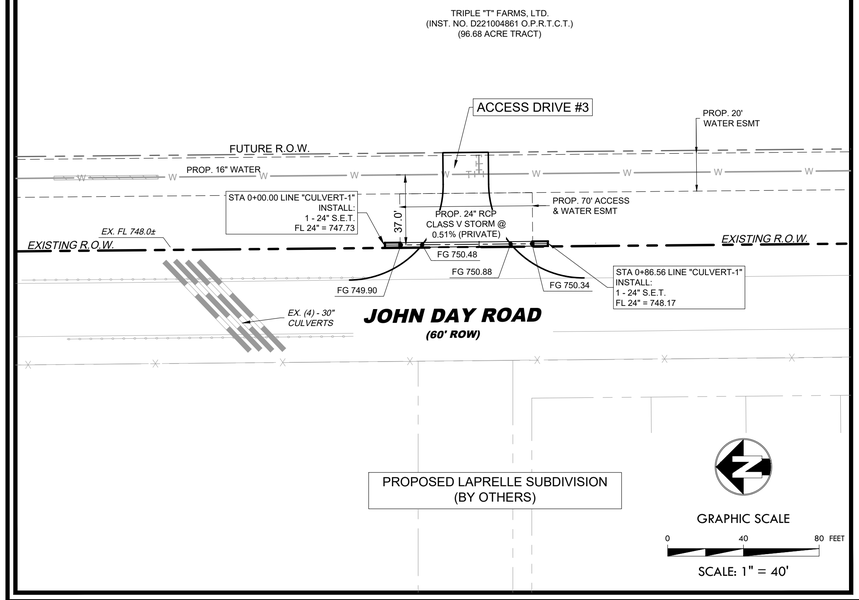
SITE BENCHMARKS

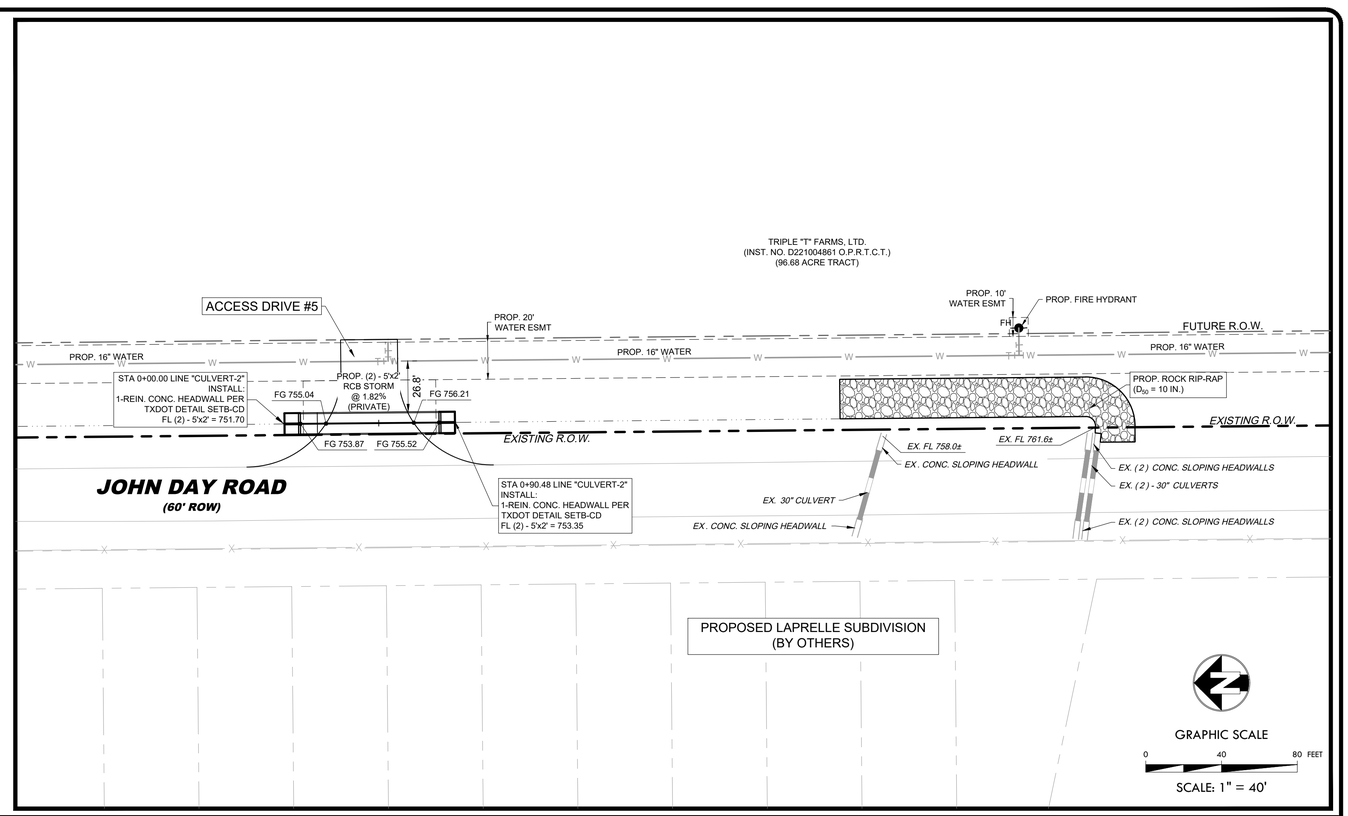
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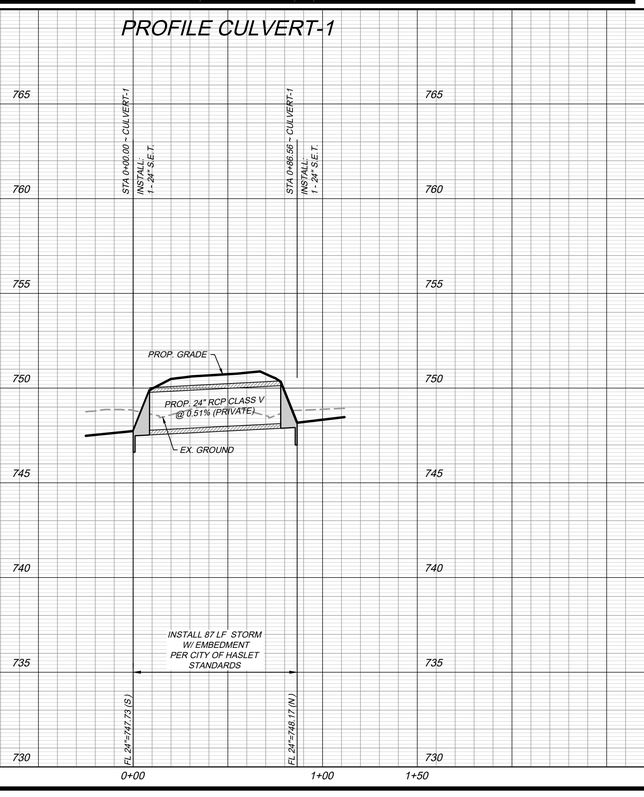
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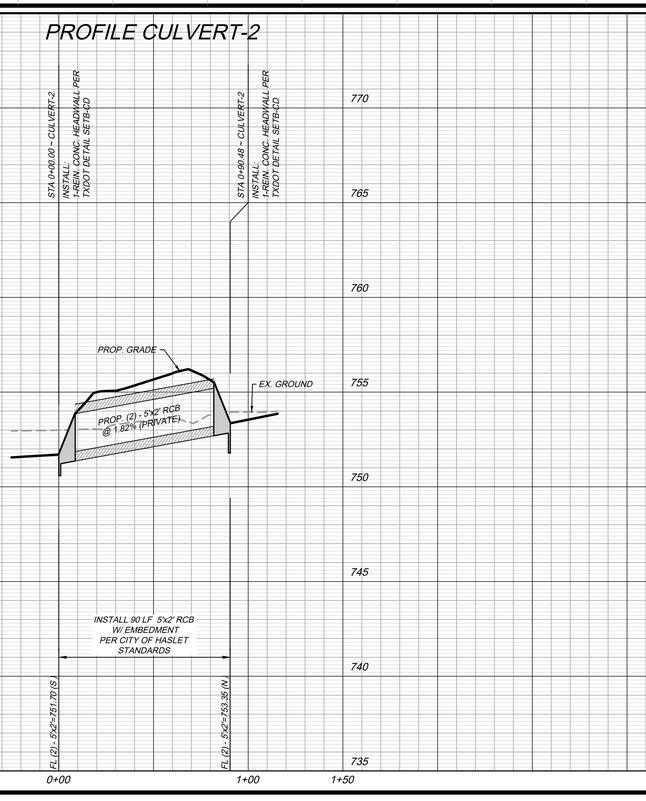




PROFILE CULVERT-1



PROFILE CULVERT-2



PROFILE SCALE
HORIZ: 1" = 40
VERT: 1" = 4

LEGEND

- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPERTY BOUNDRAY

STORM DRAIN NOTES:

1. REFER TO SHEET C11.0 FOR STORM DRAIN DETAILS.
2. CONTRACTOR SHALL RAISE/LOWER OR ADJUST ALL EXISTING FRANCHISE UTILITY LINES IN CONFLICT WITH PROPOSED UTILITIES AS PART OF THE BASE BIDS FOR ALL KNOWN OR UNKNOWN LINES.

NOTE TO CONTRACTOR
EXISTING PRIVATE AND PUBLIC STORM SEWER AND UTILITY INFRASTRUCTURE ARE SHOWN PER RECORD DRAWING PLANS. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) PRIOR TO COMMENCING CONSTRUCTION. IF FIELD CONDITIONS DIFFER FROM LOCATIONS SHOWN ON THE PLANS, THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

STATE OF TEXAS
SHEA O. KIRKMAN
91865
REGISTERED PROFESSIONAL ENGINEER
05/20/2026

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COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: WWD25001
ISSUE DATE: 05/20/2026

CULVERT PLAN & PROFILE

SHEET:
C8.0

Agenda Item #8.8.G.

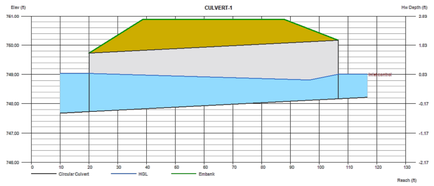
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LAST SAVED BY: tyler.hall 5/20/2026 1:21:37 PM
PLOTTED: 5/20/2026 1:21:37 PM

Culvert Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. — Friday, Feb 27 2026

CULVERT-1

Invert Elev Dn (ft)	= 747.73	**Calculations**	
Pipe Length (ft)	= 86.56	Qmin (cfs)	= 3.08
Slope (%)	= 0.51	Qmax (cfs)	= 5.08
Invert Elev Up (ft)	= 748.17	Tailwater Elev (ft)	= (dc+D)/2
Rise (in)	= 24.0		
Shape	= Circular	**Highlighted**	
Span (in)	= 24.0	Qtotal (cfs)	= 3.08
No. Barrels	= 1	Qpipe (cfs)	= 3.08
n-Value	= 0.013	Qovertop (cfs)	= 0.00
Culvert Type	= Circular Concrete	Veloc Dn (ft/s)	= 1.42
Culvert Entrance	= Square edge w/headwall (C)	Veloc Up (ft/s)	= 3.78
Coeff. K,M,c,Y,k	= 0.0098, 2, 0.0398, 0.67, 0.5	HGL Dn (ft)	= 749.04
		HGL Up (ft)	= 748.78
Embankment		Hw Elev (ft)	= 749.01
Top Elevation (ft)	= 750.88	Hw/D (ft)	= 0.42
Top Width (ft)	= 49.23	Flow Regime	= Inlet Control
Crest Width (ft)	= 86.56		

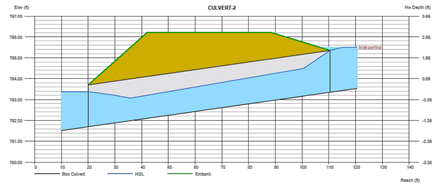


Culvert Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. — Wednesday, 00 6 2026

CULVERT-2

Invert Elev Dn (ft)	= 751.70	**Calculations**	
Pipe Length (ft)	= 90.48	Qmin (cfs)	= 89.60
Slope (%)	= 1.82356685400009	Qmax (cfs)	= 100.60
Invert Elev Up (ft)	= 753.35	Tailwater Elev (ft)	= (dc+D)/2
Rise (in)	= 24.0		
Shape	= Box	**Highlighted**	
Span (in)	= 60.0	Qtotal (cfs)	= 89.60
No. Barrels	= 2	Qpipe (cfs)	= 89.60
n-Value	= 0.013	Qovertop (cfs)	= 0.00
Culvert Type	= Rectagular Concrete	Veloc Dn (ft/s)	= 5.34
Culvert Entrance	= Slope tapered, more favorable edges	Veloc Up (ft/s)	= 6.61
		HGL Dn (ft)	= 753.38
Coeff. K,M,c,Y,k	= 0.5, 0.667, 0.0378, 0.71, 0.2	HGL Up (ft)	= 754.71
		Hw Elev (ft)	= 755.51
Embankment		Hw/D (ft)	= 1.08
Top Elevation (ft)	= 756.21	Flow Regime	= Inlet Control
Top Width (ft)	= 46.38		
Crest Width (ft)	= 90.48		



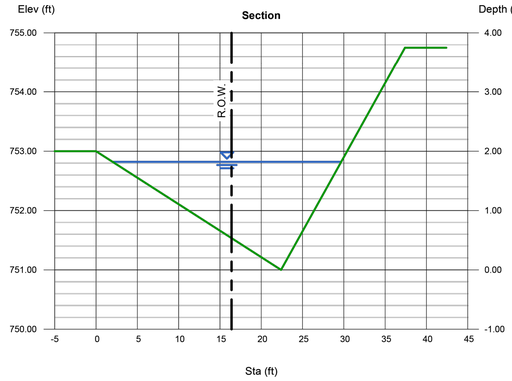
Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. — Tuesday, Feb 17 2026

SECTION C-C

User-defined		**Highlighted**	
Invert Elev (ft)	= 751.00	Depth (ft)	= 1.82
Slope (%)	= 0.41	Q (cfs)	= 89.00
N-Value	= 0.025	Area (sqft)	= 25.17
		Velocity (ft/s)	= 3.54
Calculations		Wetted Perim (ft)	= 27.97
Compute by:	Known Q	Crit Depth, Yc (ft)	= 1.54
Known Q (cfs)	= 89.00	Top Width (ft)	= 27.66
		EGL (ft)	= 2.01

(Sta, El, n)-(Sta, El, n)...
(0.00, 753.00)-(22.40, 751.00, 0.025)-(37.40, 754.75, 0.025)



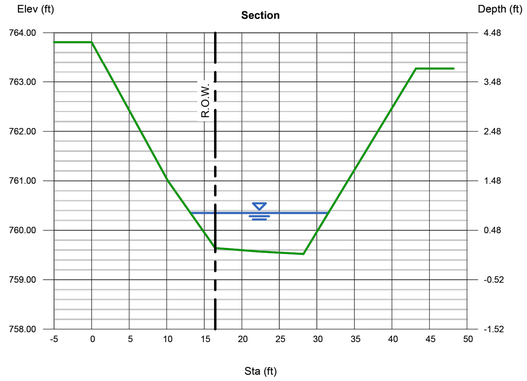
Channel Report

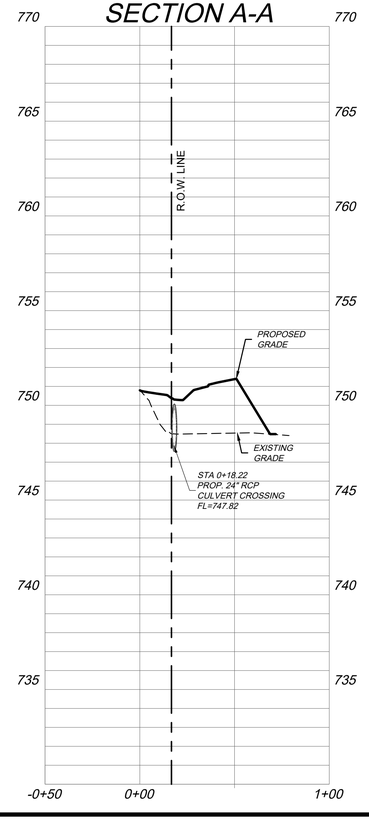
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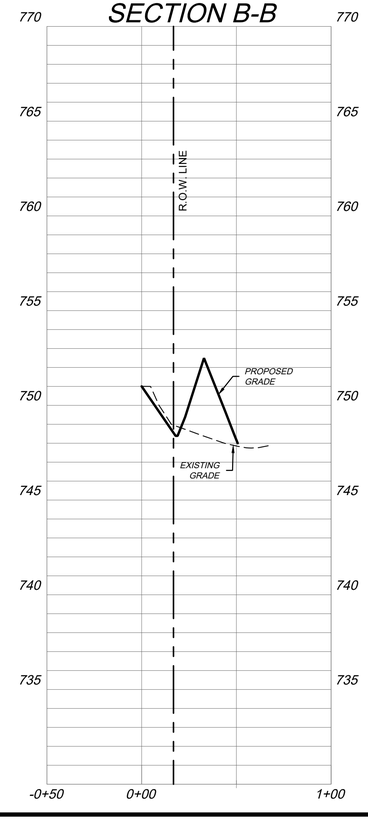
SECTION E-E

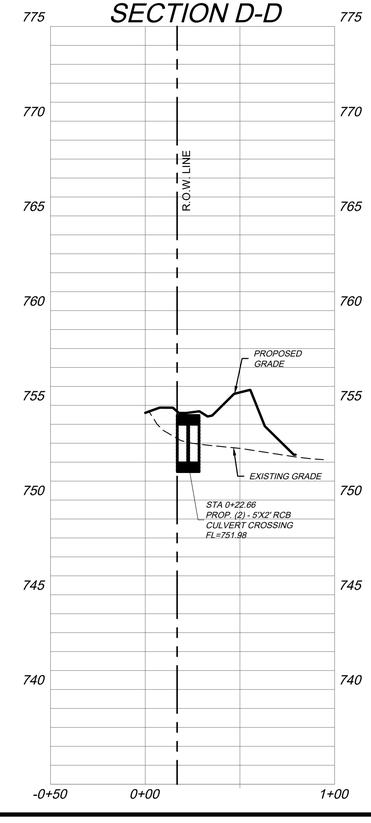
User-defined		**Highlighted**	
Invert Elev (ft)	= 759.52	Depth (ft)	= 0.83
Slope (%)	= 3.13	Q (cfs)	= 88.05
N-Value	= 0.025	Area (sqft)	= 11.65
		Velocity (ft/s)	= 7.56
Calculations		Wetted Perim (ft)	= 18.54
Compute by:	Known Q	Crit Depth, Yc (ft)	= 1.11
Known Q (cfs)	= 88.05	Top Width (ft)	= 18.36
		EGL (ft)	= 1.72

(Sta, El, n)-(Sta, El, n)...
(0.00, 763.81)-(10.16, 761.00, 0.025)-(16.46, 759.64, 0.025)-(22.34, 759.57, 0.025)-(28.21, 759.52, 0.025)-(43.21, 763.27, 0.025)









SHEA O. KIRKMAN
91865
LICENSED
PROFESSIONAL ENGINEER
STATE OF TEXAS
05/20/2026

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TEXAS FIRM NO. 15874

JOB NUMBER: WWD25001

ISSUE DATE: 05/20/2026

CHANNEL REPORTS

SHEET:
C8.1

Agenda Item #3.8.G.

Plotted: 20 May 2026 - 12:23pm
By: Tatyuan Hamdh
PLOT STYLE TABLE: ENGINEER

SITE BENCHMARKS

BM NO. 1 IS A CITY OF FORT WORTH MONUMENT No. 912 AT THE S.W. CORNER OF EAGLE PARKWAY 0.1 MILE EAST OF STATE HIGHWAY No. 156, 364' EAST OF THE A.T. & S.F. RAIL ROAD TRACK, 45' WEST OF WEST CURB LINE OF FUTURE PUBLIC ROAD. ON THE CL OF A 10' INLET.

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ELEVATION = 757.89' (NAVD '88)

LEGEND

- PROPOSED LIMITS OF DISTURBANCE — LD
- PROPOSED SILT FENCE — SF
- PROPOSED INLET PROTECTION
- PROPOSED CONSTRUCTION ENTRANCE
- PROPOSED ROCK CHECK FILTER DAM
- PROPOSED CONCRETE WASHOUT PIT
- EXISTING CONTOUR — 500
- PROPOSED CONTOUR — 500
- EXISTING DRAINAGE FLOW ARROW
- PROPOSED DRAINAGE FLOW ARROW
- PROPERTY BOUNDARY

NOTES FOR CHANGES TO SWPPP:

CONTRACTOR SHALL BE REQUIRED TO UPDATE THIS SWPPP WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE, OR WHENEVER THE RESULT OF AN INSPECTION INDICATES THAT THIS SWPPP IS INEFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING POLLUTANTS IN STORMWATER DISCHARGES. HOWEVER, THE REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL ENGINEERS REQUIRE THAT CHANGES MADE BY THE CONTRACTOR DURING CONSTRUCTION MUST BE AUTHORIZED BY A LICENSED TEXAS ENGINEER. THESE CHANGES MAY BE AUTHORIZED BY THE ENGINEER OF RECORD THROUGH UPDATED DRAWINGS, WORK ORDER CHANGES, OR OTHER METHODS ACCEPTABLE TO THE ENGINEER, OR BY ANOTHER ENGINEER PROVIDED THAT THEY NOTIFY THE ENGINEER OF RECORD.

NOTE TO CONTRACTOR

THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) PRIOR TO COMMENCING CONSTRUCTION. IF FIELD CONDITIONS DIFFER SIGNIFICANTLY FROM LOCATIONS SHOWN ON THE PLANS, THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

EROSION CONTROL SEQUENCE:

1. INSTALL SILT FENCES AROUND PERIMETER OF PROPERTY AND DISTURBED AREAS AS SHOWN.
2. INSTALL INLET PROTECTION FOR ALL EXISTING GRATE INLETS, CURB INLETS AND AT THE ENDS OF ALL EXPOSED STORM SEWER PIPES, IF PRESENT.
3. CONSTRUCT TEMPORARY CONSTRUCTION EXIT.
4. COMMENCE GRUBBING AND REMOVAL OF VEGETATION IN AREA TO RECEIVE CUT OR FILL.
5. COMMENCE GRADING OPERATION FOR BUILDING PAD PREPARATION.
6. INSTALL ALL UNDERGROUND UTILITIES.
7. FINALIZE PAVEMENT SUBGRADE PREPARATION.
8. INSTALL ALL PROPOSED STORM SEWER PIPES AND INSTALL INLET PROTECTION SILT FENCES AT ENDS OF EXPOSED PIPES.
9. CONSTRUCT ALL GRATE INLETS AND DRAINAGE STRUCTURES. INLET PROTECTION SILT FENCES MAY BE REMOVED TEMPORARILY FOR THIS CONSTRUCTION.
10. REMOVE SILT FENCES AROUND INLETS AND MANHOLES NO MORE THAN 48 HOURS PRIOR TO PLACING STABILIZED BASE COURSE.
11. INSTALL BASE MATERIAL AS REQUIRED FOR PAVEMENT, CURB & GUTTER.
12. INSTALL ALL PAVING, CURB & GUTTER.
13. COMPLETE PLANTING AND/OR SEEDING OF VEGETATED AREAS TO ACCOMPLISH STABILIZATION, IN ACCORDANCE WITH NCTCOG STANDARDS.
14. REMOVE TEMPORARY CONSTRUCTION EXIT & SILT FENCES.

EROSION CONTROL MAINTENANCE NOTES:

1. ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTI0N PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON ON A SCHEDULE WHICH COMPLIES WITH THE GENERAL PERMIT REQUIREMENTS AND CLEANED AND REPAIRED WITHIN 48 HOURS OF THE INSPECTION IN ACCORDANCE WITH THE FOLLOWING:

1.A. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
1.B. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED.
1.C. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
1.D. THE TEMPORARY PARKING AND STORAGE AREA (IF PRESENT) SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
1.E. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS OR SEDIMENT TRAPS (IF PRESENT) SHALL BE MAINTAINED IN OPERATIONAL CONDITION AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
1.F. MAINTENANCE PROCEDURES FOR THE EROSION AND SEDIMENTATION CONTROL SYSTEMS SPECIFIED ARE GIVEN IN SECTION 5 OF THE STORM WATER POLLUTION PREVENTION PLAN.

EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR PREPARING AND IMPLEMENTING A STORMWATER POLLUTION PREVENTION PLAN IN ACCORDANCE WITH THE TPDES.
2. TOTAL DISTURBED AREA = 4.04 ACRES
3. REFER TO SHEET C13.0 FOR EROSION CONTROL DETAILS.

"TRACT 1" CITY OF FORT WORTH DOC.# D212211818 O.P.R.T.C.T.

FEMA 100-YR FLOODPLAIN LIMITS "ZONE A"

JPMORGAN CHASE BANK, N.A. DOC.# D214252281 O.P.R.T.C.T.

BURLINGTON NORTHERN & SANTA FE RAILWAY COMPANY (VOL. 46, PG. 197, D.R.T.C.T.)

BNSF RAILWAY COMPANY DOC.# D222101432 O.P.R.T.C.T.

APPROXIMATE LOCATION OF SURVEY LINE (TYPICAL)

J. RIGHLEY SURVEY ABSTRACT #1268

EXISTING POND

TRIPLE "T" FARMS, LTD. (INST. NO. D221004861 O.P.R.T.C.T.) (96.68 ACRE TRACT)

PLEASANT RUN DRIVE (54' ROW)

LOT 10, BLOCK 39 LETARA, PHASE ONE (INST. NO. D219289910) O.P.R.T.C.T.

LOT 11 LOT 9 LOT 8 LOT 6 LOT 7

PROP. SILT FENCE (TYP.)

LIMITS OF DISTURBANCE (TYP.)

JOHN DAY ROAD (60' ROW)

EXHIBIT C-2 CITY OF HASLET, TEXAS DOC. # D220197294 O.P.R.T.C.T.

PROPOSED LAPRELLE SUBDIVISION (BY OTHERS)

TPHMI DFW 4047, LLC DOC.# D221367748 O.P.R.T.C.T.

PROP. CONSTRUCTION ENTRANCE

PROP. ROCK RIP-RAP (D_{50} = 10 IN.)

BLUE MOUND ROAD (60' ROW)

DOVE VALLEY TRAIL

LOT 4 LOT 5 LOT 3 LOT 1 LOT 14 LOT 13

BLOCK 1, LONESOME DOVE ESTATES PHASE I (CAB. A, SL. 6664) P.R.T.C.T.

BLOCK 5, LONESOME DOVE ESTATES PHASE I (CAB. A, SL. 6664) P.R.T.C.T.

LOT 13 LOT 14 LOT 15 LOT 16 LOT 17

BLOCK 27 LETARA, PHASE ONE (INST. NO. D219289910) O.P.R.T.C.T.

GRAPHIC SCALE

0 150 300 FEET

SCALE: 1" = 150'

SHEA O. KIRKMAN 91865 LICENSED PROFESSIONAL ENGINEER

05/20/2026

WESTWOOD

Real Estate Development

1000 TEXAN TRAIL, SUITE 200
GRAPEVINE, TX 76051

LETARA SOUTH PUBLIC WATER & DRIVEWAY CONSTRUCTION - JOHN DAY RD

96.68 ACRES
A TRACT SITUATED IN THE M.E.P. & P.R.R. SURVEY, ABSTRACT #1130 TARRANT COUNTY, TEXAS

REV.:	DESCRIPTION:	DATE:

kirkman ENGINEERING

KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: WWD25001

ISSUE DATE: 05/20/2026

EROSION CONTROL PLAN

SHEET:

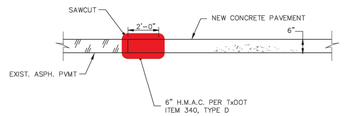
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Agenda Item #8.G.

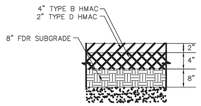
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PLOT DATE: 5/20/2026 PLOTTED BY: Richard Heinrich

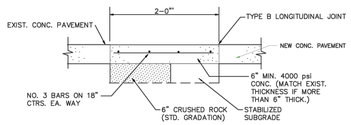
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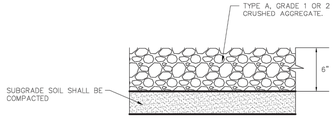
ASPHALT DRIVEWAY REPAIR DETAIL
N.T.S.



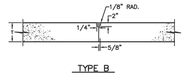
PERMANENT ASPHALT TRANSITION



CONCRETE DRIVEWAY REPAIR
N.T.S.



GRAVEL DRIVEWAY REPAIR
N.T.S.



TYPE B
LONGITUDINAL JOINT

TYPE C
TRANSVERSE JOINT

RCC PAVEMENT JOINTS
NOT TO SCALE

GENERAL NOTES

1. ALL REINFORCING STEEL SHALL BE DEFORMED BARS. REINFORCING STEEL SHALL BE PLACED WITH THE CENTER OF THE OUTSIDE LAYER OF BARS 2" FROM THE SURFACE OF THE CONCRETE.
2. WHERE REINFORCING BARS ARE SPLICED, A 30 DIAMETER LAP SHALL BE USED.
3. TYPE C TRANSVERSE CONTRACTION JOINTS SHALL BE ON 15' CENTERS.
4. AN APPROVED WHITE PIGMENTED CURING COMPOUND SHALL BE APPLIED TO THE SURFACE OF THE CONCRETE AS SOON AS IT HAS BEEN POURED AND FINISHED.
5. ALL SAWED JOINTS SHALL BE COMPLETED WITHIN 5-12 HOURS AFTER CONCRETE HAS BEEN PLACED.
6. THE CONCRETE USED FOR ALL STREEET PAVING SHALL BE CLASS "C" WITH A MINIMUM OF FIVE (5) SACKS OF CEMENT PER CUBIC YARD OF CONCRETE AND A 4000 P.S.I. MIN. @ 28 DAYS.

REVISIONS
DESCRIPTION | DATE

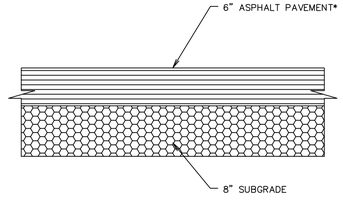
CITY OF HASLET
101 MAIN STREET
HASLET, TX 76052
(817) 439-5931
WWW.HASLET.ORG

THE ENGINEER, WHOSE SEAL APPEARS HEREON, PREPARED OR APPROVED THE DOCUMENT TO WHICH THIS SEAL IS AFFIXED.
SIGNED _____ DATE _____
BOARD
P.E. NUMBER

CITY OF HASLET, TEXAS
CONSTRUCTION STANDARDS
PAVING
MISCELLANEOUS

DATE: 24 Jan 2024
SCALE: AS NOTED
PROJECT: _____
DRAWN BY: HK
APPROV. BY: MLA

SHEET
P6
OF 6



	ASPHALT PAVING SECTION
NTS	SN:

PRELIMINARY
FOR REVIEW ONLY
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SHEA O. KIRKMAN
P.E.# 91865
5/20/2026

WESTWOOD
Real Estate Development
1000 TEXAN TRAIL, SUITE 200
GRAPEVINE, TX 76051

LETARA COMMERCIAL
96.68 ACRES
A TRACT SITUATED IN THE
M.E.P. & P.R.R. SURVEY,
ABSTRACT #1130
TARRANT COUNTY, TEXAS

REV.:	DATE:	DESCRIPTION:

kirkman ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: WWD25001
ISSUE DATE: 5/20/2026

PAVING DETAILS

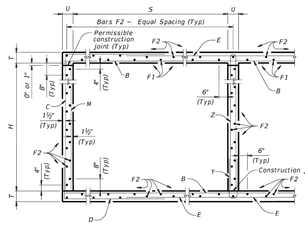
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Agenda Item #3.8.G.

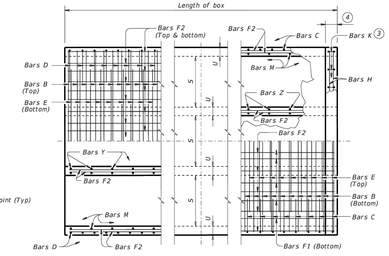
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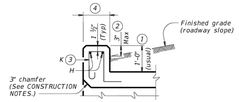
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TYPICAL SECTION

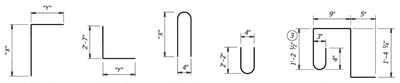


PART PLANS



SECTION THRU CURB

TABLE OF BAR DIMENSIONS		
H	"X"	"Y"
2'-0"	2'-6 ½"	3'-8 ½"
3'-0"	3'-6 ½"	3'-8 ½"
4'-0"	4'-6 ½"	3'-8 ½"
5'-0"	5'-6 ½"	3'-8 ½"



BARS C | BARS D | BARS Z | BARS Y | BARS K (#4) (5qa = 1'-0" Max) (Length = 4'-2")

1. 0" Min to 5'-0" Max. Estimated curb heights are shown elsewhere in the plans. For structures with pedestrian rail or curbs taller than 1'-0", refer to the Extended Curb Details (ECD) standard sheet. For structures with T631 or T631LS bridge rail, refer to the Mounting Details for T631 & T631LS Rails (T631-CM) standard sheet. Refer to the Rail Anchorage Curb (RAC) standard sheet for structures with bridge rail other than T631 or T631LS.
2. For vehicle safety, the following requirements must be met:
   - For structures without bridge rail, construct curbs no more than 3" above finished grade.
   - For structures with bridge rail, construct curbs flush with finished grade.

   Reduce curb heights, if necessary, to meet the above requirements. No changes will be made in quantities and no additional compensation will be allowed for this work.
3. For curbs less than 1'-0" high, tilt Bars K or reduce bar height as necessary to maintain cover. For curbs less than 3" high, Bars K may be omitted.
4. 1'-0" typical. 2'-3" when the Rail Anchorage Curb (RAC) standard sheet is referred to elsewhere in the plans.

The Contractor may replace Bars B, C, D, E, F1, F2, M, Y, and/or Z with deformed welded wire reinforcement (WWR) meeting the requirements of ASTM A1064. The area of required reinforcement may be reduced by the ratio of 60 ksi / 70 ksi. Spacing of WWR is limited to 4" Min and 18" Max. When required, provide lap splices in the WWR of the same length required for the equivalent bar size, rounded up for wire sizes between conventional bar sizes. The lap length required for WWR is never less than the lap length required for uncoated #4 bars.

Example conversion: Replacing No. 6 Gr 60 at 6" Spacing with WWR.
Required WWR = (0.44 sq. in. per 0.5 ft.) x (60 ksi / 70 ksi) = 0.755 sq. in. per ft.
If D30.6 wire is used to meet the 0.755 sq. in. per ft. requirement in this example, the required spacing = (0.306 sq. in.) / (0.755 sq. in. per ft.) x (12 in. per ft.) = 4.86" Max spacing. Required lap length for the provided D30.6 wire is 2'-1" (the same minimum lap length required for uncoated #3 bars, as listed under MATERIAL NOTES).

CONSTRUCTION NOTES:
Do not use permanent forms.
Chamfer the bottom edge of the top slab 3" at the entrance.
Optionally, raise construction joints shown at the flow line by a maximum of 6". If this option is taken, Bars M may be cut off or raised, Bars C and D may be reversed, and Bars Y and Z may be reversed.

MATERIAL NOTES:
Provide Grade 60 reinforcing steel.
Provide galvanized reinforcing steel if required elsewhere in the plans.
Provide Class C concrete (f'c = 3,600 psi) for culvert barrel and curb, with the following exceptions: provide Class S concrete (f'c = 4,000 psi) for top slabs of:
- culverts with overlay,
- culverts with 1-to-2 course surface treatment, or
- culverts with the top slab as the final riding surface.

Provide bar laps, where required, as follows:
- Uncoated or galvanized – #4 = 1'-8" Min
- Uncoated or galvanized – #5 = 2'-1" Min
- Uncoated or galvanized – #6 = 2'-6" Min

GENERAL NOTES:
Designed according to AASHTO LRFD Bridge Design Specifications for the range of fill heights shown.
See the Multiple Box Culverts Cast-In-Place Miscellaneous Details (MC-MD) standard sheet for details pertaining to skewed ends, angle sections, and lengthening.

Cover dimensions are clear dimensions, unless noted otherwise.
Reinforcing bar dimensions shown are out-to-out of bar.

HL93 LOADING SHEET 1 OF 2

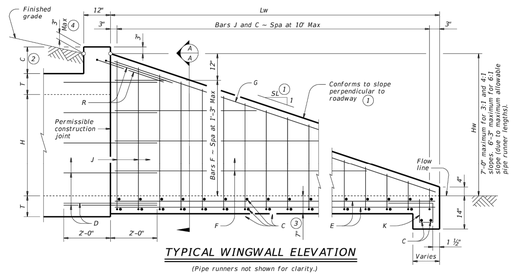
Texas Department of Transportation | Bridge Division Standard

MULTIPLE BOX CULVERTS CAST-IN-PLACE
5'-0" SPAN
0' TO 20' FILL
MC-5-20

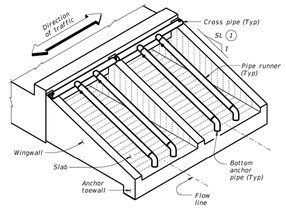
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©TxDOT February 2020	CONT	SECT	JOB	HIGHWAY
REVISIONS	DIST	COUNTY		SHEET NO.

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DATE:
FILE:



TYPICAL WINGWALL ELEVATION
(Pipe runners not shown for clarity.)



ISOMETRIC VIEW OF TYPICAL INSTALLATION

WING DIMENSION CALCULATIONS:

Hw = H + T + C – 0.250'
Lw = (Hw – 0.333') (SL)

For cast-in-place culverts:
Atw = (N) (S) + (N + 1) (U)
For precast culverts:
Atw = (N) (2U + S) + (N – 1) (0.500')

Total Wingwall Area (SF)
= (0.5) (Hw + 0.333') (Lw) (N + 1)
Total Concrete Volume (CY)
= ((Wingwall Area) (0.583') +
(Lw) (Atw) (0.583') +
(Atw) (1.167') (1.167' – 0.583')) ÷ (27)

PIPE RUNNER DIMENSION CALCULATIONS:

Pipe Runner Length
= (Lw) (K1) – (1.917')
Total Reinforcing (Lb)
= (1.55) (Lw) (Atw) +
(4.43) (Atw) +
(K2) (Hw) (N + 1) (√Lw)

C = Height of curb above top of top slab (feet)
Hw = Height of wingwall (feet)
K = Constant value for use in formulas

Slope SL:1	K1	K2
3:1	1.054	7.45
4:1	1.031	8.49
6:1	1.014	10.30

Atw = Anchor toewall length (feet)
Lw = Length of wingwall (feet)
N = Number of culvert barrels
SL:1 = Side slope ratio (horizontal : 1 vertical)

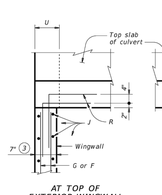
See applicable box culvert standard for H, S, T, and U values.

MATERIAL NOTES:
Provide Grade 60 reinforcing steel.
Provide galvanized reinforcing steel if required elsewhere in the plans.
Adjust reinforcing as necessary to provide a minimum clear cover of 1 ½".
Provide Class "C" concrete (f'c = 3,600 psi).
Provide pipe runners, cross pipes, and anchor pipes meeting the requirements of ASTM A53 (Type E or S, Gr B), ASTM A500 Gr B, or API 5LX52.
Provide ASTM A307 bolts.
Galvanize all steel components, except the concrete reinforcing, unless required elsewhere in the plans, after fabrication.
Repair galvanizing damaged during transport or construction in accordance with the Item 445, "Galvanizing."

GENERAL NOTES:
Designed according to AASHTO LRFD Bridge Design Specifications.
The safety end treatments shown herein are intended for use in those installations where out of control vehicles are likely to traverse the openings approximately perpendicular to the pipe runners.
Pipe runners are designed for a traversing load of 1,800 pounds at yield as recommended by Research Report 280-1, "Safety Treatment of Roadside Cross-Drainage Structures", Texas Transportation Institute, March 1981.
The quantities for pipe runners, reinforcing steel, and concrete resulting from the formulas given herein are for Contractor's information only.
See the Box Culvert Supplement (BCS) standard sheet for additional dimensions and information.
Alternate design drawings bearing the seal of a professional engineer will be acceptable for precast construction of the safety end treatments.

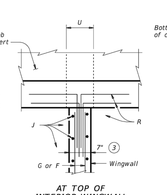
Cover dimensions are clear dimensions, unless noted otherwise.
Reinforcing dimensions are out-to-out of bars.

SHEET 1 OF 2

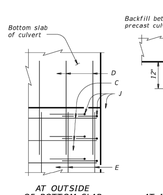


SECTION A-A
(Showing typical wingwall and wing slab reinforcing. Pipe runners not shown for clarity.)

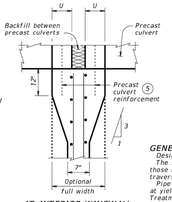
AT TOP OF EXTERIOR WINGWALL
(Cast-in-place culvert)



AT TOP OF INTERIOR WINGWALL
(Cast-in-place culvert)



AT OUTSIDE OF BOTTOM SLAB
(Cast-in-place culvert)

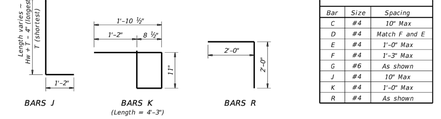


AT INTERIOR WINGWALL
(Precast culvert)

PLAN VIEWS OF CORNER DETAILS

1. Recommended values of slope are: 3:1, 4:1, and 6:1. Provide 3:1 or flatter slope.
2. 0" Min to 5'-0" Max. Estimated curb heights are shown elsewhere in the plans. For structures without railing and curbs taller than 1'-0", refer to the Extended Curb Details (ECD) standard sheet.
3. Wingwall and slab thicknesses may be the same as the adjacent culvert wall and slab thicknesses (7" minimum). If thicknesses greater than the minimum (7") are used, no changes will be made in quantities and no additional compensation will be allowed.
4. For vehicle safety, reduce curb height, if necessary, to provide a maximum 3" projection. No changes will be made in quantities and no additional compensation will be allowed for this work.
5. For culverts with C = 0", the precast culvert reinforcing may extend 1'-0" minimum into wingwall. Wingwall Bars D and R may be omitted. Otherwise, refer to the Wingwall Connection detail on the Box Culvert Precast Miscellaneous Details (SCP-MD) standard sheet.

TABLE OF REINFORCING BAR SIZES AND SPACING		
Bar	Size	Spacing
C	#4	10" Max
D	#4	Match F and E
E	#4	1'-0" Max
F	#4	1'-3" Max
G	#6	As shown
J	#4	10" Max
K	#4	1'-0" Max
R	#4	As shown



BARS J | BARS K (Length = 4'-3") | BARS R

SHEET 1 OF 2

Texas Department of Transportation | Bridge Division Standard

SAFETY END TREATMENT
FOR 0° SKEW BOX CULVERTS (MAXIMUM Hw = 7'-0")
TYPE I ~ CROSS DRAINAGE
SETB-CD

FILE: CD-SETBCD-20.dgn	DN: GAI	CK: CAT	DW: TxDOT	CK: TxDOT
©TxDOT February 2020	CONT	SECT	JOB	HIGHWAY
REVISIONS	DIST	COUNTY		SHEET NO.

SHEA O. KIRKMAN
91865
LICENSED
PROFESSIONAL ENGINEER
05/20/2026

WESTWOOD
Real Estate Development
1000 TEXAN TRAIL, SUITE 200
GRAPEVINE, TX 76051

LETARA SOUTH PUBLIC WATER & DRIVEWAY CONSTRUCTION - JOHN DAY RD
96.68 ACRES
A TRACT SITUATED IN THE M.E.P. & P.R.R. SURVEY, ABSTRACT #1130 TARRANT COUNTY, TEXAS

REV.	DATE:	DESCRIPTION:

kirkman ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: WWD25001

ISSUE DATE: 05/20/2026

DRAINAGE DETAILS

SHEET:
C11.0

Agenda Item #8.8.G.

FULL PATH: K:\Jobs\WWD\2500\LaTara South Commercial\Drawings\01_CONCEPT\01 - Production\Public Water Extension\DRAINAGE DETAILS_WWD2501.dwg
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PLOTTED: 5/19/2026 1:23 PM
PLOTTED BY: Richard Heinrich

THE CITY OF HASLET, TEXAS

STANDARD CONSTRUCTION DETAILS

SANITARY SEWER – MANHOLES AND INVERTS.....SS1
SANITARY SEWER – CLEANOUTS AND SERVICE CONNECTIONS.....SS2
WATER – VALVES, SERVICES, AND FIRE HYDRANTS.....W1
WATER – BLOCKING, LOWERING, AIR RELEASE, BLOWOFF VALVE.....W2
WATER – 3" AND LARGER SERVICES.....W3
WATER – DOUBLE CHECK ASSEMBLY.....W4
DRAINAGE – CURB INLET, SAFETY END TREATMENT, GENERAL NOTES...SD1
DRAINAGE – STORM SEWER MANHOLE AND FLUME.....SD2
EMBEDMENT – EMBEDMENT DETAILS AND PAVEMENT REPAIR.....E1
PAVING – PRINCIPAL ARTERIAL.....P1
PAVING – MAJOR ARTERIAL.....P2
PAVING – MINOR ARTERIAL.....P3
PAVING – COLLECTOR.....P4
PAVING – LOCAL.....P5
PAVING – MISCELLANEOUS.....P6
SIDEWALKS – SIDEWALK DETAILS.....SW1

CITY OF HASLET
105 MAIN STREET
HASLET, TX 76052
(817) 439-5931
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REVISIONS: NO. | DESCRIPTION | DATE

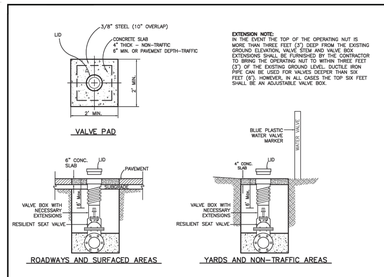
THE ATTACHED DETAILS SHOW THE CITY'S MINIMUM REQUIREMENTS FOR WATER AND WASTEWATER INFRASTRUCTURE TO BE BUILT.
SIGNED _____ DATE _____
NAME _____
P.E. NUMBER _____

CITY OF HASLET, TEXAS
CONSTRUCTION DETAILS
INDEX

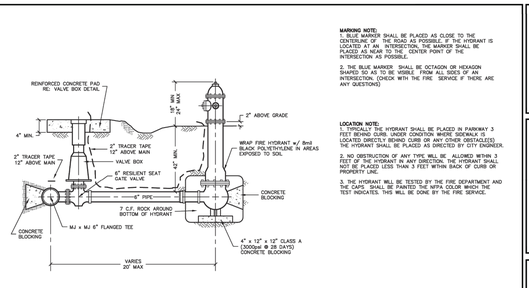
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PROJECT:
DRAWN BY: HK
APPROV. BY: M.A

SHEET
INDEX

Drawn/Data/2023-10/Detail/Cover Sheet-Water Rev.dwg 05 Oct 2023 Bennett & Associates, Inc. ©2023



W1 TYPICAL VALVE BOX
NOT TO SCALE



W2 FIRE HYDRANT ASSEMBLY
NOT TO SCALE

MARKING NOTE:
1. BLUE MARKER SHALL BE PLACED AS CLOSE TO THE CENTERLINE OF THE ROAD AS POSSIBLE. IF THE HYDRANT IS LOCATED AT AN INTERSECTION, THE MARKER SHALL BE PLACED AS NEAR TO THE CENTER POINT OF THE INTERSECTION AS POSSIBLE.

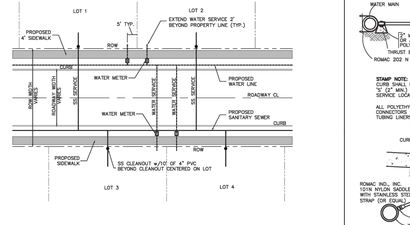
2. THE BLUE MARKER SHALL BE OCTAGON OR HEXAGON SHAPED SO AS TO BE VISIBLE FROM ALL SIDES OF AN INTERSECTION. (CHECK WITH THE FIRE SERVICE IF THERE ARE ANY QUESTIONS)

LOCATION NOTE:
1. TYPICALLY THE HYDRANT SHALL BE PLACED IN PARKWAY 3 FEET BEHIND CURB, UNDER CONDITION WHERE SIDEWALK IS LOCATED DIRECTLY BEHIND CURB OR ANY OTHER OBSTACLE(S) THE HYDRANT SHALL BE PLACED AS DIRECTED BY CITY ENGINEER.

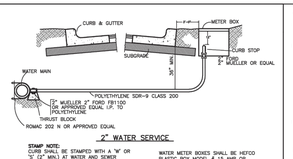
2. NO OBSTRUCTION OF ANY TYPE WILL BE ALLOWED WITHIN 3 FEET OF THE HYDRANT IN ANY DIRECTION. THE HYDRANT SHALL NOT BE PLACED LESS THAN 3 FEET WITHIN BACK OF CURB OR PROPERTY LINE.

3. THE HYDRANT WILL BE TESTED BY THE FIRE DEPARTMENT AND THE CAPS SHALL BE PAINTED THE NFPA COLOR WHICH THE TEST INDICATES. THIS WILL BE DONE BY THE FIRE SERVICE.

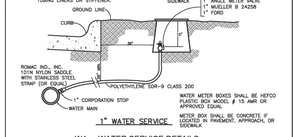
LOCATION NOTE:
LOCATION TO BE VERIFIED BY PUBLIC WORKS PRIOR TO WATER AND/OR SEWER SERVICE INSTALLATION.



W3 TYP. SEWER AND WATER SERVICE CONNECTION DETAIL
NOT TO SCALE



2" WATER SERVICE



1" WATER SERVICE

W4 WATER SERVICE DETAILS
NOT TO SCALE

APPROVED MATERIALS FOR WATER DISTRIBUTION SYSTEM

PIPING:
1. ALL WATER LINE PIPE SHALL BE AWWA C900 SDR 18 PVC UNLESS NOTED OTHERWISE.
2. ALL DUCTILE IRON FITTINGS SHALL BE AWWA C111 CL. 250 MECHANICAL JOINT UNLESS NOTED OTHERWISE.

BRASS:
CORPORATION STOP
1. ONE INCH STOP AWWA TAPER (C.C.) THREAD.
2. ONE INCH STOP FLARE (COMPRESSION) EQUIVALENT MUELLER H–15008, FORD INCH CORPORATION STOP MUELLER B25008, FORD FB1000 OR APPROVED EQUIVALENT

CURB STOP (VALVE)
1. ONE INCH CURB STOP.
MUELLER B–24258, FORD TYPE BA43–444W–G OR APPROVED EQUIVALENT

ALL COMPRESSION TYPE TUBING CONNECTORS WILL BE USED WITH STAINLESS STEEL TUBE LINER OR STIFFENER WHEN USED ON POLYETHYLENE TUBING.

METER SERVICE LINE MATERIAL:
1. METER SERVICE LINE WILL BE ONE–INCH SIZE AND BE POLYETHYLENE TUBING TUBING 0.3–IN. X 200 PSI RATING.
2. ONE INCH TYPE K SOFT COPPER

SERVICE TAPPING SADDLES:
1. SERVICE SADDLES SHALL BE DUCTILE IRON ASTM B53, COATED WITH A NYLON POWDER, WITH STAINLESS STEEL STRAP. SADDLES WITH A STAINLESS STEEL STRAP, MANUFACTURED BY THE FOLLOWING MANUFACTURERS OR APPROVED EQUIVALENTS. ROMAC INDUSTRIES, INC. AND SMITH–BLAIR, INC.

GATE VALVES (3" AND LARGER):
1. RESILIENT WEDGE TYPE VALVE WITH CONNECTION CONFIGURATION, i.e. FLGD, OR M.J. FITTINGS SHALL BE LISTED BY THE ENGINEER. APPROVED VALVE MANUFACTURERS ARE LISTED AS FOLLOWS:
MUELLER, INC. M & H VALVE AND CLOW VALVE, INC.
WATEROUS HYDRANTS & VALVES (AMERICAN FLOW CONTROL)

2. PRIOR CITY APPROVAL MUST BE OBTAINED BEFORE VALVES ARE ORDERED BY THE CONTRACTOR. ANY VALVE OTHER THAN THE SPECIFIED EQUIVALENT PRODUCT MANUFACTURER IS ACCEPTABLE AS AN APPROVED EQUAL.

FIRE HYDRANT:
1. FIRE HYDRANTS SHALL HAVE 5 1/4" MAIN VALVE, 4 1/2" DIA. PUMPER NOZZLE AND 2–2 1/2" DIA. HOSE NOZZLES WITH NST THREADS AND OPEN COUNTER–CLOCK WISE. THE BURY DEPTH SHALL BE DETERMINED BY ENGINEERS. HYDRANTS TO BE FURNISHED SHALL BE MANUFACTURED BY THE FOLLOWING MANUFACTURERS OR APPROVED EQUALS:
M & H VALVE
CLOW VALVE, INC.
WATEROUS HYDRANTS & VALVES (AMERICAN FLOW CONTROL)

NOTE:
1. A CONTRACTOR MAKES A CONNECTION BETWEEN A NEW LINE AND THE EXISTING CITY LINE, SOME TYPE OF RESTRAINING DEVICE WILL BE USED. THESE DEVICES CAN BE:

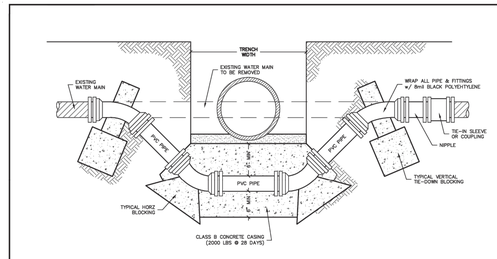
1. TEMPORARY BLOCK WITH TIMBER.
2. HOSS LBS. 6 SACK CONCRETE MIX WITH A QUICK SET AGENT.
3. APPROVED RETAINER GLANDS.

THIS SHOULD ENABLE SHUT DOWN OF EXISTING MAIN FOR A MINIMUM TIME.

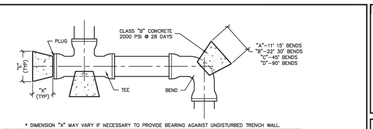
CITY OF HASLET, TEXAS
CONSTRUCTION STANDARDS
WATER – VALVES, SERVICES, AND FIRE HYDRANTS

DATE: 24 Jan 2024
SCALE: AS NOTED
PROJECT:
DRAWN BY:
APPROV. BY: M.A

SHEET
W1
OF 4



W5 WATER MAIN LOWERING
NOT TO SCALE



* DIMENSION "E" MAY VARY IF NECESSARY TO PROVIDE BEARING AGAINST UNDISTURBED TRENCH WALL.

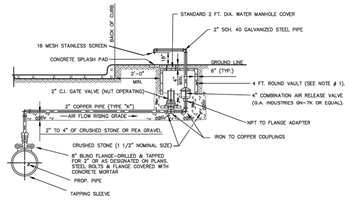
PIPE SIZE	"A"	11–1/4°		"B"	22–30°		"C"	45°		"D"	90°		TEE & PLUG	
		"E" MIN.	"F" MIN.		"E" MIN.	"F" MIN.		"E" MIN.	"F" MIN.		"E" MIN.	"F" MIN.	"E" MIN.	"F" MIN.
4"	1.00	1.00	4.00	1.00	1.00	4.00	1.00	1.00	4.00	1.00	1.00	4.00	1.00	4.00
6"	1.00	1.00	4.00	1.00	1.00	4.00	1.00	1.00	4.00	1.00	1.00	4.00	1.00	4.00
8"	1.00	2.00	4.00	2.00	4.00	4.00	3.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
10"	1.00	3.00	5.00	3.00	5.00	5.00	4.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00
12"	1.00	4.00	6.00	4.00	6.00	6.00	5.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
14"	1.00	5.00	7.00	5.00	7.00	7.00	6.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00
16"	1.00	6.00	8.00	6.00	8.00	8.00	7.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00
18"	1.00	6.83	10.50	6.83	10.50	10.50	6.83	10.50	10.50	10.50	10.50	10.50	10.50	10.50
20"	1.00	7.67	11.00	7.67	11.00	11.00	7.67	11.00	11.00	11.00	11.00	11.00	11.00	11.00
24"	1.00	9.33	12.00	9.33	12.00	12.00	9.33	12.00	12.00	12.00	12.00	12.00	12.00	12.00
30"	1.00	11.83	14.50	11.83	14.50	14.50	11.83	14.50	14.50	14.50	14.50	14.50	14.50	14.50
36"	1.00	14.33	17.00	14.33	17.00	17.00	14.33	17.00	17.00	17.00	17.00	17.00	17.00	17.00
42"	1.00	16.83	19.50	16.83	19.50	19.50	16.83	19.50	19.50	19.50	19.50	19.50	19.50	19.50
48"	1.00	19.33	22.00	19.33	22.00	22.00	19.33	22.00	22.00	22.00	22.00	22.00	22.00	22.00
54"	1.00	21.83	24.50	21.83	24.50	24.50	21.83	24.50	24.50	24.50	24.50	24.50	24.50	24.50
60"	1.00	24.33	27.00	24.33	27.00	27.00	24.33	27.00	27.00	27.00	27.00	27.00	27.00	27.00
64"	1.00	26.00	28.67	26.00	28.67	28.67	26.00	28.67	28.67	28.67	28.67	28.67	28.67	28.67

NOTES:
1. MINIMUM AREAS SHOWN ARE IN SQUARE FEET.
2. MINIMUM VOLUMES SHOWN ARE IN CUBIC YARDS. IF, IN THE OPINION OF THE CITY, THE UNDISTURBED TRENCH WALL DUE TO SOIL CONDITIONS OR OTHER CHARACTERISTICS, THE VOLUME OF CONCRETE SHOWN IN THE TABLE SHALL BE INCREASED. THE ADJUSTED QUANTITIES MUST BE APPROVED BY THE CITY ENGINEER. ON CITY CONTRACT PROJECTS, THERE SHALL BE NO ADDITIONAL COMPENSATION FOR THESE LARGER THRUST BLOCKS.
3. VERTICAL DIMENSIONS OF ALL BLOCK BEARING AREAS SHALL BE IDENTICAL TO THE HORIZONTAL DIMENSIONS SHOWN.
4. THRUST BLOCKING SHALL BE CONSIDERED SUBSIDIARY TO THE COST OF INSTALLING THE PIPE.

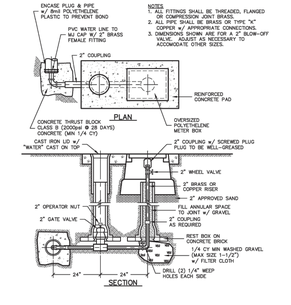
W6 HORIZONTAL BLOCKING
NOT TO SCALE

NOTES:
1. 4 FT ROUND VAULT SIDE WALL SHALL BE PRECAST REINFORCED CONCRETE PIPE. TONGUE AND GROOVE DESIGN TYPE, MEETING THE REQUIREMENTS OF A.S.T.M.–C–76 (CLASS II), OR EQUAL WITH RAM–NEK PLASTIC SEAL JOINT SEALER, OR POURED IN PLACE CLASS "A" (3000 PSI @ 28 DAYS) REINFORCED CONCRETE. WALL SHALL BE BE REINFORCED WITH #4 BARS SPACED 6" C/C HORIZONTALLY AND 6" VERTICALLY.
2. JOINTS ARE TO BE NPT, FLANGED OR COMPRESSION JOINTS NO SWEATED OR SOLDER JOINTS WILL BE ALLOWED.

NOTES: DIFFERENT SIZE BLOW–OFF VALVES SHALL BE AS ON PLANS.

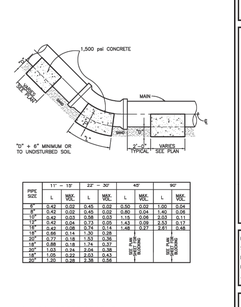


W7 2" AIR RELEASE VALVE
NOT TO SCALE



NOTES
1. ALL FITTINGS SHALL BE THREADED, FLANGED OR COMPRESSION JOINT BRASS.
2. ALL PIPE SHALL BE BRASS OR TYPE "K" COPPER w/ APPROPRIATE CONNECTIONS.
3. SIZE OF METER BOX AND BLOW–OFF VALVE ADJUST AS NECESSARY TO ACCOMODATE OTHER SIZES.

W8 BLOW–OFF VALVE
NOT TO SCALE



PIPE SIZE	11° – 15°			22° – 30°			45°			90°		
	L	MIN. BEARING AREA		L	MIN. BEARING AREA		L	MIN. BEARING AREA		L	MIN. BEARING AREA	
4"	0.42	0.02	0.45	0.02	0.35	0.02	1.00	0.04				
6"	0.42	0.02	0.45	0.03	0.80	0.04	1.45	0.06				
8"	0.42	0.03	0.45	0.03	1.15	0.06	2.03	0.11				
10"	0.42	0.03	0.73	0.05	1.43	0.09	2.53	0.13				
12"	0.42	0.04	0.73	0.06	1.73	0.11	3.03	0.16				
14"	0.68	0.11	1.20	0.18								
16"	0.77	0.18	1.33	0.36								
18"	0.85	0.24	1.48	0.48								
20"	0.95	0.33	1.65	0.66								
24"	1.05	0.52	2.03	0.43								
30"	1.20	0.78	2.58	0.58								

W9 CONCRETE CRADLE
RETAINER GLANDS SHALL BE USED ON ALL FITTINGS

CITY OF HASLET, TEXAS
CONSTRUCTION STANDARDS
WATER – BLOCKING, LOWERING, AIR RELEASE, BLOWOFF VALVE

DATE: 24 Jan 2024
SCALE: AS NOTED
PROJECT:
DRAWN BY:
APPROV. BY: M.A

SHEET
W2
OF 4

P:\Haslet\Letara\2025-01\Detail\Cover Sheet-Water Rev.dwg 24 Jan 2024 Bennett & Associates, Inc. ©2024

STATE OF TEXAS
SHEA O. KIRKMAN
91865
REGISTERED PROFESSIONAL ENGINEER
05/20/2026

WESTWOOD
Real Estate Development
1000 TEXAN TRAIL, SUITE 200
GRAPEVINE, TX 76051

LETARA SOUTH PUBLIC WATER & DRIVEWAY CONSTRUCTION - JOHN DAY RD
96.68 ACRES
A TRACT SITUATED IN THE M.E.P. & P.R.R. SURVEY, ABSTRACT #1130 TARRANT COUNTY, TEXAS

REV. | DATE: | DESCRIPTION:

kirkman ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: WWD25001
ISSUE DATE: 05/20/2026

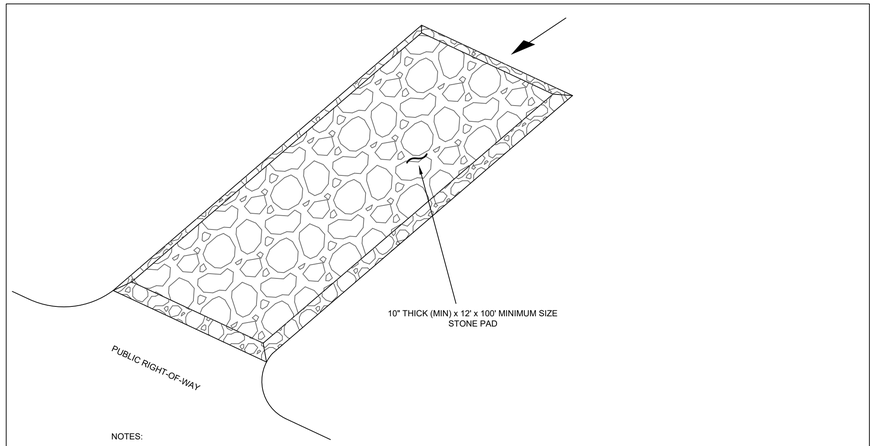
WATER DETAILS

SHEET:
C12.0

Agenda Item #8.8.G.

FULL PATH: K:\Jobs\WWD\2500_LaTara South Commercial\Drawings\01_CONCEPT\01 - Production\Public Water Extension\WATER DETAILS_WWD2501.dwg
LAST SAVED BY: CHRISTOPHER.HOWISH
PLOTTED DATE: 12/9/2025

CONSTRUCTION ENTRANCE

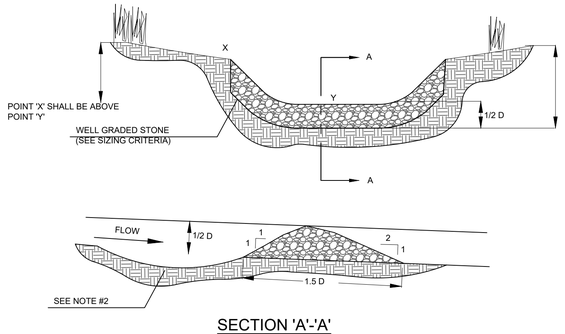


NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE DRESSING WITH ADDITIONAL STONE AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE INTO PUBLIC RIGHT-OF-WAY. WASHING SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT CONTROLLING STRUCTURE. USE SAND BAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS TO PREVENT SEDIMENT FROM ENTERING ANY STORM DRAIN, DITCH, OR WATER COURSE.
3. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.

N.T.S.

ROCK CHECK DAM



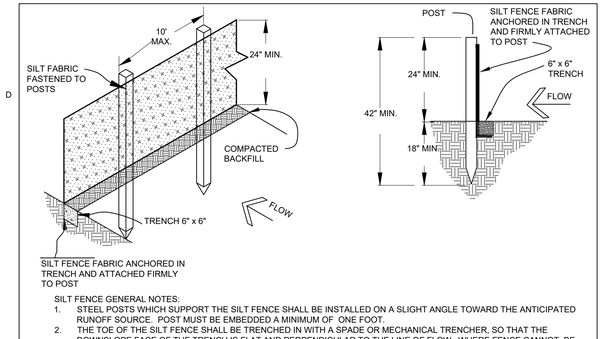
SECTION 'A'-'A'

ROCK CHECK DAM GENERAL NOTES:

1. STONE SHALL BE WELL GRADED WITH SIZE RANGE FROM 3" TO 8" IN DIAMETER DEPENDING ON EXPECTED FLOWS.
2. CONTRACTOR SHALL EXCAVATE A DEPRESSION AT UPSTREAM FACE TO ALLOW FOR ACCUMULATION OF SILTATION.
3. THE CHECK DAM SHALL BE INSPECTED AS SPECIFIED IN THE SWPPP AND SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
4. WHEN SILT REACHES A DEPTH EQUAL TO ONE-THIRD OF THE HEIGHT OF THE CHECK DAM OR ONE FOOT, WHICHEVER IS LESS, THE SILT SHALL BE REMOVED AND DISPOSED OF PROPERLY.
5. WHEN THE SITE HAS ACHIEVED FINAL STABILIZATION OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED, THE CHECK DAM AND ACCUMULATED SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

N.T.S.

SILT FENCE



SILT FENCE GENERAL NOTES:

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS ATTACHED TO THE STEEL FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. INSPECTION SHALL BE MADE IN ACCORDANCE WITH PERMIT REQUIREMENTS. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM WATER FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

N.T.S.

SHEA O. KIRKMAN
91865
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS
05/20/2026

WESTWOOD
Real Estate Development
1000 TEXAN TRAIL, SUITE 200
GRAPEVINE, TX 76051

LETARA SOUTH PUBLIC WATER & DRIVEWAY CONSTRUCTION - JOHN DAY RD
96.68 ACRES
A TRACT SITUATED IN THE M.E.P. & P.R.R. SURVEY, ABSTRACT #1130 TARRANT COUNTY, TEXAS

REV.:	DATE:	DESCRIPTION:

kirkman ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: WWD25001

ISSUE DATE: 05/20/2026

EROSION CONTROL DETAILS

SHEET:
C13.0

Agenda Item #3.8.G.

FULL PATH: K:\dnt\WWD\2500\LaTara South Commercial\Drawings\01_CONCEPT\01 - Production\Public Water Extension\EROSION CONTROL DETAILS_WWD2501.dwg
PLOTTED BY: Richard Hamrick
PLOTTED DATE: 5/20/2026

kirkman ENGINEERING

COST ESTIMATE - CFA

DATE: 20-May-26

PREPARED FOR: City of Haslet
PREPARED BY: Kirkman Engineering

PROJECT NAME: Letara South Water & Driveway Construction
CITY: City of Haslet - Tarrant County Texas
JOB NUMBER: WWD25001

HARD COST - WATER DISTRIBUTION SYSTEM

DESCRIPTION	*UNIT*	*APPROXIMATE QUANTITY*	*UNIT PRICE*	*TOTAL AMOUNT*
16" P.V.C. WATERLINE	LF	3,316	$112.00	$371,392.00
8" P.V.C. WATERLINE	LF	50	$52.00	$2,600.00
6" P.V.C. WATERLINE	LF	30	$0.00	$0.00
24" STEEL ENCASEMENT FOR 16" WATERLINE UNDER FUTURE STORM CROSSINGS	LF	110	$240.00	$26,400.00
16" GATE VALVE & BOX	EA	9	$19,000.00	$171,000.00
8" GATE VALVE	EA	5	$3,135.00	$15,675.00
16"X6" TEE & VALVE	EA	2	$11,962.00	$23,924.00
CONNECT TO OFFSITE WATER LINE	EA	1	$17,319.00	$17,319.00
FIRE HYDRANT ASSEMBLY	EA	2	$10,953.00	$21,906.00
TRENCH SAFETY	LF	3,396	$1.00	$3,396.00
TESTING (EXCLUDING GEOTECH)	LF	3,396	$1.00	$3,396.00
TOTAL HARD COST-WATER DISTRIBUTION SYSTEM				**$657,008.00**

HARD COST - PAVING

DESCRIPTION	*UNIT*	*APPROXIMATE QUANTITY*	*UNIT PRICE*	*TOTAL AMOUNT*
PUBLIC ASPHALT PAVEMENT	SY	648	$95.00	$61,591.67
TOTAL HARD COST-PAVING				**$61,591.67**

COMMUNITY FACILITIES AGREEMENT
Approximately 97.241 acres located on the northeast corner of
John Day Road and Blue Mound Road
(Water Line Connection)

This COMMUNITY FACILITIES AGREEMENT (hereinafter referred to as the "Agreement") is by and between the ***CITY OF HASLET, TEXAS*** (hereinafter referred to as the "City"), and ***TRIPLE "T" FARMS, LTD.***, a Texas limited partnership (hereinafter referred to as the "Owner") dated to be effective on _____, 2026 (hereinafter referred to as the "Effective Date").

RECITALS

1. Owner is the owner of that certain tract of land containing approximately 97.241 acres in Tarrant County, Texas (hereinafter referred to as the "Property"), legally described in attached **Exhibit A**; and

2. The Property is located within the area governed by the City's water certificate of convenience and necessity, but is not located in the City's corporate limits or extraterritorial jurisdiction; and

3. The development of the Property requires the installation of certain ~~on-site community facilities and improvements, including~~ water facilities, as described on the approved construction plans attached as **Exhibit B** (~~hereinafter collectively~~ the "Improvements~~,"~~ ~~any one of which is an "Improvement"~~); and

4. The construction plans attached as **Exhibit B** are approved and stamped "Released for Construction" by the City Engineer (hereinafter referred to as the "Construction Plans"); and

5. The Construction Plans conform with the City's design standards and any additional design requirements recommended by Owner's engineers and all applicable City ordinances and specifications.

6. The Construction Plans also include five driveways, the locations for which ~~that~~ are ~~approved~~ shown on the Construction Plans and approved by this Agreement, which conform with the City's design standards, any additional design requirements recommended by Owner's engineers, and all applicable City ordinances and specifications, subject to the provisions of Section 5.A hereinbelow.

7. The estimated costs for the Owner to construct the Improvements are set forth in attached **Exhibit C**; and

8. This Agreement is authorized by and is consistent with state law.

NOW, THEREFORE, for and in consideration of the mutual covenants of the Parties set forth in this Agreement and for other good and valuable consideration, the receipt and adequacy of which are acknowledged, the Parties agree as follows:

I. GENERAL REQUIREMENTS:

Before the construction and installation of the Improvements, the Owner shall do the following, which shall be the sole prerequisites to construction of the Improvements following the Parties' execution of this Agreement:

A. Submit performance, payment, and maintenance bonds to the City. Each of the bonds shall be in a form acceptable to the City. The bonds must be issued by a Best-rated surety company that is duly authorized to transact business in the State of Texas; however, the City retains the right to reject any surety company regardless of such company's qualifications or authorization to do business in Texas if the company does not have a resident agent and/or the surety does not meet the requirements of the Texas Insurance Code.

1. The Performance Bond shall be in an amount equal to one hundred percent (100%) of the total cost of the Improvements in **Exhibit C**, guaranteeing the full and faithful execution of the work and performance of this Agreement and for the protection of the City against any improper construction of the work or the use of inferior materials for the Improvements. The Performance Bond shall guarantee completion of the Improvements within two (2) years of the Effective Date of this Agreement. Any performance bond submitted by the Owner or Contractor on a form other than the one which has been previously approved by the City as "acceptable" must be submitted to the City Attorney for approval.

2. The Payment Bond shall be in an amount equal to one hundred percent (100%) of the total cost of the Improvements in **Exhibit C**, guaranteeing payment for all labor, materials and equipment used in the construction of the Improvements.

3. The Maintenance Bond shall in an amount equal to one hundred percent (100%) of the total cost of the Improvements in **Exhibit C**, guaranteeing the maintenance in good condition or repair of the Improvements for a period of two (2) years from and after the date that a letter of final acceptance is issued by the City indicating that the Improvements have been completed by the Owner and accepted by the City.

B. Deposit with the City the amount of five percent (5%) of the estimated costs of the Improvements to cover the City's costs to inspect the Improvements.

Estimated costs for the Improvements are as shown on **Exhibit C**. The actual fees due to the City shall be based on reconciled contract prices.

C. Submit three (3) sets of the Construction Plans stamped "Released for Construction" by the City Engineer.

D. Pay all fees required to be paid to the City in accordance with all applicable City ordinances and regulations.

E. Furnish to the City policies or proof of insurance which must meet the Requirements of Insurance, attached hereto as **Exhibit D**.

F. Attend a pre-construction meeting with the City. Owner shall furnish to the City a list of all subcontractors and suppliers, which will be providing greater than a $5,000 value to the Property.

II. PUBLIC IMPROVEMENTS:

A. GENERALLY

All required Improvements shall be designed, constructed, and installed by Owner, at Owner's sole cost and expense (unless otherwise provided herein), in accordance with the Construction Plans.

B. WATER

1. Water facilities will be installed in accordance with the Construction Plans and applicable City Ordinances. Further, Owner agrees to complete this installation in accordance with all applicable procedures of the City, as amended, and shall be responsible for all construction costs, materials and engineering. The City may delay connection of buildings to service lines or water mains constructed under this Agreement until said water mains, water service lines and meters have been completed by Owner in accordance with the Construction Plans and applicable City Ordinances to the satisfaction of the City Engineer and accepted by the City.

Commented [JP1]: Language added back in - they will need to comply with City ordinances in constructing the water lines.

2. The City agrees to provide temporary water service, if available at the location, quantity and pressure requested by the Owner, at Owner's expense, for construction, testing and irrigation purposes only, to the Property during the construction of the development, even though sanitary sewer service may not be available to the development.

C. EROSION AND SEDIMENT CONTROL

During construction and after completion of the Improvements, Owner agrees to keep the adjacent streets and drainage facilities free from sediment build-up. Owner agrees to use erosion and sediment control measures, such as those included in the NCTCOG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, Division 1000 EROSION AND SEDIMENT CONTROL, to prevent erosion. In addition to NCTCOG specifications, the City can require other erosion and sediment control measures as determined necessary by the Public Works Director or the City Engineer.

Commented [JP2]: Language added back in. Should field circumstances require, the City needs to have the option to require additional control measures for the safety and wellbeing of the public.

The Construction Plans include an erosion and sediment control plan that will be implemented prior to and during construction of the Improvements.

When in the opinion of the City there is sufficient sediment build-up on the streets or other drainage areas and notification has been given to Owner, Owner will have seventy-two (72) hours to clear the sediment from the adjacent street or public right of way or affected areas. If the Owner does not remove the sediment and repair any erosion related damage within 72 hours, the City may cause the sediment to be removed and any erosion related damage to be repaired utilizing a contractor of its choice at the Owner's expense. All such expenses must be paid to the City prior to final acceptance of the Improvements in the Property.

After construction of the Improvements and prior to final acceptance by the City, the Owner agrees to have a permanent erosion and sediment control plan prepared and approved by the City and have the plan installed and working, effectively, in the opinion of the City Engineer. This plan will prevent soil erosion from the construction of the Improvements from washing into street rights of way, drainage ways or other public or private property. Such plan must be approved and in place prior to final acceptance of the Improvements in the Property.

The Owner shall remain responsible for continued implementation of the erosion and sediment control plan for a period of two-years after final acceptance within the Property regardless of the cause of soil or debris build-up on public streets, rights-of-way or within public drainage systems.

D. INSPECTION AND FEES

The City shall have the right to inspect, at any time, the construction of the Improvements and collect all City applicable inspection fees. Owner grants the City, its agent, employees, officers, and contractors an easement and license to enter the Property for the purpose of inspections that it deems appropriate, which shall terminate automatically upon City's acceptance of the Improvements. The City will not issue a Letter of Acceptance for the Improvements until they are completely constructed (final completion) to the

satisfaction of the City in accordance with Section 3.19.I of the City's subdivision ordinance stating: "When the street, alley, drainage, water and sanitary sewer improvements provided by the Developer have been completed by the CONTRACTOR, the CONTRACTOR shall notify the City that the improvements are ready for final inspection. The City will then make such final inspections, and if the work is satisfactory and in accordance with the approved engineering plans, and the specifications included herein, then the City will give a letter of acceptance to the CONTRACTOR with a copy to the Developer-Owner. The City Director of Public Works and the City Engineer shall approve the letter of acceptance." Owner must deliver to the City clear and unencumbered title to the Improvements. Upon issuance of a Letter of Acceptance, title to the Improvements shall be vested in the City, and Owner shall relinquish any right, title or interest in and to the Improvements or any part thereof. The City shall have no responsibility in connection with the Improvements until the Letter of Acceptance is issued.

III. MAINTENANCE

A. AMENITIES

Maintenance of all such private aesthetic or specialty amenities, such as walls, vegetation, signage, landscaping, street furniture, pond and lake improvements, shall be the responsibility of Owner until such responsibility is turned over to the property owner's association, if any. The City shall not be responsible for the maintenance or replacement of aforementioned private amenities. This Section III.A shall survive termination of this Agreement.

B. LANDSCAPING

Maintenance of amenities within public right-of-way, such as landscaping, irrigation, lighting, etc., for the enhancement of the Property shall be the responsibility of Owner until such responsibility is turned over to a property owner's association, if any. The City shall not be responsible for the maintenance or replacement of the landscaping. This Section III.B shall survive termination of this Agreement.

IV. DETERMINATION OF ROUGH PROPORTIONALITY

Owner hereby agrees that the Improvements in this Agreement to be constructed by Owner, and the fees to be imposed by the City (collectively the "Exactions") pursuant to this Agreement, regarding the Property, are roughly proportional to the projected impact of the development of the Property, and Owner hereby waives any claim therefor that it may have. Owner further acknowledges and agrees that all prerequisites to such a determination of rough proportionality have been met, and that any costs incurred relative to said Exactions are related both in nature

and extent to the impact of the development of the Property. In connection with the Exactions, Owner specifically waives and releases all claims which Owner may have against the City: (1) related to any and all rough proportionality and individual determination requirements mandated by Subchapter Z of Chapter 212, Texas Local Government Code, as well as other requirements of a nexus between development conditions and the projected impact of the development of the Property; and (2) that the Exactions constitute a "taking" (i.e., an inverse condemnation) under the Texas or United States Constitutions. Except as otherwise provided in this paragraph, Owner does not, by entering into this Agreement, waive any right that Owner may now have or hereafter have with respect to any claim of a vested right arising under Chapter 245 of the Texas Local Government Code. This Section IV shall survive the termination of this Agreement ~~If the City fails to accept the Improvements in accordance with this Agreement, including Section 3.19.I of the City's subdivision ordinance, this Section IV shall not apply~~.

Commented [JP3]: Changes rejected.

V. SPECIAL CONDITIONS

A. Owner understands and agrees that this Agreement only applies to the Improvements, as defined herein, and that any further development on the Property shall be subject to applicable county development regulations and state law. Owner further agrees that any drive approaches onto John Day Road ~~that connect to City right-of-way~~ shall be subject to Section 2.11 of the City's Subdivision Ordinance, as amended, and may require Owner to conduct further analyses and studies and construct further public improvements to comply with said City requirements. Owner hereby agrees not to construct any drive approach or driveway onto any City roadway, including John Day Road, without first obtaining permits and approvals from the City pursuant to applicable regulations. This Section V.A shall survive the termination of this Agreement.

Commented [JP4]: John Day Road is city right-of-way, so no need to create potential confusion by adding this provision here.

Commented [JP5]: Deletion rejected.

VI. INDEMNIFICATION AND INSURANCE

A. INDEMNIFICATION

(1) OWNER AND ITS SUCCESSORS AND ASSIGNS SHALL INDEMNIFY AND HOLD HARMLESS THE CITY, ITS OFFICIALS, EMPLOYEES, OFFICERS, REPRESENTATIVES AND AGENTS (EACH AN "INDEMNIFIED PARTY"), FROM AND AGAINST ALL ACTIONS, DAMAGES, CLAIMS, LOSSES OR EXPENSE OF EVERY TYPE AND DESCRIPTION TO WHICH THEY MAY BE SUBJECTED OR PUT: (I) BY REASON OF, OR RESULTING FROM THE BREACH OF ANY PROVISION OF THIS AGREEMENT BY OWNER; (II) THE NEGLIGENT DESIGN, ENGINEERING AND/OR CONSTRUCTION BY OWNER OR ANY ARCHITECT, ENGINEER OR CONTRACTOR HIRED BY OWNER OF ANY OF THE IMPROVEMENTS ACQUIRED FROM OWNER

HEREUNDER; (III) OWNER'S NONPAYMENT UNDER CONTRACTS BETWEEN OWNER AND ITS CONSULTANTS, ENGINEERS, ADVISORS, CONTRACTORS, SUBCONTRACTORS AND SUPPLIERS IN THE PROVISION AND/OR CONSTRUCTION OF THE IMPROVEMENTS; (IV) ANY CLAIMS OF PERSONS EMPLOYED BY OWNER OR ITS AGENTS TO CONSTRUCT THE IMPROVEMENTS; OR (V) ANY CLAIMS AND SUITS OF THIRD PARTIES, INCLUDING BUT NOT LIMITED TO OWNER'S RESPECTIVE PARTNERS, OFFICERS, DIRECTORS, EMPLOYEES, REPRESENTATIVES, AGENTS, SUCCESSORS, ASSIGNEES, VENDORS, GRANTEES, AND/OR TRUSTEES, REGARDING OR RELATED TO THE IMPROVEMENTS OR ANY AGREEMENT OR RESPONSIBILITY REGARDING THE IMPROVEMENTS, INCLUDING CLAIMS AND CAUSES OF ACTION WHICH MAY ARISE OUT OF THE PARTIAL NEGLIGENCE OF AN INDEMNIFIED PARTY (THE "CLAIMS"). NOTWITHSTANDING THE FOREGOING, NO INDEMNIFICATION IS GIVEN HEREUNDER FOR ANY ACTION, DAMAGE, CLAIM, LOSS OR EXPENSE DETERMINED BY A COURT OF COMPETENT JURISDICTION TO BE DIRECTLY ATTRIBUTABLE TO THE WILLFUL MISCONDUCT OR SOLE NEGLIGENCE OF ANY INDEMNIFIED PARTY. OWNER IS EXPRESSLY REQUIRED TO DEFEND CITY AGAINST ALL SUCH CLAIMS, AND THE CITY IS REQUIRED TO REASONABLY COOPERATE AND ASSIST OWNER IN PROVIDING SUCH DEFENSE.

(2) IN ITS REASONABLE DISCRETION, THE CITY SHALL HAVE THE RIGHT TO APPROVE OR SELECT THE DEFENSE COUNSEL TO BE RETAINED BY OWNER IN FULFILLING ITS OBLIGATIONS HEREUNDER TO DEFEND AND INDEMNIFY THE INDEMNIFIED PARTIES, UNLESS SUCH RIGHT IS EXPRESSLY WAIVED BY THE CITY IN WRITING. THE INDEMNIFIED PARTIES RESERVE THE RIGHT TO PROVIDE A PORTION OR ALL OF THEIR/ITS OWN DEFENSE, AT THEIR/ITS SOLE COST; HOWEVER, INDEMNIFIED PARTIES ARE UNDER NO OBLIGATION TO DO SO. ANY SUCH ACTION BY AN INDEMNIFIED PARTY IS NOT TO BE CONSTRUED AS A WAIVER OF OWNER'S OBLIGATION TO DEFEND INDEMNIFIED PARTIES OR AS A WAIVER OF OWNER'S OBLIGATION TO INDEMNIFY INDEMNIFIED PARTIES PURSUANT TO THIS AGREEMENT. OWNER SHALL RETAIN THE CITY-APPROVED DEFENSE COUNSEL WITHIN SEVEN BUSINESS DAYS OF WRITTEN NOTICE FROM AN INDEMNIFIED PARTY THAT IT IS INVOKING ITS RIGHT TO INDEMNIFICATION UNDER THIS AGREEMENT. IF OWNER FAILS TO RETAIN COUNSEL WITHIN SUCH TIME PERIOD, INDEMNIFIED PARTIES SHALL HAVE THE RIGHT TO RETAIN DEFENSE COUNSEL ON THEIR OWN BEHALF, AND OWNER SHALL BE LIABLE FOR ALL REASONABLE COSTS INCURRED BY INDEMNIFIED PARTIES. THE CITY AGREES, UNLESS ADVISED BY DEFENSE COUNSEL TO THE CONTRARY, TO ASSERT ITS IMMUNITY

FROM LIABILITY AND IMMUNITY FROM SUIT AND/OR OTHER AVAILABLE AFFIRMATIVE DEFENSES

(3) THIS SECTION VI.A SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

(4) THE PARTIES AGREE AND STIPULATE THAT THIS INDEMNIFICATION AND THE EXPRESS NEGLIGENCE TEXT COMPLIES WITH THE CONSPICUOUSNESS REQUIREMENT, AND IS VALID AND ENFORCEABLE AGAINST OWNER.

B. INSURANCE: Owner and Owner's contractors must maintain insurance relating to the construction of the Improvements pursuant to this Agreement meeting the requirements in **Exhibit D**.

VII. DEFAULT AND TERMINATION:

A. Except as otherwise provided in this Agreement, upon the completion of the Improvements by Owner and final acceptance of the Improvements by the City, this Agreement shall automatically terminate and the City will execute a notice of release and termination of this Agreement and file said notice in the Tarrant County Deed Records.

B. If Owner should breach any provisions of this Agreement, the City shall give Owner written notice of the breach and the action necessary to cure the breach and the date by which the breach must be cured. Notice shall be sent to Owner at the address listed in this Agreement. Any cure period should be reasonable in relation to the nature of the default. If Owner fails to cure the breach within the time specified in the City's written notice, the City may, at its election, draw down on the bonds described in Section I.A of this Agreement and complete the construction of the Improvements.

C. Work performed under the Agreement shall be commenced within one (1) year from the Effective Date. In the event the work is not completed within two (2) years from commencement of construction, the City may, after delivering written notice and thirty (30) days for Owner to complete the work, at its election and its sole and exclusive remedy, draw on the performance bond provided by Owner and complete such work at Owner's expense in compliance with City ordinances, provided however, that if the construction under this Agreement shall have started within the two (2) year period, the City may agree to renew the Agreement with such renewed Agreement to be in compliance with the City policies and ordinances in effect at that time and with Owner submitting bonds required in Section I.A.

VIII. MISCELLANEOUS GENERAL PROVISIONS:

A. Owner hereby agrees to comply with all federal, state, and local laws that are applicable to the construction of the Improvements.

B. Venue of any action brought hereunder shall be in Tarrant County, Texas.

C. Notwithstanding any provision to the contrary, approval by the City of any plans, designs or specifications submitted by Owner pursuant to this Agreement shall not constitute or be deemed to be a release of the responsibility and liability of Owner for the accuracy and competency of their design and specifications. Such approval shall not be deemed to be an assumption of such responsibility and liability by the City for any defect in the design and specifications prepared by the consulting engineer, his officers, agents, servants or employees, it being the intent of the parties that approval by the City signifies the City's approval on only the general design concept of the facilities and improvements to be constructed.

D. This Agreement or any part herein, or any interest herein, shall not be assigned by Owner without the express written consent of the City. No assignment shall be effective unless the City executes an assignment which provides that Owner shall continue to be responsible for the covenants herein and the assignee also accepts responsibility for complying with the Agreement. Owner agrees that any sale or subdivision of the Property, or any portion thereof, shall trigger this Section VIII.D and require written approval by the City to assign any portion of this Agreement.

E. On all Improvements included in this Agreement for which Owner awards its own construction contract, Owner agrees to employ a construction contractor who is approved by the City, and which approval shall not be unreasonably withheld, said contractor to meet the City's and statutory requirements for being insured, licensed and bonded to do work in public streets and to be qualified in all respects to bid on public streets and to be qualified in all respects to bid on public projects of a similar nature.

F. Prior to final acceptance of the Improvements, Owner shall provide to the City two (2) ,copies of Record Drawings of the Construction Plans, showing the Improvements as actually constructed, of which one set shall be on mylar reproducible sheets and one (1) electronic version of said Record Drawings in a format acceptable to the City. Such drawings will be stamped and signed by a registered professional civil engineer.

G. This Agreement may be changed or modified only with the written consent of Owner and the City's Governing Body.

H. The provisions of this Agreement are severable and, in the event any word, phrase, sentence, paragraph, or other provision of this Agreement, or the application thereof to any person or circumstance, shall ever be determined

by a court of competent jurisdiction to be invalid or unenforceable for any reason, the remainder of this Agreement shall remain in full force and effect. The invalid, illegal or unenforceable provision shall be rewritten by the parties to this Agreement to accomplish the parties' original intent as nearly as possible.

I. This Agreement shall be a covenant running with the land and shall be binding upon Owner, its successors, heirs, assigns, grantees, trustees and/or representatives.

J. The City makes no guarantee that water supply will be available at any particular time or place, it being fully understood by both parties hereto that the ability of the City to supply water services is subject to the City's water system capacity. The City shall be the sole judge of the availability of such capacity to supply such water services, provided, however, that the City will use its best efforts to ensure that said water supply is available. Nothing herein waives City's obligations under its certificate of convenience and necessity and state law.

K. Any notice required or permitted by this Agreement to be given or delivered to any party shall be deemed to have been received when personally delivered or 72 hours following deposit of the same in any United States Post Office, registered or certified mail, postage prepaid, addressed as follows:

To the City: Attn: Mayor Gary Hulsey
City of Haslet
101 Main Street
Haslet, Texas 76052

With a copy to: Attn: Jeremy Page
Brown & Hofmeister, L.L.P.
740 East Campbell Road, Suite 800
Richardson, Texas 75081
Email: jpage@bhlaw.net
Telephone: (214) 747-6100

To the Owner: TRIPLE "T" FARMS, LTD.
1000 Texan Trail, Suite 200
Grapevine, TX76051

L. This Agreement only inures to the benefit of, and may only be enforced by, the Parties. No other person or entity shall have any right, title, or interest under this Agreement or otherwise be deemed to be a third-party beneficiary of this Agreement.

M. The City represents and warrants that this Agreement has been approved by official action by the City's Governing Body in accordance with all applicable public notice requirements (including, but not limited to, notices required by the Texas Open Meetings Act) and that the individual executing this Agreement on behalf of the City has been duly authorized to do so. Owner represents and warrants that this Agreement has been approved by appropriate action of Owner, and that the individual executing this Agreement on behalf of Owner has been duly authorized to do so. Each party respectively acknowledges and agrees that this Agreement is binding upon such party and is enforceable against such party, in accordance with its terms and conditions and to the extent provided by law.

N. This Agreement constitutes the entire agreement between the parties and supersedes all prior agreements, whether oral or written, covering the subject matter of this Agreement. This Agreement shall not be modified or amended except in writing signed by the parties.

O. Any failure by a party to insist upon strict performance by the other party of any material provision of this Agreement shall not be deemed a waiver thereof, and the party shall have the right at any time thereafter to insist upon strict performance of any and all provisions of this Agreement. No provision of this Agreement may be waived except by writing signed by the party waiving such provision. Any waiver shall be limited to the specific purposes for which it is given. No waiver by any party of any term or condition of this Agreement shall be deemed or construed to be a waiver of any other term or condition or subsequent waiver of the same term or condition.

P. The following exhibits are attached to this Agreement and are incorporated herein for all purposes:

Exhibit A: Legal Description
Exhibit B: Construction Plans
Exhibit C: Description of Estimated Costs
Exhibit D: Insurance Requirements

Q. By its execution of this Agreement, City does not waive or surrender any of its respective governmental powers, immunities, or rights except as provided in this section.

[signature pages to follow]

IN WITNESS WHEREOF, each of the parties hereto has caused this Agreement to be executed by its undersigned duly authorized representative as of the date set forth below after approval of the City Council of the City on _____, 2026.

CITY OF HASLET, TEXAS

By: _____
Gary Hulsey, Mayor

Date: _____

ATTEST:

_____
Crystal Babcock, Interim City Secretary

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority in and for Tarrant County, Texas, on this day personally appeared GARY HULSEY, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he is the Mayor of the City of Haslet, Texas, and that he is authorized by said municipality to execute the foregoing instrument as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2026.

_____
Notary Public, State of Texas

_____
Typed or Printed Name

APPROVED AS TO FORM:

_____
Jeremy Page, City Attorney

OWNER:

TRIPLE "T" FARMS, LTD.,
a Texas limited partnership

By: *USM CAPITAL, LLC*
a Texas limited liability company
Its General Partner

By: _____
Name: Gary Hazlewood
Title: President

Date: _____

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority in and for Tarrant County, Texas, on this day personally appeared GARY HAZLEWOOD, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he is the President of *USM CAPITAL, LLC,* a Texas limited liability company, said entity being the General Partner of ***TRIPLE "T" FARMS, LTD.***, a Texas limited partnership, and that he is authorized by said limited partnership to execute the foregoing instrument as the act of such limited partnership for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2026.

_____
Notary Public, State of Texas

_____
Typed or Printed Name

EXHIBIT "A"
Legal Description

LEGAL DESCRIPTION

BEING, all of that 97.241 acre (,4235,813 square foot) tract of land situated in the M.E.P. & P. RR. Co. Survey, Abstract Number 11308, Tarrant County, Texas; being a part of that called 475 acre tract of land described in Special Warranty Deed with Vendor's Lien to William Bloomstein as Trustee of the Lise Regina La Prelle Trust as recorded in Instrument Number D218038448; being a part of that called 475 acre tract of land described in Special Warranty Deed with Vendor's Lien to William Bloomstein as Trustee of the Charles Philippe La Prelle Trust as recorded in Instrument Number D218038449; and being a part of that called 475 acre tract of land described in Special Warranty Deed with Vendor's Lien to William Bloomstein as Trustee of the Francesca La Prelle Trust as recorded in Instrument Number D218038450 all of the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.); said 97.241 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING, at a point in the south line of said 475 acre tract; said point being in the center of Blue Mound Road (County Road No. 4047) (a generally recognized public road, no record of dedication found on subject tract; 60-foot wide right-of-way); from said point a 5/8-inch iron rod with "BGE" cap found for witness corner bears North 15° 57' 45" East, a distance of 24.41 feet;

THENCE, North 89° 57' 19" West, along the south line of said 475 acre tract and the center of said Blue Mound Road (County Road No. 4047), a distance of 745.89 feet to a point for corner; from said point a 5/8-inch iron rod with "BGE" cap found for witness corner bears North 45° 14' 45" West, a distance of 85.28 feet; said point being in the east line of that called 4.932 acre tract of land described in Right-of-Way Dedication Deed to the City of Haslet as recorded in Instrument Number D220197294 (O.P.R.T.C.T.);

THENCE, North 00° 31' 41" West, departing the south line of said 475 acre tract and the center of said Blue Mound Road (County Road No. 4047), and with the east line of said 4.932 acre tract, a distance of 2,958.53 feet to an angle point for corner;

THENCE, North 05° 44' 43" East, to a point at the northeast corner of said 4.932 acre tract; said point being in the north line of said 475 acre tract and the south line of LeTara, Phase One, an addition to the City of Haslet as recorded in Instrument Number D219289910 of the Plat Records of Tarrant County, Texas; from said point an "X" cut in concrete found for corner (1/2-inch iron rod with "LANDES" cap previously found for corner) bears South 89° 41' 20" West, a distance of 110.00 feet;

THENCE, North 89° 41' 20" East, departing the east line of said 4.932 acre tract, along the north line of said 475 acre tract, a distance of 1,148.44 feet to a point at the southeast corner of said Letara, Phase One;

THENCE, North 89° 14' 04" East, continuing along the north line of said 475 acre tract, a distance of 533.32 feet to a 5/8-inch iron rod with "ANA" cap found at the northwest corner of that tract of land described as Tract 1 in Judgment of Court in Absence of Objection to the City of Fort Worth as recorded in Instrument Number D212211818 (O.P.R.T.C.T.);

THENCE, South 15° 57' 34" West, along the northwest line of said Tract 1, a distance of 1,165.29 feet to a point at the northwest corner of that tract of land described as Exhibit "A" in Special Warranty Deed with Reservation of Easement to JPMorgan Chase Bank, N.A. as Trustee of the Alice La Prelle Trust as recorded in Instrument Number D214252281 (O.P.R.T.C.T.); from said point a 5/8-inch iron rod with "ANA" cap found for corner in the northwest line of said Tract 1 bears South 15° 57' 34" West, a distance of 225.00 feet;

THENCE, South 74° 02' 20" East, departing the northwest line of said Tract 1, a distance of 25.02 feet to a point at the northeast corner of said Exhibit "A";

THENCE, South 15° 57' 45" West, at distance of 225.00 feet passing a 5/8-inch iron rod with "ANA" cap found at the southeast corner of said Exhibit "A", and for an angle point in the northwest line of said Tract 1, continuing in all a total distance of 2,392.62 feet to the POINT OF BEGINNING and containing an area of 97.241 acres or 4,234,813 square feet of land, more or less.

EXHIBIT "B"
CONSTRUCTION PLANS

EXHIBIT "C"
DESCRIPTION OF ESTIMATED COSTS

The estimated Construction Cost and Community Facilities Fee is as follows:

Onsite:

1. Water lines and appurtenances.....$ _____

On-Site Sub-Total… $_____

Offsite: None

Total Estimated Construction Cost .....$_____

Total Estimated Plan Review Fees (1%) ……$_____

Total Estimated Community Facility Inspection Fees (4%) ..$_____

Note: Actual Community Facility Fee to be reconciled upon construction contract completion and may result in additional fees due to City or refund to Owner.

EXHIBIT "D"
REQUIREMENTS FOR INSURANCE

I. *Contractor's and Owner's Insurance*

A. Without limiting any of the other obligations or liabilities of the Owner and the Owner's contractor (hereinafter called "Contractor"), during the term of the Agreement, shall purchase and maintain the following minimum insurance coverages with companies duly approved to do business in the State of Texas and satisfactory to the City. In this Agreement, "Project" shall mean the public improvements to be constructed, pursuant to the Community Facilities Agreement, by Owner or by a Contractor under Owner's contract with a Contractor. "Owner" shall mean Owner; if Owner has contracted with a Contractor to construct the public improvements, the Contractor may submit the proof of insurance coverages required herein. Coverages shall be of the following types and not less than the specified amounts:

1. Workers' compensation as required by Texas law, with the policy endorsed to provide a waiver of subrogation as to the City; employer's liability insurance of not less than the minimum statutory amounts.

2. Commercial general liability insurance, including premises- operations; independent contractor's liability, completed operations and contractual liability covering, but not limited to, the liability assumed under the indemnification provisions of this Contract, fully insuring Contractor's (or Subcontractor's) liability for injury to or death of City's employees and third parties, extended to include personal injury liability coverage with damage to property of third parties, broad form property damage, with minimum limits as set forth below:

General Aggregate $2,000,000

Bodily Injury $1,000,000 Each Occurrence
Property Damage $1,000,000 Each Occurrence

Products–Components/Operations Aggregate. $1,000,000

Personal and Advertising Injury . . . . . $ 1,000,000
(With Employment Exclusion deleted)

Each Occurrence . . . . . $ 1,000,000

Contractual Liability:

Bodily Injury	$1,000,000 each occurrence
Property Damage	$1,000,000 each occurrence

The policy shall include coverage extended to apply to completed operations, asbestos hazards (if this project involves work with asbestos) and ECU (explosion, collapse and underground) hazards. The completed operations coverage must be maintained for a minimum of one year after final completion and acceptance of the work, with evidence of same filed with City.

3. Comprehensive automobile and truck liability insurance, covering owned, hired and non-owned vehicles, with a combined bodily injury and property damage minimum limit of $1,000,000 per occurrence; or separate limits of $500,000 for bodily injury (per person), and $500,000 for property damage. Such insurance shall include coverage for loading and unloading hazards.

4. Property Insurance (Builder's All Risk)

a. Owner shall purchase and maintain, and require its contractor to purchase and maintain, at all times during the term of its Contract with the Owner, property insurance written on a builder's risk "all-risk" or equivalent policy form in the amount of the initial contract price, plus value of subsequent contract modifications and cost of materials supplied or installed by others, comprising total value for the entire Project at the site on a replacement cost basis without optional deductibles. Such property insurance shall be maintained, unless otherwise in writing by all persons and entities who are beneficiaries of such insurance, until final payment has been made, or until no person or entity other than the City has an insurable interest in the property required by this paragraph to be covered, whichever is later. This insurance shall include interests of the City, the Contractor, subcontractors and sub-subcontractors in the Project.

b. Property insurance shall be on an "all-risk" or equivalent policy form and shall include, without limitation, insurance against the perils of fire (with extended coverage) and physical loss or damage including, without duplication of coverage, theft, vandalism, malicious mischief, collapse, earthquake, flood, windstorm, falsework, testing and startup, temporary buildings and debris removal including demolition occasioned by enforcement of any applicable legal requirements, and shall cover reasonable compensation for Contractor's services and expenses required as a result of such insured loss.

c. If the insurance required by this section requires deductibles, the Owner shall pay costs not covered because of such deductibles.

d. This property insurance shall cover portions of the work stored off the site, and also portions of the work in transit.

e. Owner's Protective Liability Insurance:

(i) Owner and Contractor shall obtain, pay for and maintain at all times during the prosecution of the work under the contract between the Contractor and the Owner, an Owner's protective liability insurance policy naming the City as insured for

property damage and bodily injury, which may arise in the prosecution of the work or Contractor's operations under the contract.

(ii) Coverage shall be on an "occurrence" basis, and the policy shall be issued by the same insurance company that carries the Owner or Contractor's liability insurance with a combined bodily injury and property damage minimum limit of $1,000,000 per occurrence.

f. "Umbrella" Liability Insurance: Owner shall obtain, pay for and maintain umbrella liability insurance during the term of the Contract between the Contractor and the Owner, insuring Contractor for an amount of not less than **$5,000,000 per occurrence combined** limit for bodily injury and property damage that follows form and applies in excess of the primary liability coverages required herein above. The policy shall provide "drop down" coverage where underlying primary insurance coverage limits are insufficient or exhausted.

II. *Policy Endorsements*

A. Each insurance policy to be furnished by Owner and Contractor under this Agreement shall include the following conditions by endorsement to the policy:

1. name the City and the City Engineer as an additional insured as to all applicable policies;

2. each policy shall require that 30 days prior to cancellation, non-renewal or any material change in coverage, a notice thereof shall be given to City by certified mail. If the policy is canceled for nonpayment of premium, only 10 days written notice to City is required;

3. the term "City" shall include all authorities, boards, bureaus, commissions, divisions, departments and offices of the City and individual members, employees and agents thereof in their official capacities, and/or while acting on behalf of the City;

4. the policy phrase "other insurance" shall not apply to the City or the City Engineer where the City is an additional insured on the policy.

III. *Special Conditions*

A. Insurance furnished by the Owner shall be in accordance with the following requirements:

1. any policy submitted shall not be subject to limitations, conditions or restrictions deemed inconsistent with the intent of the insurance requirements to be fulfilled by Owner. The City's decision thereon shall be final;

2. all policies are to be written through companies duly licensed to transact that class of insurance in the State of Texas; and

3. all liability policies required herein shall be written with an "occurrence" basis coverage trigger.

B. Owner agrees to the following:

1. Owner waives subrogation rights for loss or damage against the City and agrees to include this provision in its contract with its contractors. Insurers shall have no right of recovery or subrogation against the City, it being the intention that the insurance policies shall protect all parties to the contract and be primary coverage for all losses covered by the policies;

2. Companies issuing the insurance policies and Owner shall have no recourse against the City for payment of any premiums or assessments for any deductibles, as all such premiums and deductibles are the sole responsibility and risk of the Owner;

3. Approval, disapproval or failure to act by the City regarding any insurance supplied by the Owner shall not relieve the Owner of full responsibility or liability for damages and accidents as set forth in this Agreement. Neither shall bankruptcy, insolvency or denial of liability by the insurance company exonerate the Owner from liability;

4. Deductible limits on insurance policies exceeding $10,000 require approval of the City;

5. Any of such insurance policies required under this section may be written in combination with any of the others, where legally permitted, but none of the specified limits may be lowered thereby;

6. Owner shall require its Contractor to provide notice of any actual or potential claim or litigation that would affect required insurance coverages to the City in a timely manner;

7. Owner agrees to require its Contractor to either require its Subcontractors to maintain the same insurance coverage and limits as specified for the Owner or coverage of Subcontractors shall be provided by the Contractor; and

8. Prior to the effective date of cancellation of any policy, Owner shall deliver to the City a replacement certificate of insurance or proof of reinstatement.

City Council

AGENDA ITEM REPORT

MEETING:	City Council - 01 Jun 2026
CONTACT:	Maurice Schwanke, Planning/EDC Coordinator
DEPARTMENT:	Economic Development
SUBJECT:	Discuss, consider, and act on Resolution xxx-2026 for an amended project of the Haslet Community and Economic Development Corporation B (HCEDC) Board for the replacement of playground equipment and safety fall zone coverings at Community Park.
ATTACHMENTS:	Resolution xxx-2026 Community Park Project Resolution - Additional Funds HCEDC Resolution 003-2026 Community Park Additional Funds and Award Vendor Comparison Haslet and Schluter Elementary Playground Survey (Responses) Haslet and Schluter Elementary Playground Survey Playground Focus Groups Park Voting Presentation

EXECUTIVE SUMMARY

BACKGROUND INFORMATION:

The Haslet Community and Economic Development Corporation B (HCEDC) Board approved HCEDC Resolution 003-2025 at their May 20, 2026, meeting recommending additional funding of a project for the replacement of the older playground equipment and safety fall zone coverings at Community Park. This project is eligible for the HCEDC to fund; however, prior to ordering and expending funds two procedural items will need to occur to comply with the Local Government Code and HCEDC Bylaws:

1. The City will need to authorize the additional funding and amend the HCEDC Fiscal Year 2025-2026 Budget in the amount of $300,000, and;
2. The HCEDC will be required to hold a public hearing 60 days after publication in the paper of record. If a petition is received containing 10 percent or more of the registered voters of Haslet requesting that an election be held concerning the purchase, then an election will be required prior to expending funds.

FINANCIAL IMPACT:

Including additional funding requested, the total cost will not exceed $800,000.

CITY OF HASLET
RESOLUTION NO. xxx-2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HASLET, TEXAS APPROVING AN AMENDED PROJECT OF THE HASLET COMMUNITY & ECONOMIC DEVELOPMENT CORPORATION, A TYPE B ECONOMIC DEVELOPMENT CORPORATION, TO WIT: THE REPLACEMENT OF PLAYGROUND EQUIPMENT AND SAFETY FALL ZONE COVERINGS AT COMMUNITY PARK; AUTHORIZING AN AMENDMENT TO THE HASLET COMMUNITY AND ECONOMIC DEVELOPMENT CORPORATION'S FISCAL YEAR 2025-2026 BUDGET IN THE AMOUNT OF THREE HUNDRED THOUSAND DOLLARS ($300,000); AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Haslet Community & Economic Development Corporation ("HCEDC") is a Type B economic development corporation authorized to spend sales tax funds for certain municipal projects, principally infrastructure, public parks, and other community and/or recreation purposes pursuant to the Economic Development Corporation Act (the "Act"); and

WHEREAS, at its October 15, 2025, meeting, the HCEDC Board of Directors approved a resolution adopting as an official project the replacement of older playground equipment and safety fall zone coverings at Community Park and Nance Field in the amount of $500,000 ("the Original Project"); and

WHEREAS, pursuant to Section 4.05 of the HCEDC bylaws, the City Council of the City of Haslet, Texas ("City Council") approved the Original Project at its December 15, 2025, regular meeting and authorized an amendment to HCEDC's budget in the amount of $500,000; and

WHEREAS, since that time, the HCEDC Board of Directors adopted an amended resolution that: (1) amends the scope of the Original Project to limit the proposed improvements to only Community Park; (2) selects the manufacturer and contractor to install the playground equipment as BCI Burke Company, LLC and Child's Play, Inc., respectively; and (3) allocates additional funding in the amount of $300,000 (the "Additional Funds"); and

WHEREAS, the City Council agrees that the replacement of playground equipment and safety fall zone coverings manufactured by BCI Burke Company, LLC and to be installed by Child's Play, Inc. at Community Park (the "Amended Project") would benefit the residents of the City of Haslet; and

WHEREAS, the City Council now seeks to authorize HCEDC to expend the Additional Funds and provide all such authorizations necessary for the HCEDC to execute said Amended Project.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HASLET, TEXAS, THAT:

1. The City Council hereby finds that the statements set forth in the recitals of this Resolution are true and correct, and the City Council hereby incorporates such recitals as a part of this Resolution.

2. The Amended Project, the replacement of playground equipment and safety fall zone coverings manufactured by BCI Burke Company, LLC and to be installed by Child's Play, Inc. at Community Park, is hereby approved by the City Council.

3. The City Council hereby authorizes HCEDC to expend additional funds in the amount of **Three Hundred Thousand Dollars ($300,000)** ("Additional Funds"), for a total project cost not to exceed Eight Hundred Thousand Dollars ($800,000), provided that the equipment for the Amended Project is manufactured by BCI Burke Company, LLC and installed by Child's Play, Inc.

4. The City Council hereby approves HCEDC's request to (i) proceed with said Amended Project and (ii) provide a budget amendment in the amount of the Additional Funds within the HCEDC's Fiscal Year 2025 – 2026 Budget.

5. The City Council hereby understands that HCEDC may not undertake this project if, not later than the 60th day after the date notice of the specific project or general type of project is first published, the governing body of the authorizing municipality receives a petition from more than 10 percent of the registered voters of the municipality requesting that an election be held before the specific project or general type of project is undertaken.

6. This Resolution shall become effective immediately upon its passage.

DULY RESOLVED by the City Council of the City of Haslet, Texas, on this the 1st day of June, 2026.

_____
Gary Hulsey, Mayor

ATTEST:

_____
Crystal Babcock, Interim City Secretary

CITY OF HASLET, TEXAS
HASLET COMMUNITY AND ECONOMIC DEVELOPMENT CORPORATION TYPE B
RESOLUTION NO. 003-2026

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE HASLET COMMUNITY & ECONOMIC DEVELOPMENT CORPORATION, A TYPE B ECONOMIC DEVELOPMENT CORPORATION, AMENDING RESOLUTION 001-2025 TO PROVIDE ADDITIONAL PROJECT FUNDS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Haslet Community & Economic Development Corporation (the "HCEDC") is a Type B economic development corporation authorized to spend sales tax funds for certain municipal projects, principally infrastructure, public parks, and other community and/or recreation purposes pursuant to the Economic Development Corporation Act (the "Act"); and

WHEREAS, Section 4.05 of the HCEDC bylaws require the HCEDC Board of Directors (the "Board") to adopt a resolution in conjunction with adopting a project under the Act; and

WHEREAS, the Board previously adopted Resolution 001-2025 to recommend funding $500,000 for a project to replace the playground equipment and safety fall zone coverings at Community Park and Nance Field ("the Project"); and

WHEREAS, the Board finds it necessary to allocate additional funds to the Project for the fiscal year 2025 to 2026, and to amend the scope of the Project to only replace equipment at Community Park.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE HASLET COMMUNITY & ECONOMIC DEVELOPMENT CORPORATION, THAT:

Section 1.

The statements set forth in the recitals of this Resolution are true and correct, and the Board hereby incorporates such recitals as a part of this Resolution.

Section 2.

The Project, the replacement of playground equipment and safety fall zone coverings manufactured by Burke and to be installed by Child's Play, Inc. at Community Park is hereby approved by the Board.

Section 3.

The Board hereby authorizes expending additional funds in the amount of **Three Hundred Thousand Dollars ($300,000.00)** ("Additional Funds"), for a total project cost not to exceed Eight Hundred Thousand Dollars ($800,000.00), provided that the equipment for the Project is manufactured by Burke and installed by Child's Play, Inc.

Section 4.

The Board hereby requests approval from the City Council of the City of Haslet to (i) proceed with said Project and (ii) provide a budget amendment in the amount of the Total Project Cost,

approved by HCEDC Resolution 001-2025, and the Additional Funds, for a total of Eight Hundred Thousand Dollars ($800,000) within the HCEDC's Fiscal Year 2025 – 2026 Budget.

Section 5.

The Board hereby understands that it may not undertake this project if, not later than the 60th day after the date notice of the specific project or general type of project is first published, the governing body of the authorizing municipality receives a petition from more than ten percent (10%) of the registered voters of the municipality requesting that an election be held before the specific project or general type of project is undertaken.

Section 6.

This Resolution shall become effective immediately upon its passage.

DULY RESOLVED by the Board of Directors of the Haslet Community & Economic Development Corporation, on this the 20th day of May 2026.

Kitty Wurtz, President

ATTEST:

Crystal Babcock, Interim City Secretary

City of Haslet
HASLET
Texas

Playground Vendor Comparison

Haslet Community Park — May 2026

Scope of Work

We wanted to build a park for kids ages 7-14. Based on the age ranges the playgrounds gave us, we narrowed it to 6-12.

Our First Wish List

- Zip line (double line; possible line for those with limited mobility)
- Warp wall (took out later)
- Web climbing net structure with ramp
- Long, big slides; curvy and straight
- Treehouse towers with a connecting bridge
- Shade for playground and benches
- Monkey bars
- Swings

We later found out that the warp walls were not really the safest pieces and seemed to deteriorate pretty quickly, based on some feedback from other parks.

These data tables were created using Claude AI. All data was taken from the presentations, materials, emails and notes collected by the playground committee.

Category	Child's Play	Lea Park & Play	Whirlix
	RECOMMENDED | ALTERNATIVE | ELIMINATED		
PRICING			
Total price	$746,945.81	$707,419.00	$749,772.00
Pricing type	Firm (unless scope changes)	Firm (unless scope changes)	—
Quote expiration	5/08/2026	7/27/2026	—
ADA & ACCESSIBILITY			
ADA play events	50+	50% of play area	Limited
Elevated components (req. 16)	31	56	5

Category	Child's Play	Lea Park & Play	Whirlix
Ramp-accessible elevated (req. 8)	10	26 (rubber ramps in Trellix towers)	0
Transfer-accessible elevated (req. 8)	16	30	4
Ground-level components (req. 10)	22	9	13
Types of ground-level events (req. 5)	8	Storefront panel, belt swing, disc swing, ADA inclusive swing, ADA zip line, rubber disc zip seat, Jackhammer (×2), Stand N Spin (×2), generation swing, ground-level balance rope	5
Highest ADA-accessible deck	10'	14' via ramps	—
Meets full scope of work	Yes	Yes	No
CAPACITY & SIZE			
Max child capacity	100–200	174	<50 (estimated)
Playground footprint	—	13,530 sq ft (increased)	7,836 sq ft
EQUIPMENT & PLAY FEATURES			
Total play events/features	50 different features	Moderate variety	4 types only
Main structures	2 Nucleus Towers + rope bridge, 3-level (23.3' total, 16' deck)	2 Trellix Towers (26' tall), Nu-Edge GSX, Kidbuilder Connection	2 Super Netplex Towers (8' & 12')
Slides	7 slides — tallest 16'; 3 Cobra, 4 all-inclusive (max 10'); 5 open-hood	5 slides — 2 tunnel (20' long), 3 straight (8'–9')	3 slides only
Swings	8 swings: 2 toddler, 5 belt, 1 ADA freedom; 2 locations	Main: 4 belt, 1 Mommy & Me, 1 ADA bucket. East: 3 belt, 1 ADA bucket. Plus hammock saucer swing.	East side only: 4 belt, 1 ADA freedom, 1 toddler bucket
Zipline	75' with transfer station & Freedom Seat	46' Double Rail Rider w/ ADA seat & standard seat (shorter than 56' requested; ADA transfer steps appear missing)	66' ZipKrooz
Climbing features	Level X Dome (11.8'), 360° climber, 2 sets monkey bars, Rev 8 rotating climber/spinner	GSX Web Climber (9'), monkey bars on climber	Climbing only — towers identical, no variety
Horseshoe court	Yes — ADA accessible	Yes — ADA accessible	Not included
Spinners / specialty items	2 Vero rocking/spinning chairs, Rev 8 spinner (exclusive Burke)	4 Solo Spinners, Hammock Saucer Swing	1 Oodle swing, 1 Flex Hammock swing

Category	Child's Play	Lea Park & Play	Whirlix
Shade structures	Shade over swings & tall structure (15'×33'); shade covers on towers	30'×30' integrated shade; 46'×16' & 34'×16' swing shades	—
Custom/unique features	Giant customizable chair (logo/photo opportunity)	Color choice; logo on shade only (no turf logo)	None noted
TURF			
Turf product	SYNtipede 343 Play Premium (SYNLawn mid-grade)	Shawgrass Playsafe 50 Select Plus	SYNLawn (same as Child's Play)
Estimated turf lifespan	15–20 years	~12 years (replacement needed mid-cycle)	—
Turf area / price	12,929 sq ft — $214,136.81	Self-performed	7,836 sq ft — $351,857.69 (~$137K more than Child's Play)
Logo in turf	Yes	No (logo on shade only)	—
Turf workmanship warranty	2 years	—	—
Turf product warranty	Yr 1–8: 100%; Yr 9–10: 50%; Yr 11+: 15%. Trample zones Yr 1–25: 100%.	10-yr wear & tear; 5-yr backing/delamination	—
WARRANTY			
Installation warranty	1 year	1 year	—
Posts / corrosion	100 years	Life of product	Not analyzed
Structure platforms	15 years	15 years	Not analyzed
Plastic components	15 years	15 years (5-yr clever climbers)	Not analyzed
Shade fabric / cables	10 years	10 years (some colors 3 years only)	Not analyzed
Cable / rubber items	5 years	5 years	Not analyzed
Supplemental warranty	100% non-prorated; no-fade policy; zero out-of-pocket on all BCI Burke products	None noted	None noted
Ongoing inspections	Yes — yearly by Child's Play	Not noted	Not noted
Equipment lifespan	—	25 years (Little Tikes Commercial)	—
NOTABLE CONCERNS			
Key concerns	Slide height (16') — focus groups confirmed not an issue	Shorter zipline (46' vs 56' requested); no ADA transfer steps; turf needs mid-life replacement; 4 identical spinners; towers require arm use to reach top	Barely meets scope of work; very sparse variety; turf dramatically overpriced; capacity likely <50; sales rep unable to answer basic questions

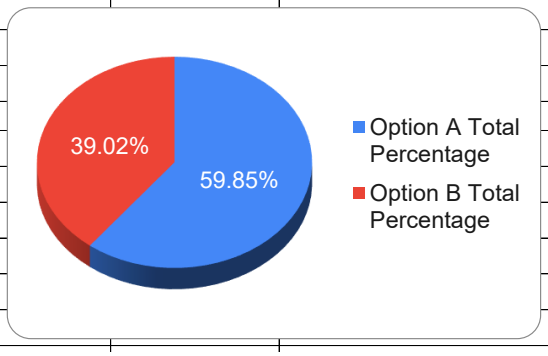
Category	Child's Play	Lea Park & Play	Whirlix
Focus group feedback	All positive	—	—

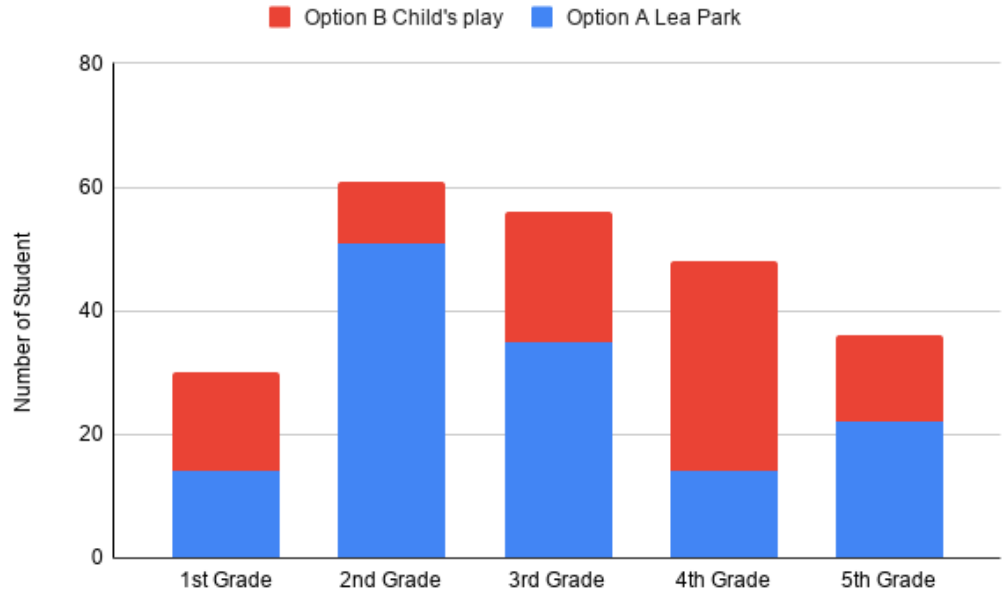
Lead time data excluded per review scope

Grade Level Voting?	Teacher's Last Name	Total # of students	Option A: Lea Park & Play Design	Option B: Child's Play
1st Grade	Blanchard	14	8	6
1st Grade	Burns	16	14	2
1st Grade	Gann	18	3	15
1st Grade	Goode	15	11	1
2nd Grade	Watkins	20	17	3
2nd Grade	Martinez	20	13	7
2nd Grade	Reyes	21	21	0
3rd Grade	Shaw	19	1	18
3rd Grade	Culver	17	17	0
3rd Grade	Valdez	20	17	3
4th Grade	Chiofalo	19	7	12
4th Grade	Whinery	22	7	15
4th Grade	Hammond	7	0	7
5th Grade	Davis	20	19	1
5th Grade	Harvey	16	3	13

Total Number of Voters	264
Option A- Total Votes	158
Option B- Total Votes	103
Option A Total Percentage	59.85%
Option B Total Percentage	39.02%

Grade Level Voting?	Grade Level Voting?
1st Grade	4
2nd Grade	3
3rd Grade	3
4th Grade	3
5th Grade	2





Haslet Community Park Playground Design Voting Survey

Thank you so much for helping our city! Please view the slides for each playground and have each student vote for only 1 design choice! The target age group for this playground is 6-12.

cbabcock@haslet.org Switch account

Not shared

* Indicates required question

Grade Level Voting? *

Choose

Teacher's Last Name

Your answer

Total number of students present *

Your answer

Option A: Lea Park & Play Design (Vote Count) *

Your answer

Optional Comments for Option A: Lea Park & Play Design. Ask why the students chose Option A as their favorite.

Your answer

Option B: Child's Play Design (Vote Count) *

Your answer

Optional comments for Option B: Child's Play Design Ask why the students chose Option B as their favorite.

Your answer

Submit

Clear form

Never submit passwords through Google Forms.

This form was created inside of Nisdtx.org. - Contact form owner

Does this form look suspicious? Report

Google Forms

Haslet Community Park Playground

Focus Group & Community Feedback — Quantitative and Qualitative Analysis

These data tables were created using Claude AI. All data was taken from the presentations, materials, emails and notes collected by the playground committee.

Note on playground labeling: Labels A, B, and C changed between focus groups. All tables below use vendor names for clarity. April 12 labels: A=Whirlix, B=Lea Park & Play, C=Child's Play. April 30 labels: A=Lea Park & Play, B=Whirlix, C=Child's Play.

Part 1 — Quantitative Rankings

April 12 Boys Focus Group: 4 boys (ages 10–14) ranked all 3 playgrounds 1–3 (1=favorite) after viewing vendor presentation videos.

Metric	Child's Play (C)	Lea Park & Play (B)	Whirlix (A)
April 12 Boys Focus Group — Rankings (n=4 boys, ages 10–14)			
# of #1 votes (favorite)	1	1	2
# of #2 votes	2	1	1
# of #3 votes (least favorite)	1	2	1
Total rank score (lower = better)	8	9	7
Overall ranking	2nd	3rd	1st

*April 30 Cub Scout Focus Group: 11 children (ages 9–10) chose their top 2 favorites after viewing updated April 28 presentations. *Tie between Child's Play and Lea Park & Play triggered a discussion round (see qualitative section).*

Metric	Child's Play (C)	Lea Park & Play (B)	Whirlix (A)
April 30 Cub Scout Focus Group — Rankings (n=11 kids, ages 9–10)			
# of #1 votes (favorite)	5	5	1

Metric	Child's Play (C)	Lea Park & Play (B)	Whirlix (A)
# of #2 votes	4	5	0
Total top-2 mentions	9	10	1
Overall ranking	Tie for 1st*	Tie for 1st*	3rd

Part 2 — Disability Family Preference Rankings

Feedback collected from 3 families with children who have disabilities. Rankings reflect overall playground preference based on accessibility and inclusivity.

Evaluator	Child's Play	Lea Park & Play	Whirlix
Families with Children with Disabilities — Preference Rankings			
Sandi Williamson (Ben, 13, Cerebral Palsy) — Overall preference	1st ★	2nd	3rd
Nick Hauss family (Kieran, 14, Cerebral Palsy) — Overall preference	1st ★	2nd	3rd
Jaxon Flynt family — Overall preference	1st ★	2nd	3rd*
Consensus disability family ranking	1st ★	2nd	3rd

***Note on Jaxon Flynt family ranking of Whirlix:** The Flynt family ruled out any playground with enclosed towers, as a caregiver must accompany their child and cannot access enclosed tower structures. They stated Whirlix would be their #1 choice if the towers were open. As designed, their order of preference is Child's Play, Lea Park & Play, then Whirlix.

Part 3 — Disability Family Qualitative Accessibility Ratings

Ratings based on written feedback from Sandi Williamson, Nick Hauss's family, and the Jaxon Flynt family. Scale: Excellent / Good / Moderate / Limited / Poor / Not noted.

Accessibility Criterion	Child's Play (C)	Lea Park & Play	Whirlix
Families with Children with Disabilities — Qualitative Accessibility Ratings			
Ramp / wheelchair access on structure	Excellent	Good — rubber ramps in Trellix towers; arm use needed for upper levels	Partial — winding ramp on one tower only
Ground-level accessible play options	Excellent	Good — likes ground-level features; lower section noted as age-appropriate for disabilities	Limited
Slide transfer accessibility	Excellent	Not noted	Not noted
ADA swing availability	Excellent	Good	Good
ADA zipline	Excellent	Good — 46' Double Rail Rider w/ ADA seat	Good
Turf / surface usability for wheelchairs/scooting	Excellent	Not noted	Not noted
Enclosed tower concern (caregiver access)	Open structures — no concern	Towers enclosed — concern noted by Flynt family	Towers enclosed — concern noted by Flynt family
Ability for child with mobility differences to keep up with peers	Excellent — ramps throughout	Limited — distance between towers a barrier	Poor
Would family visit this playground with child?	Yes — all 3 families enthusiastically	Possibly (Sandi); Yes with caveats (Nick, Flynt)	No — Sandi would stay home; Flynt: only if open towers
Overall accessibility assessment	Highly Inclusive	Partially Accessible	Least Accessible

Additional note from Nick Hauss: Regardless of playground chosen, the family strongly requests a stable changing table (adult/bariatric-capable) be installed in the park restrooms to accommodate older children with special needs who are not potty trained. Standard fold-out baby changing stations are unsafe for older children.

Additional note from all disability families: All three families noted that accessible zip lines were a positive feature across all designs. The Flynt family specifically highlighted that the Whirlix oodle swing and hammock swing are items they would use most frequently, and would reconsider Whirlix entirely if the tower structures were made open rather than enclosed.

Part 4 — Cub Scout Qualitative Themes

Themes derived from verbatim comments made during the April 30 tie-breaking discussion. Child's Play (C) and Lea Park & Play (A) were tied; moderator asked children to explain their choices.

Theme / What kids liked	Child's Play (C)	Lea Park & Play (A)	Whirlix (B)
Cub Scout Focus Group (April 30) — Qualitative Themes from Child Comments			
Variety / amount of play features	*"The most stuff" (Tommy); "A little bit of everything" (Will)*	Not highlighted	Not highlighted
Zipline appeal	*"Zip lines are pretty long — I think that is cool" (Nolan); "I really liked the zip line" (Will)*	Not noted	Not noted
Tower design	*"I like the towers, and it also had a zip line with the towers" (Gideon)*	*"Really cool towers you can climb" (Everett); "Looks fun for all ages, not just 3-year-olds" (Maddie)*	Not highlighted
Inclusive / disability-friendly design	*"Disabled swing for people who are disabled" (Nolan); "Disabled…the main playground had a bunch of stuff" (Will)*	Not noted	Not noted
Unique / distinctive appearance	Not noted	*"Color burst of all the pieces…inspiring" (Caleb); "Looks fun for all ages" (Maddie)*	Not highlighted

Theme / What kids liked	Child's Play (C)	Lea Park & Play (A)	Whirlix (B)
Big chairs / unique furniture	*"I liked the big chairs" (Gideon); wobble stools (Will)*	Not noted	Not noted
Color preference	Not mentioned	Not mentioned	"A lot of green and I like a lot of green" (Landon — sole B vote)

Part 5 — Overall Consensus Across All Groups

*Summary of rankings across all 5 focus groups / evaluator sets. *Whirlix ranked 3rd by Flynt family as currently designed; family stated it would be their #1 choice if tower structures were open rather than enclosed.*

Focus Group / Evaluator	Child's Play (C)	Lea Park & Play	Whirlix
Overall Combined Rankings Across All Focus Groups			
April 12 Boys (n=4, ages 10–14)	2nd	3rd	**1st**
April 30 Cub Scouts (n=11, ages 9–10)	**Tie 1st ★**	**Tie 1st ★**	3rd
Sandi Williamson (disability family)	**1st ★**	2nd	3rd
Nick Hauss family (disability family)	**1st ★**	2nd	3rd
Jaxon Flynt family (disability family)	**1st ★**	2nd	3rd*
OVERALL CONSENSUS	**1st ★**	2nd	3rd

The City of Haslet Wants Your Help!

The Haslet Community Economic & Development Corporation Board

AND

The Parks and Recreation Board

are building a

NEW playground!

They want YOUR help choosing!

Look at the 2 designs

and vote for YOUR favorite!

Which Park Design Do YOU Like?

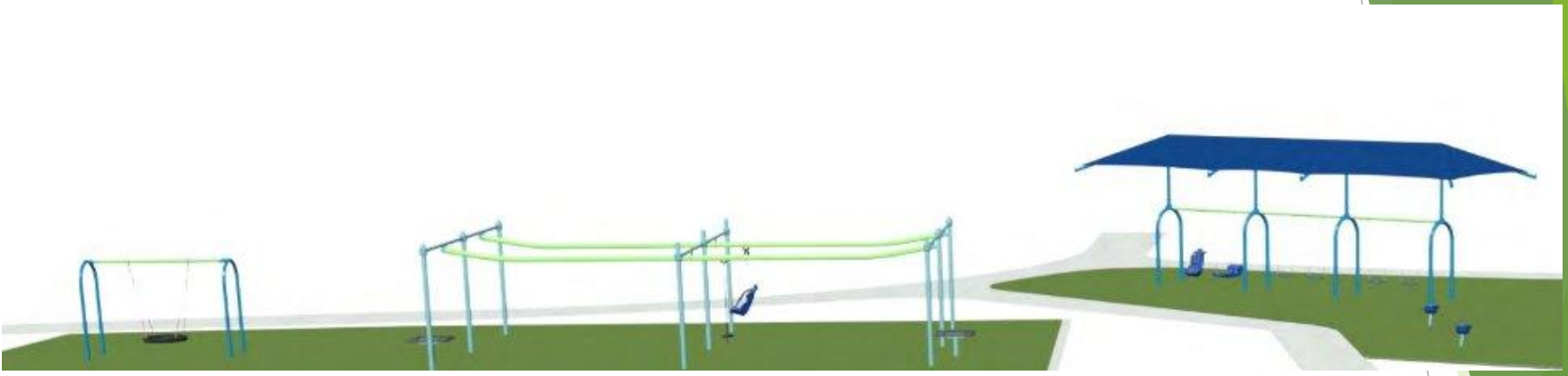
Option A and B both have:

- Zip lines
- Web climbing nets
- Slides (curvy and straight)
- Treehouse towers with bridge
- Shade and Benches
- Swings

Can you spot the differences?

OPTION A

Option A: Lea Park & Play Design





Saucer swing, zip line, 2 towers with shade over connector bridge

Lea Park Design PDF

Option A: Lea Park & Play Design



2 towers with 5 slides that connects to web climber with slide

Lea Park Design PDF

Option A: Lea Park & Play Design



Playground View with 4 spinning chairs and 10 swings (including mommy and me and ADA swing)

Lea Park Design PDF

Option A: Lea Park & Play Design



46' Zip lines and saucer swing

Lea Park Design PDF

Option A: Lea Park & Play Design



Lea Park Design PDF

Option A: Lea Park & Play Design



Inside of towers

Lea Park Design PDF

OPTION B

Option B: Child's Play Design



7 slides, merry-go-round climber, web climber, monkey bars, swings (including ADA swing), and shade

Child's Play Design PDF

Option B: Child's Play Design



2 Vero rocker spinners, Big chair/Welcome Sign, 7 slides total, inclusive lower-level w/ play features

Child's Play Design PDF

Option B: Child's Play Design

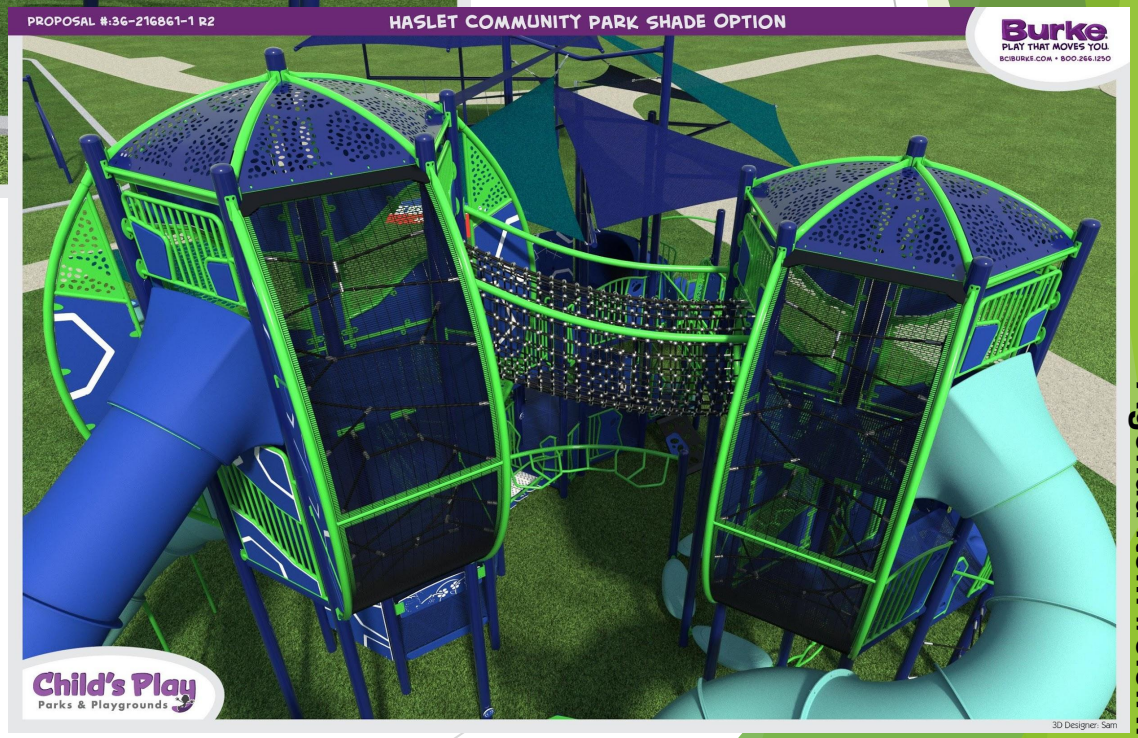


Inclusive slide for kids w/ limited mobility,

Child's Play Design PDF

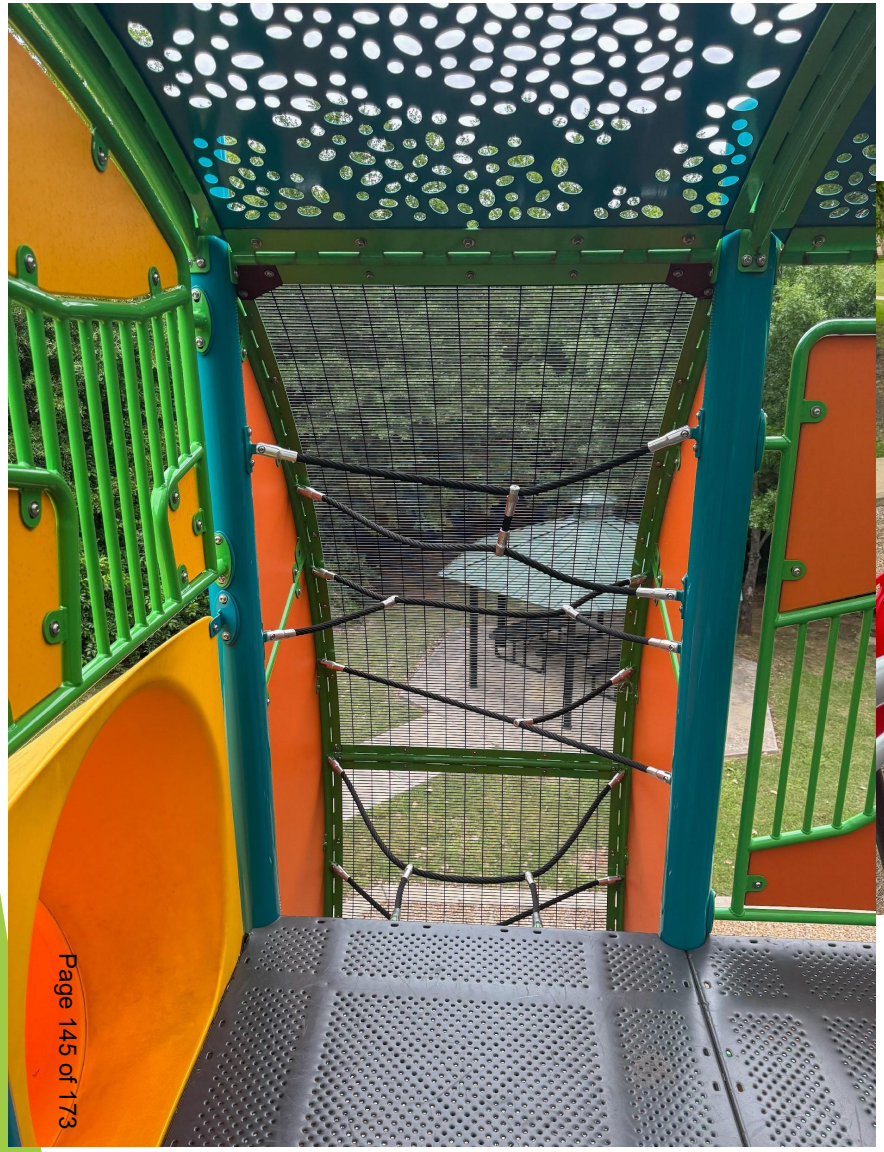
Option B: Child's Play Design

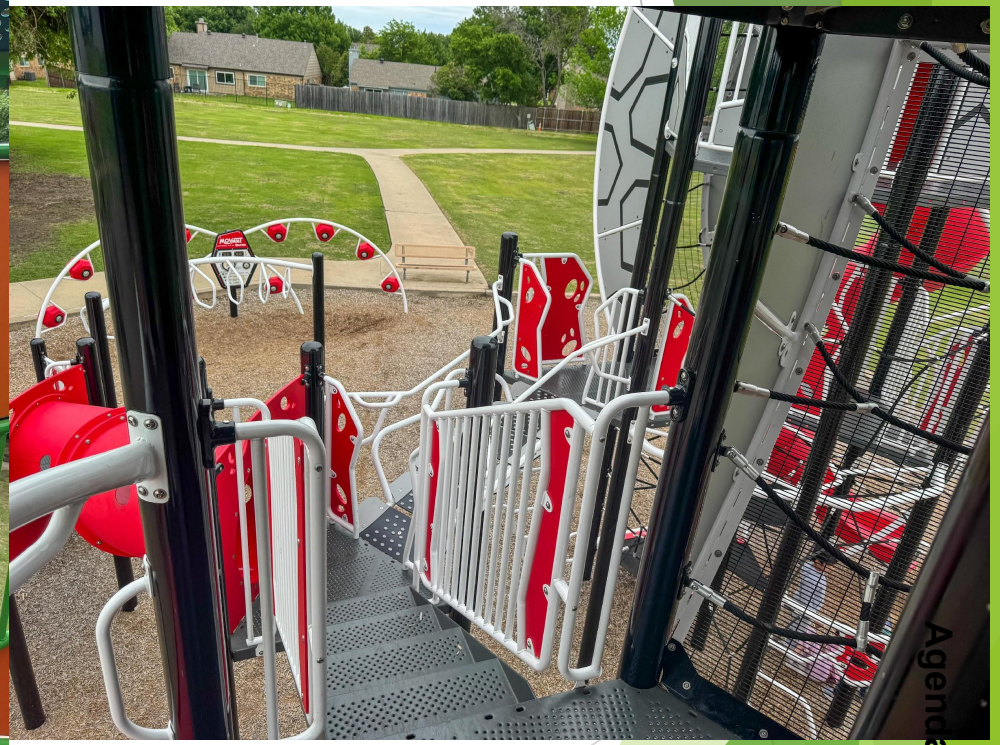




75' long zip lines, view of towers w/ rope bridge and monkey bars below

Option B: Child's Play Design: Inside Towers





Child's Play Design PDF

Option B: Child's Play Design



Child's Play Design PDF

Vote for Your Favorite!

- Teachers, please complete the following survey that will be sent to the Haslet City boards.
- Surveys MUST be completed by 3 PM on Tuesday (5/19).
- Playground Design Voting Survey

- THANK YOU!

City Council

AGENDA ITEM REPORT

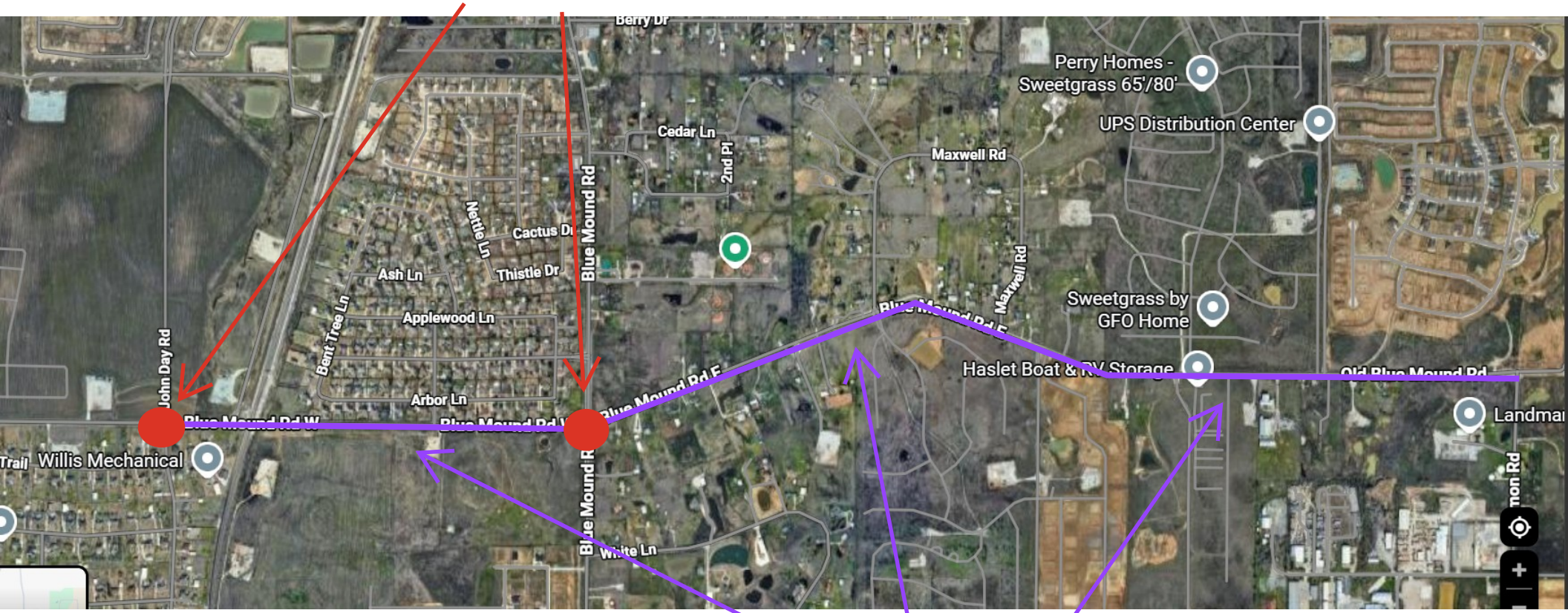
MEETING:	City Council - 01 Jun 2026		
CONTACT:	Jasmin Wise, Council Member Place 3	**DEPARTMENT:**	Elected Official

SUBJECT: Discuss, consider, and act regarding directing City Engineer to begin preliminary engineering and 30% design for the phased widening of Blue Mound Road (continuing from the existing terminus) from John Day Road to Harmon Road into a four-lane roadway with a raised median and turn lanes, including preliminary right-of-way and utility investigation, utilizing available Sweetgrass Blue Mound escrow funds, with the design intended to support a phased approach of intersection improvements first followed by roadway connections to help reduce congestion and improve traffic flow along the corridor.

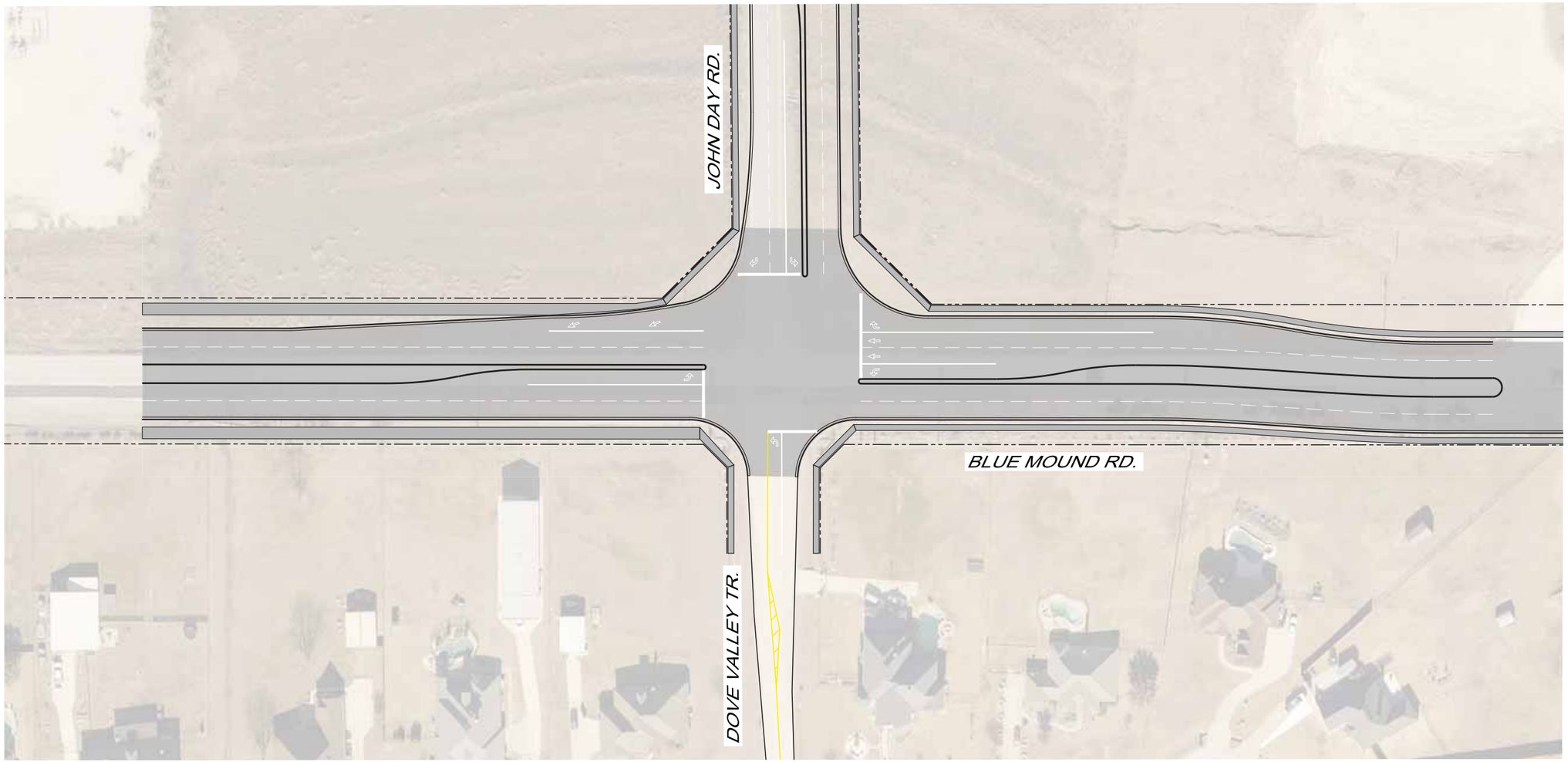
ATTACHMENTS:

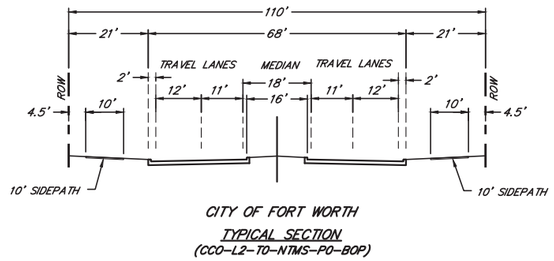
- Location Overview
- Blue Mound Road Working Concept
- Blue Mound Road-FM 156 Intersection Concept
- Blue Mound Road-John Day Road Intersection Concept
- Westport Parkway-Schoolhouse Road-FM 156 Intersection Concept

PHASE 1 - INTERSECTIONS



PHASE 2 - WIDENING OF ROAD





CITY OF FORT WORTH
TYPICAL SECTION
(CCO-L2-TO-NTMS-PO-BOP)

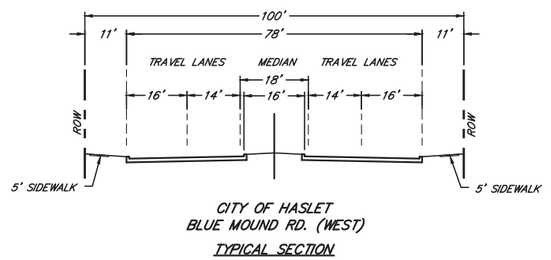
LEGEND

EXISTING RIGHT OF WAY

PROPOSED RIGHT OF WAY

EXISTING SIDEWALK

PROPOSED SIDEWALK



CITY OF HASLET
BLUE MOUND RD. (WEST)
TYPICAL SECTION

0 50 100
SCALE 1"=50'

CITY OF HASLET
BLUE MOUND ROAD CONCEPT (WEST)

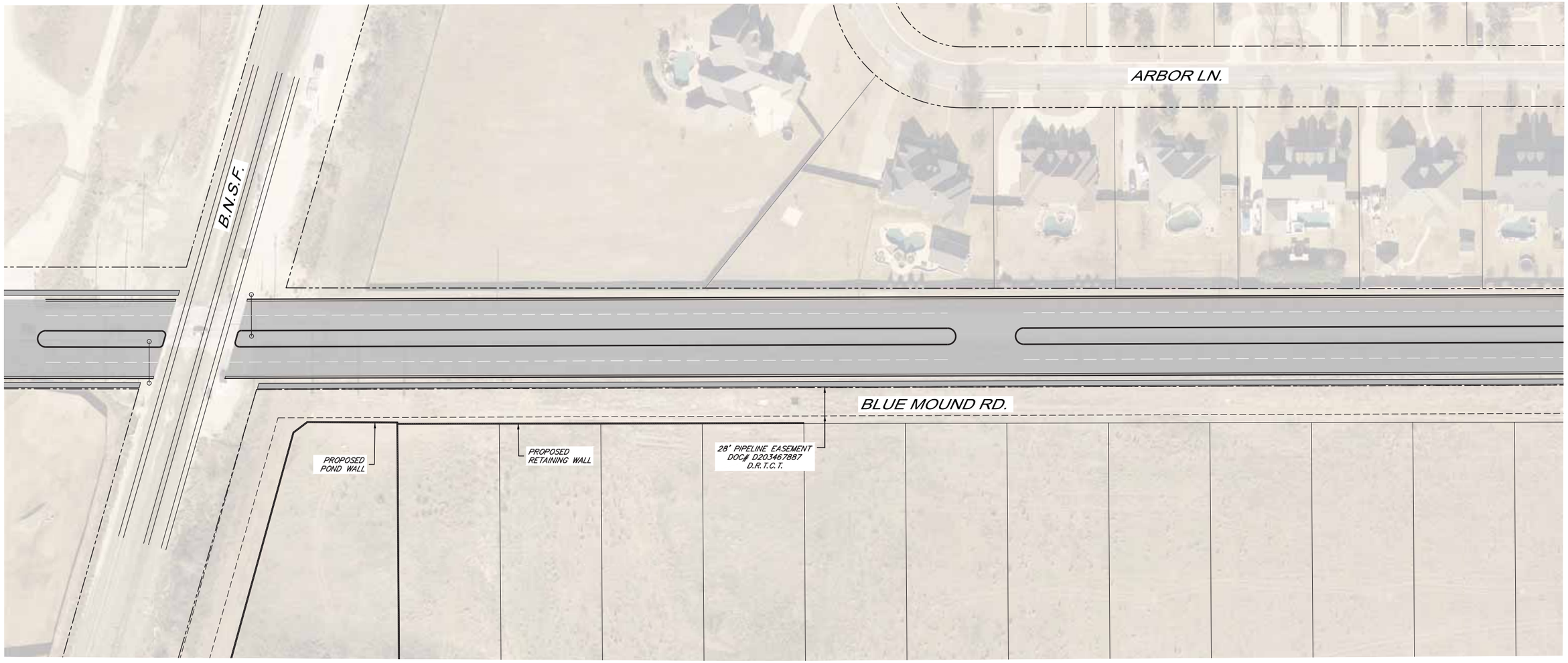
8/15/2024

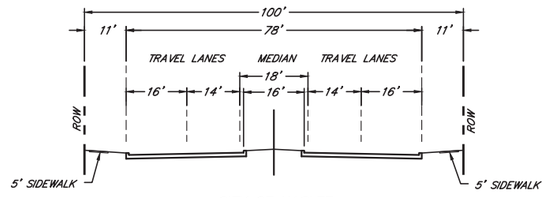
SHEET 1 OF 3

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Fax: 817.431.1850
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CITY OF HASLET
BLUE MOUND RD. (WEST)
TYPICAL SECTION

LEGEND

- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- EXISTING SIDEWALK
- PROPOSED SIDEWALK

0 50 100
SCALE 1"=50'

CITY OF HASLET
BLUE MOUND ROAD CONCEPT (WEST)

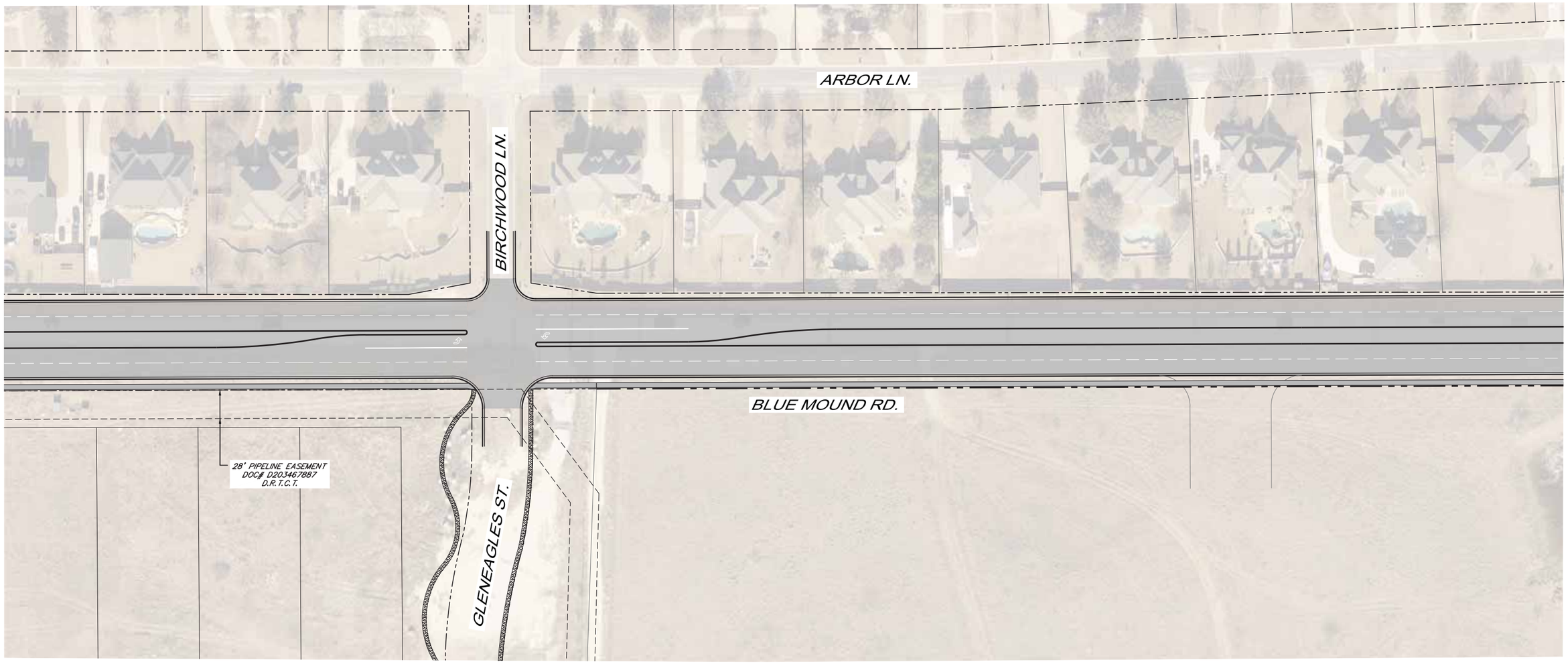
8/15/2024

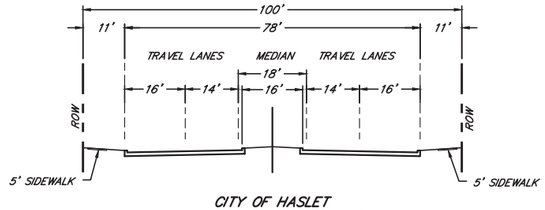
SHEET 2 OF 3

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CITY OF HASLET
BLUE MOUND RD. (WEST)
TYPICAL SECTION

LEGEND

- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- EXISTING SIDEWALK
- PROPOSED SIDEWALK

0 50 100
SCALE 1"=50'

CITY OF HASLET
BLUE MOUND ROAD CONCEPT (WEST)

8/15/2024

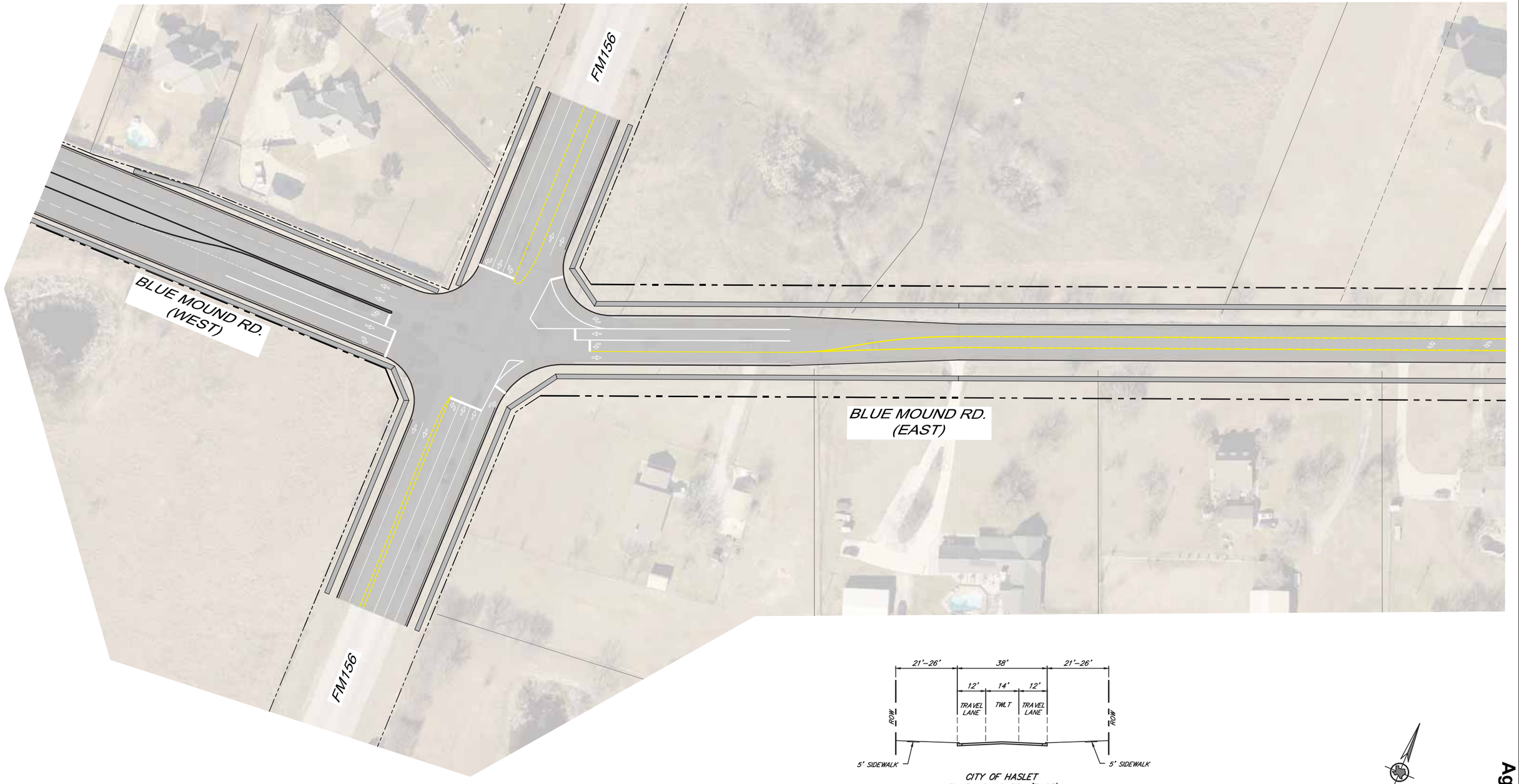
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CITY OF HASLET
BLUE MOUND RD. (EAST)
TYPICAL C3U SECTION

LEGEND

- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- EXISTING SIDEWALK
- PROPOSED SIDEWALK

0 50 100
SCALE 1"=50'

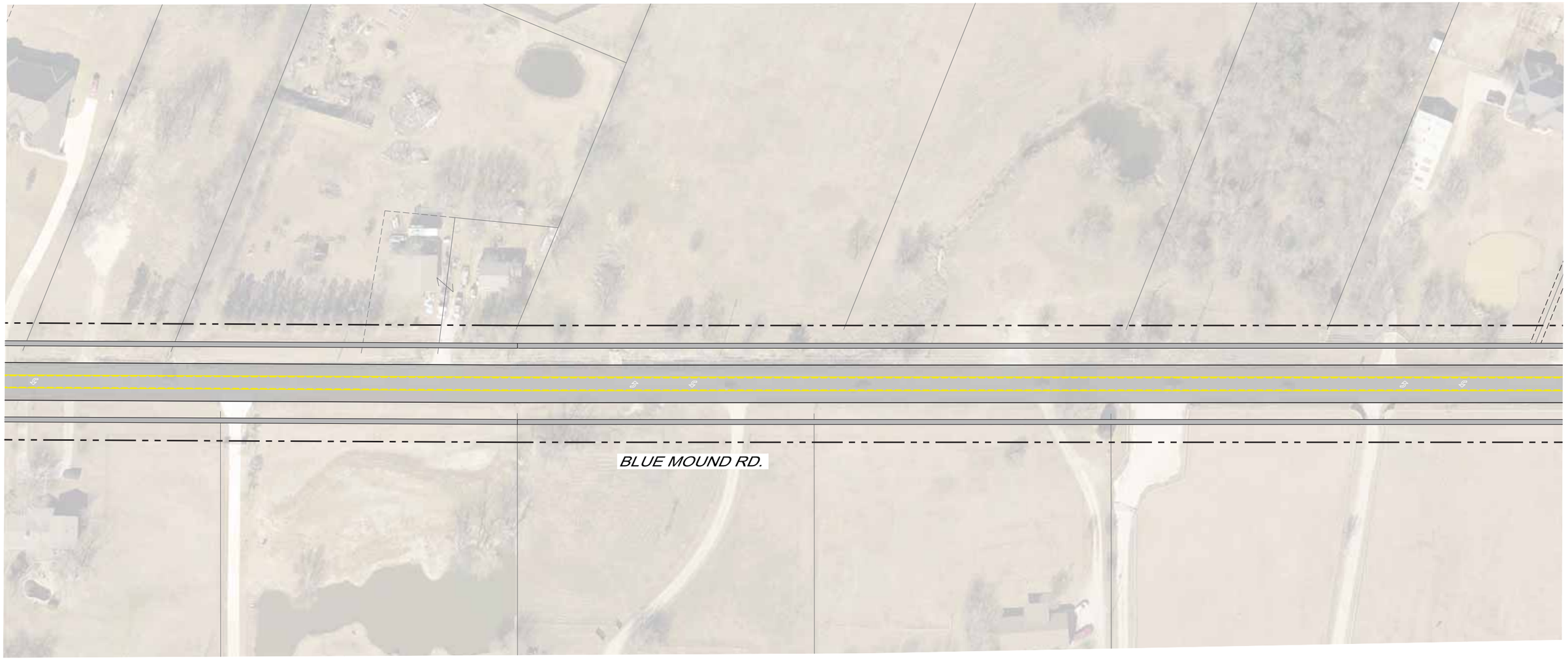
CITY OF HASLET
BLUE MOUND ROAD CONCEPT (EAST)

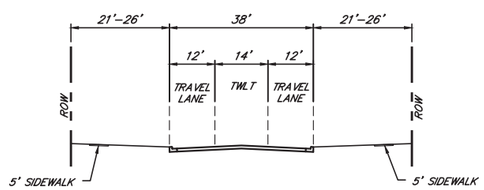
10/29/2024

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CITY OF HASLET
BLUE MOUND RD. (EAST)
TYPICAL C3U SECTION

LEGEND

- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- EXISTING SIDEWALK
- PROPOSED SIDEWALK

0 50 100
SCALE 1"=50'

CITY OF HASLET
BLUE MOUND ROAD CONCEPT (EAST)

10/29/2024

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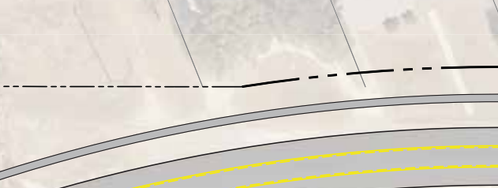
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MAXWELL RD.

BLUE MOUND RD.

WATERLEAF RD.



CITY OF HASLET
BLUE MOUND RD. (EAST)
TYPICAL C3U SECTION

LEGEND

- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- EXISTING SIDEWALK
- PROPOSED SIDEWALK

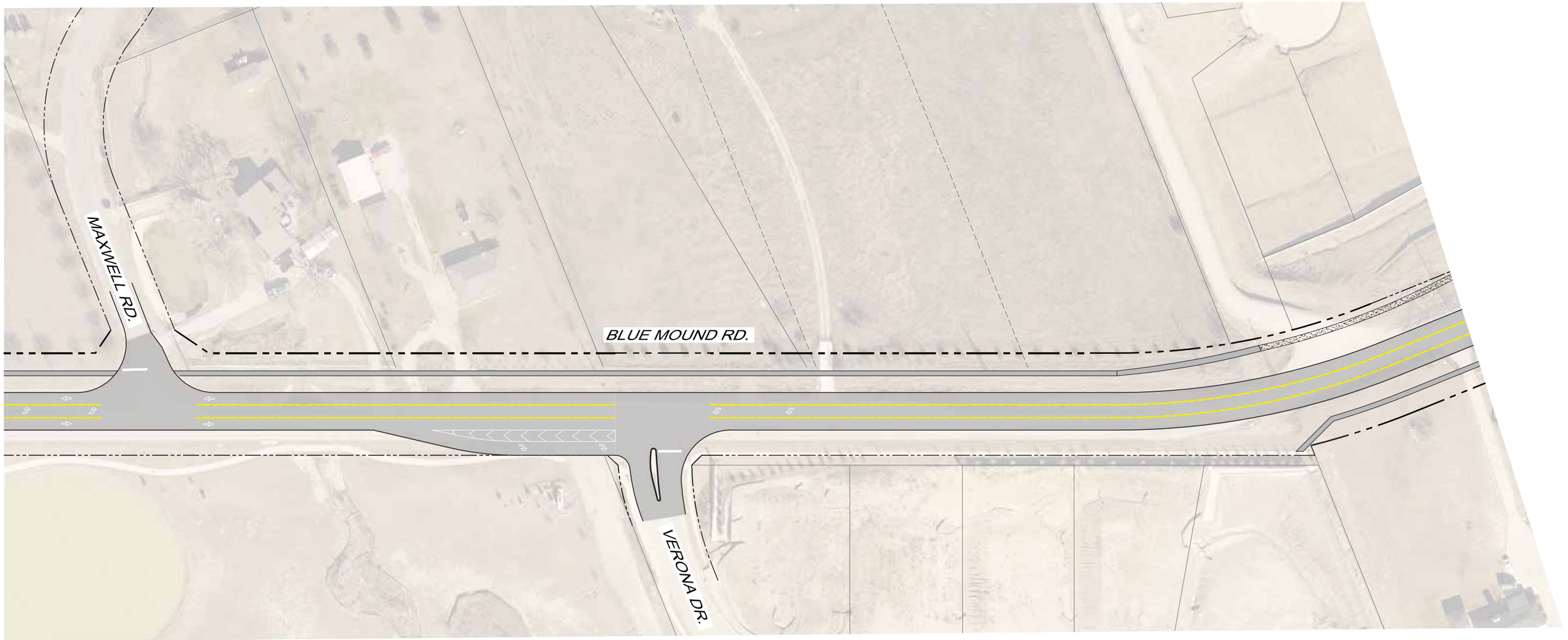
0 50 100
SCALE 1"=50'

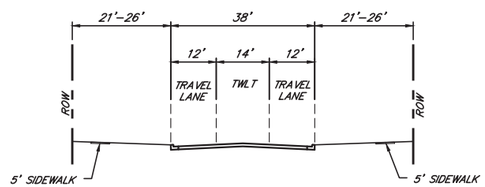
CITY OF HASLET
BLUE MOUND ROAD CONCEPT (EAST)

10/29/2024

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CITY OF HASLET
BLUE MOUND RD. (EAST)
TYPICAL C3U SECTION

LEGEND

- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- EXISTING SIDEWALK
- PROPOSED SIDEWALK

0 50 100
SCALE 1"=50'

CITY OF HASLET
BLUE MOUND ROAD CONCEPT (EAST)

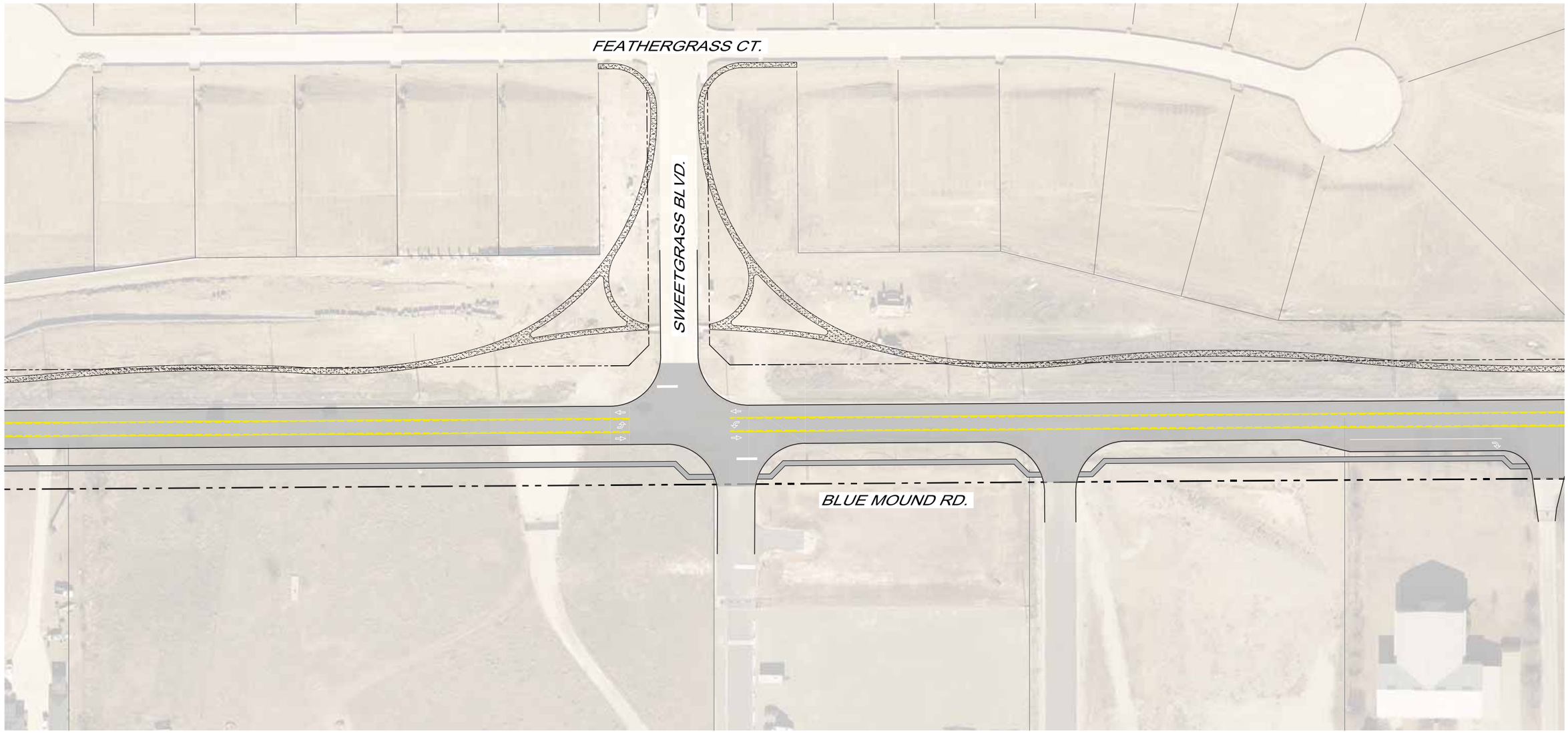
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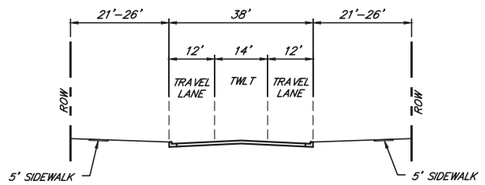
SHEET 4 OF 7

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CITY OF HASLET
BLUE MOUND RD. (EAST)
TYPICAL C3U SECTION

LEGEND

- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- EXISTING SIDEWALK
- PROPOSED SIDEWALK

0 50 100
SCALE 1"=50'

CITY OF HASLET
BLUE MOUND ROAD CONCEPT (EAST)

10/29/2024

SHEET 5 OF 7

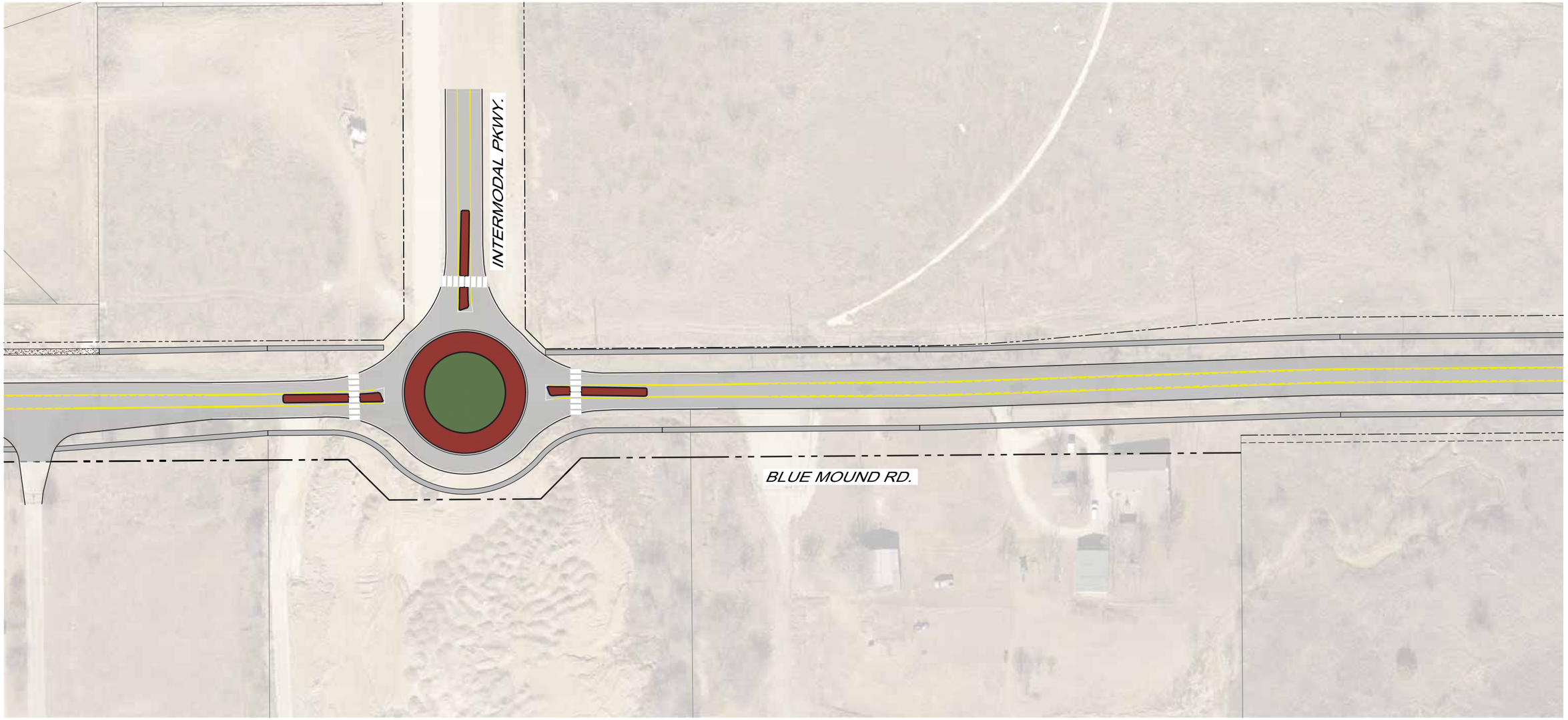
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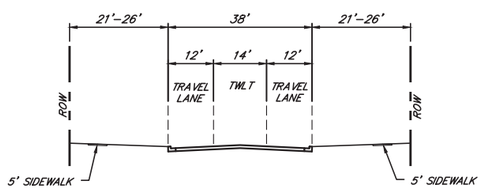
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CITY OF HASLET
BLUE MOUND RD. (EAST)
TYPICAL C3U SECTION

LEGEND

- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- EXISTING SIDEWALK
- PROPOSED SIDEWALK

0 50 100
SCALE 1"=50'

CITY OF HASLET
BLUE MOUND ROAD CONCEPT (EAST)

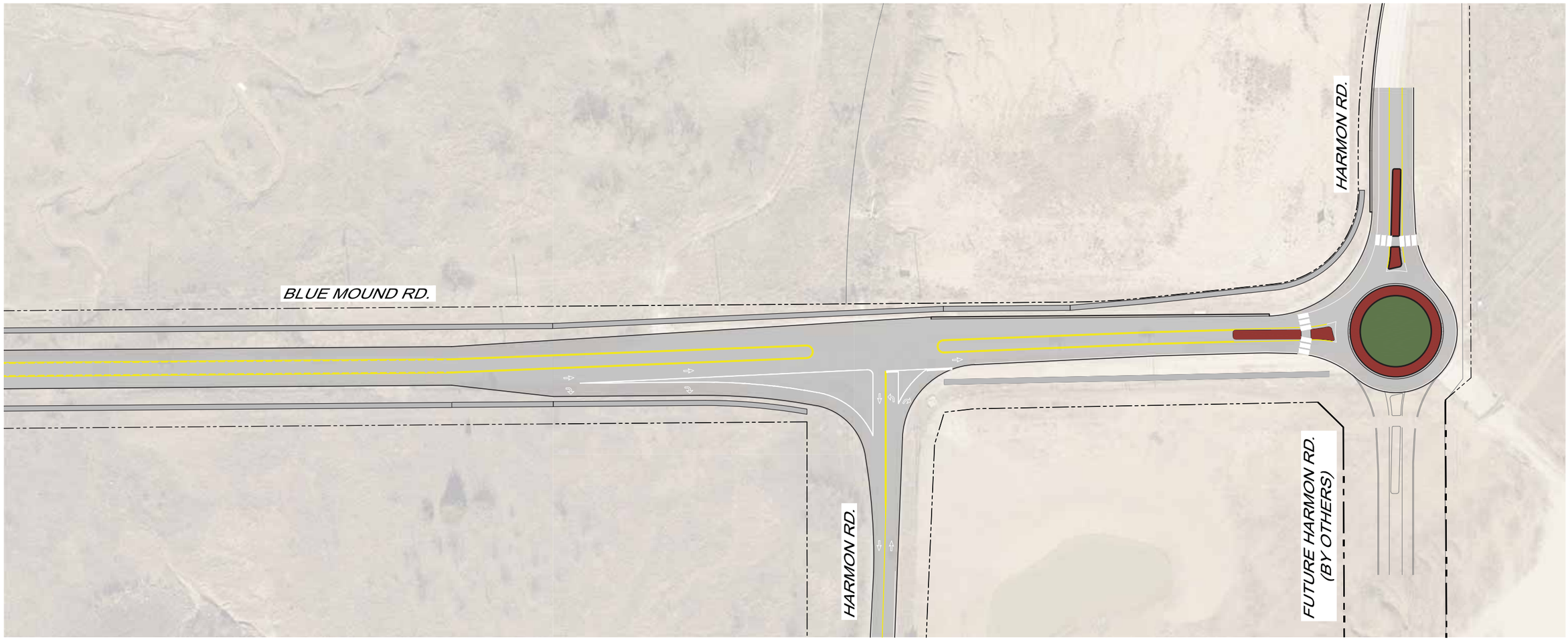
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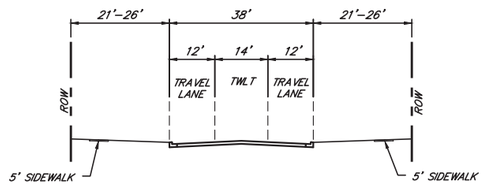
SHEET 6 OF 7

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CITY OF HASLET
BLUE MOUND RD. (EAST)
TYPICAL C3U SECTION

LEGEND

- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- EXISTING SIDEWALK
- PROPOSED SIDEWALK

0 50 100
SCALE 1"=50'

CITY OF HASLET
BLUE MOUND ROAD CONCEPT (EAST)

10/29/2024

SHEET 7 OF 7

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BLUE MOUND RD

FM156

ERIN EDLAND
DOC #D222152224
O.P.R.T.C.T.

BRIAN K ZAHER
DOC #D213301038
O.P.R.T.C.T.

LESLEY MCCOY
DOC #D207223409
O.P.R.T.C.T.

ROLAND BROWN
DOC #D205090207
O.P.R.T.C.T.

MARIO C PLASENCIA
DOC #D200237691
O.P.R.T.C.T.

PORTER JARVIS
DOC #D218086399
O.P.R.T.C.T.

JOE W SR & ANN P
WILDER FAMILY TRUST
DOC #D218086399
O.P.R.T.C.T.

HASLET HOLDING LLC
DOC #D221136477
O.P.R.T.C.T.

DOXOLOGY BIBLE CHURCH
DOC #D224231276
O.P.R.T.C.T.

PAMELA ROGERS
DOC #D214226146
O.P.R.T.C.T.

KB DENTON LLC
DOC #D224093354
O.P.R.T.C.T.

EX 120' ROW
EX 100' ROW
EX 60' ROW
400'
PROP 110' ROW
EX ROW
PROP ROW
PROP EDGE OF PAVEMENT
EX EDGE OF PAVEMENT
EX SAFETY END TREATMENTS
EX TRAFFIC SIGNAL
EX ELEC VAULT
EX CONTROL CABINET
EX UG VAULT
EX POWER POLES
EX POWER POLE
EX POWER POLE (x2)
FH
6W
12W

EXISTING PAVEMENT (2025)
PROPOSED PAVEMENT
1.32 AC PROPOSED ROW ACQUISITION

0 40 80
SCALE 1"=40'

CITY OF HASLET
BLUEMOUND RD. / FM156 INTERSECTION

5/22/25

B

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Fax: 817.431.1850
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EXISTING PAVEMENT (2025)

PROPOSED PAVEMENT

4.74 AC PROPOSED ROW ACQUISITION

CITY OF HASLET
BLUEMOUND RD. / JOHN DAY RD. INTERSECTION

1/13/26

JOHN DAY RD

1,028'± TO FIRST CONNECTION (LAPRELLE)

EX 60' LAND TO HASLET DOC #D220197294 O.P.R.T.C.T.

PROP 50' ROW

400'

PROP 15' PUBLIC WATER EASEMENT

FIFTH AMENDMENT OF OIL & GAS LEASE DOC #D206192897 D.R.T.C.T.

APPROX. LIMITS OF OIL & GAS DRILL SITE VOL. 15633, PG. 182 D.R.T.C.T.

AMENDMENT TO OIL AND GAS LEASE PROPOSED DRILL SITE PAD 3 (VOL. 15633, PG. 182) D.R.T.C.T.

(VOL. 15633, PG. 182) D.R.T.C.T.

AMENDMENT OF ...D GAS LEASE ...DD'L TO PAD ... (INST. NO. D206192897) D.R.T.C.T.

CITY OF FORT WORTH

TARRANT COUNTY

BKV BARNETT, LLC (INST. NO. D221355297) O.P.R.T.C.T.

PIPELINE RIGHT-OF-WAY AGREEMENT (INST. NO. D208095595) O.P.R.T.C.T.

TPHMI DFW 4047 LLC DOC #D221367748 O.P.R.T.C.T.

TRIPLE T FARMS LTD DOC #D221004861 O.P.R.T.C.T.

PROP TRAFFIC SIGNAL CABINET

PROP ROW

EX POWER POLE (TYPICAL)

PROP 35' TEMP. CONST. EASEMENT

PROP 30' GAS PIPELINE EASEMENT

EX 30' GAS PIPELINE EASEMET

BLUE MOUND RD

300'

435'

PROP 60' ROW

EX 30' GAS PIPELINE EASEMENT

EX 60' ROW

EX 6'X3' BOX CULVERT & HEADWALLS

EX 125' ROW

PROP SIGNAL (TYP OF 4)

194'

EX ROW

EX 80' ROW

DOVE VALLEY TR

BNSF RR

BLOCK 5 LOT 10 LOT 11 LOT 12 LOT 13 LOT 14

LONESOME DOVE ESTATES PHASE I (CAB. A, SL 6664) P.R.T.C.T.

BLOCK 1 LOT 2 LOT 3 LOT 4

SCALE 1"=50'

Belcheff & Associates, Inc.
Municipal Engineering and Program Management
3575 Lone Star Cir, Ste 124
Fort Worth, Texas 76177
Phone: 817.431.1800
Fax: 817.431.1850
TBPE Reg. No. F-368

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P:\HASLET\ROADS\BlueMoundRd\DWG\Exhibit\BlueMoundRd-Intersection Concept.dwg LAST SAVED BY: Aaron PLOT DATE: 1/13/26

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PLOT DATE: 4/2/26

LAST SAVED BY: Aaron

P:\HASLET\ROADS\Westport\dwg\wp-sh-fm156 intersection concept.dwg

MAIN ST

HURLEY ST

BNSF RR

FM156

GAMMILL ST

WESTPORT PKWY

SCHOOLHOUSE RD

489' (PROP)

308' (EX)

208.0'

400.0'

131.6' (EX)

157.4' (EX)

87.2'

EX TRAFFIC SIGNALS (TYPICAL)

EX POWER POLE (TYPICAL)

EX ROW

PROP ROW

30'

EXISTING PAVEMENT (2025)

PROPOSED MILL & OVERLAY

PROPOSED PAVEMENT

CITY OF HASLET
WESTPORT–FM156–SCHOOLHOUSE INTERSECTION CONCEPT 2

4/2/26

0 50 100

SCALE 1"=50'

B

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City Council

AGENDA ITEM REPORT

MEETING:	City Council - 01 Jun 2026		
CONTACT:	Jasmin Wise, Council Member Place 3	**DEPARTMENT:**	Elected Official

SUBJECT: Discuss, consider, and act regarding Intermodal Parkway between Haslet Parkway and Blue Mound Road East; directing the City Engineer and City Administrator to engage with the property owner(s) regarding securing any necessary right-of-way, and directing the City Engineer to begin design utilizing a phased construction approach, with Phase 1 consisting of Intermodal Parkway from Haslet Parkway to Pasque Road, and an additional traffic signal at Haslet Parkway, and Phase 2 consisting of Intermodal Parkway from Pasque Road to Blue Mound Road East, utilizing funds allocated in the Fiscal Year 2025-2026 budget for the project.

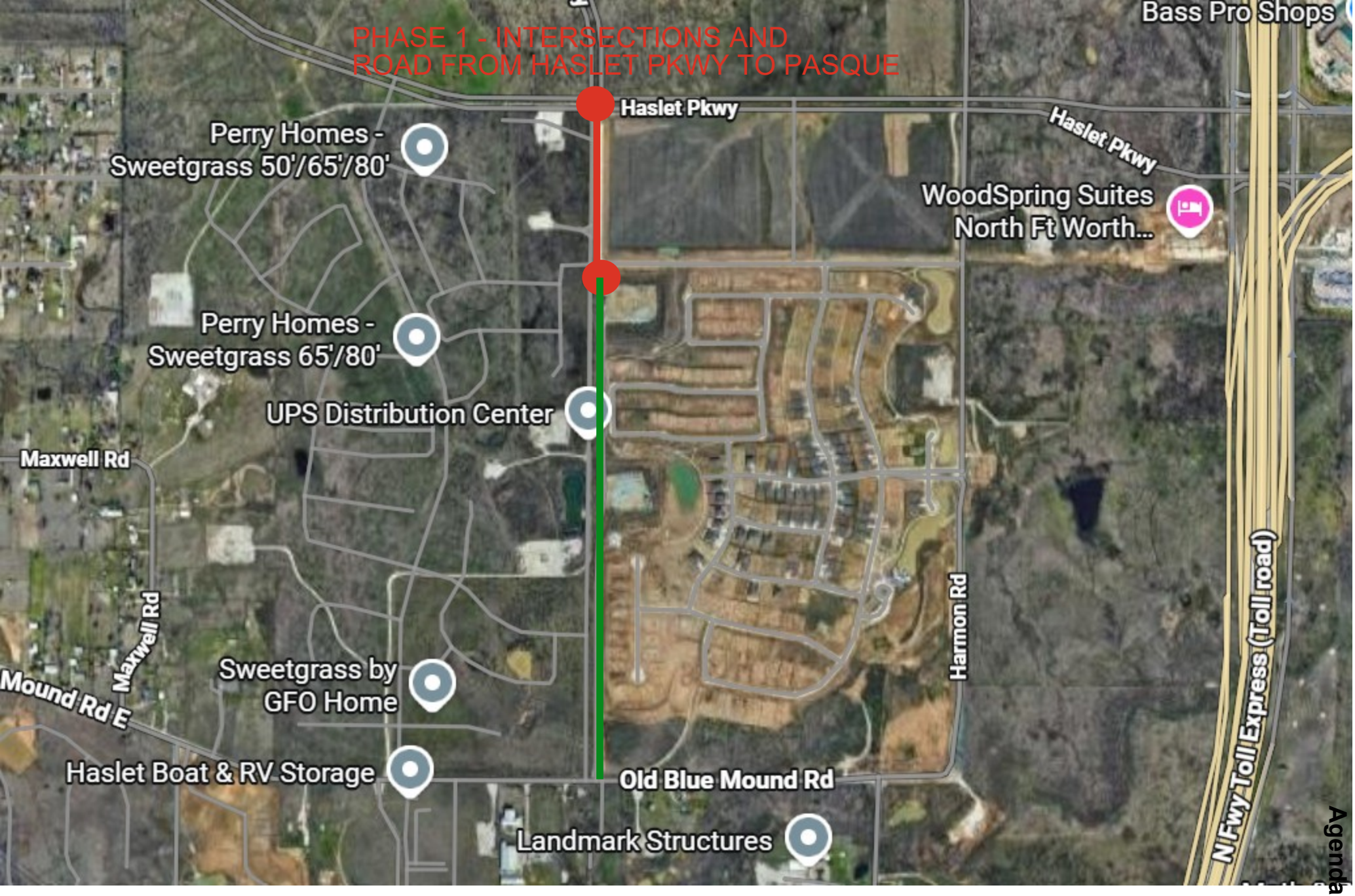
ATTACHMENTS:

Location Overview

Intermodal Parkway (South) Phase 1 & 2 Overview

ROW Dedication Intermodal Parkway

Haslet Intermodal Pasque Survey


PHASE 1 - INTERSECTIONS AND
ROAD FROM HASLET PKWY TO PASQUE
Haslet Pkwy
Perry Homes -
Sweetgrass 50'/65'/80'
Haslet Pkwy
WoodSpring Suites
North Ft Worth...
Perry Homes -
Sweetgrass 65'/80'
UPS Distribution Center
Maxwell Rd
Maxwell Rd
Mound Rd E
Sweetgrass by
GFO Home
Harmon Rd
N Fwy Toll Express (Toll road)
Haslet Boat & RV Storage
Old Blue Mound Rd
Landmark Structures
PHASE 2 - COMPLETING ROAD
FROM PASQUE TO BLUE MOUND RD

PHASE 1 PROPOSED TRAFFIC SIGNAL
(1–LEG N.B.) AND LEFT HAND TURN LANE

HASLET PKWY
(120' R.O.W., 6LD)

PHASE I 2–LANE
SOUTHBOUND EXTENSION

EXISTING GAS WELL

HASLET CROSSING

0 200 400
FULL SCALE: 1"=200'
HALF SCALE: 1"=400'

CEDARWOOD CT

RED CLOVER LN

SWEETGRASS BLVD

SAFFRON ST

VALERIAN AVE

CHESTNUT DR

WINTER CHERRY LN

ROSEMARY DR

MAPLE LEAF LN

ELDERBERRY CT

TUMBLEWEED DR.

EX. GAS WELL

PASQUE DR. (60' R.O.W., 3LU)

REMOVE EXISTING
ASPHALT TRANSITION

EXISTING GAS WELL

PHASE I
2–LANE
NORTHBOUND
EXTENSION

WILD SENNA WAY

DAISY DRIVE

BLAZINGSTAR DRIVE

SHOOTING STAR DR.

ROSECRUSH DRIVE

TRIFLOWER TRAIL

SILVER SAGE DR.

MANDRAKE RD

BARBERRY BLVD

MINTLEAF RD

BLACKBERRY RD

SWEETGRASS BLVD

SWEETGRASS

EXISTING GAS WELL

PHASE II
2 LANE NORTHBOUND
EXTENSION

INDIGO WAY

CARAWAY LANE

EXISTING GAS WELL

MARIGOLD LANE

RED WILLOW CT

WINTERGREEN AVE.

BROOKWOOD BLVD

INTERMODAL PKWY

(120' R.O.W., 4LD)

ASTER PLACE

PHASE II
INTERSECTION
IMPROVEMENTS

CHICORY COURT

PRIMROSE PLACE

WHITE SAGE RD

BROOKWOOD BLVD.

WATER BIRCH RD.

LANCELEAF LANE

LILY LANE

CHICORY CREEK BLVD

WINTERGREEN AVE.

PRIMROSE PLACE

FEATHERGRASS PL

CARAWAY

BLUE MOUND RD.
(110' R.O.W., 3LU)

PHASE II
INTERSECTION
IMPROVEMENTS
TBD/COORDINATED
w/BLUEMOUND RD.

HASLET

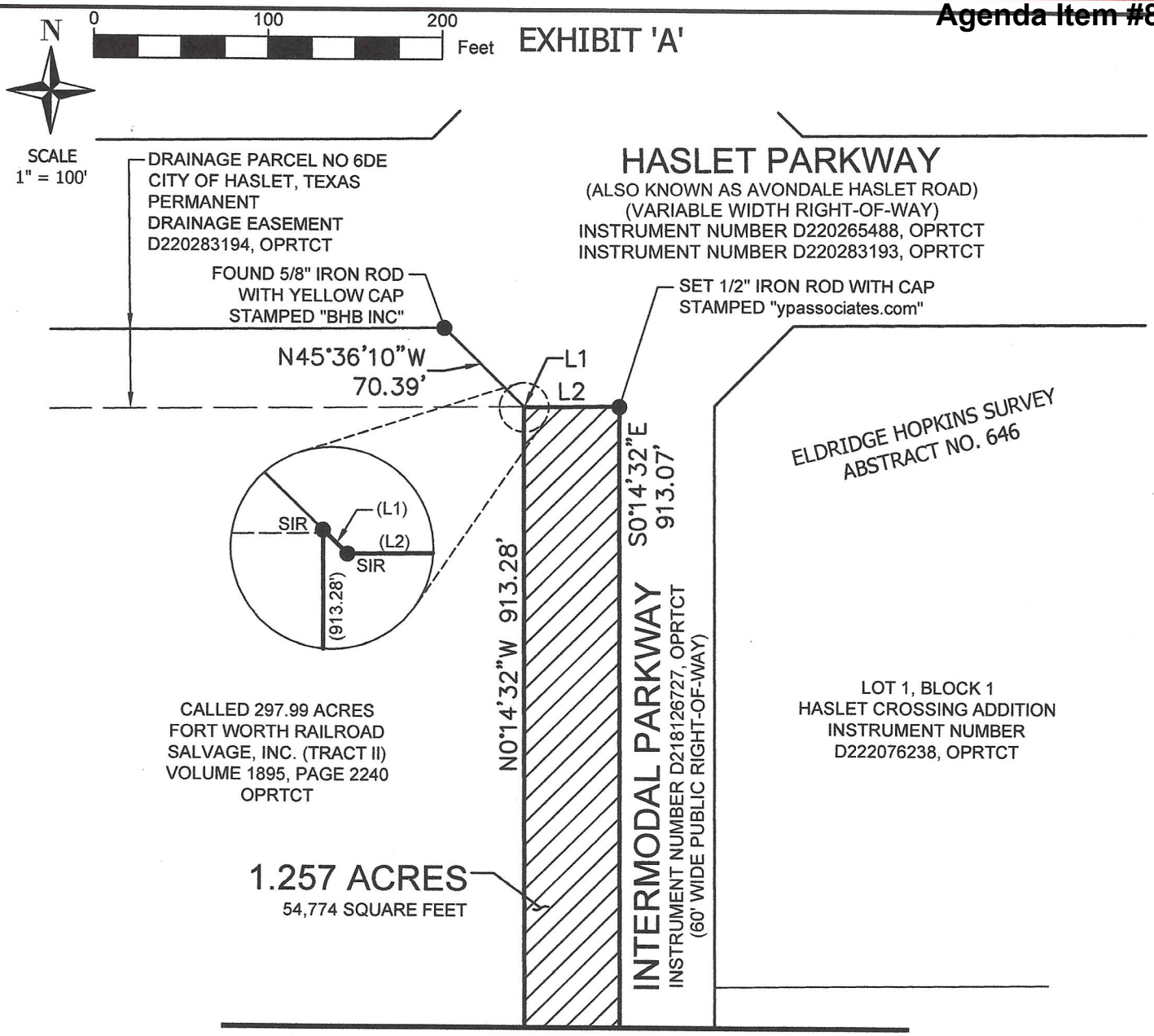
INTERMODAL PARKWAY (SOUTH)
PHASE I & II IMPROVEMENTS
CONCEPT PLAN

05/21/26

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TBPE Reg. No. F-368

P:\HASLET\ROADS\Sweetgrass-Pvmt\2026 SPEED STUDY\DWG\Haslet - Intermodal Paving and Intersection Improvements\st (mike changes requeste tgw).dwg LAST SAVED BY: JEL PLOT DATE: 5/21/26 © BELCHEFF AND ASSOCIATES, INC. 2026

EXHIBIT 'A'



MATCH LINE SEE PAGE 1

LINE TABLE		
NO.	BEARING	LENGTH
L1	S45°36'10"E	0.83'
L2	N89°23'50"E	59.41'
L3	S89°45'28"W	60.00'
L4	S00°07'16"E	47.48'

NOTES

1. Grid Bearings based on the Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone 4202 from GPS observations using the RTK Cooperative Network.
2. Improvements not shown.
3. OPRTCT = Official Public Records, Tarrant County, Texas
4. SIR = Set 1/2" iron rod with cap stamped "ypassociates.com"

A metes and bounds description of even date accompanies this exhibit.

YAZEL PEEBLES & ASSOCIATES LLC
TBPELS 10194022
P.O. Box 210097
Bedford, TX 76095
817.268.3316
ypassociates.com
info@ypassociates.com

STATE OF TEXAS
REGISTERED
CHRISTI WARE YAZEL
7078
PROFESSIONAL
LAND SURVEYOR

REVISED: MAY 4, 2026
FEBRUARY 10, 2026

1.257 ACRE TRACT

BEING PART OF
CALLED 297.99 ACRES SITUATED IN
THE ELDRIDGE HOPKINS SURVEY
ABSTRACT NO. 646
CITY OF HASLET
TARRANT COUNTY, TEXAS

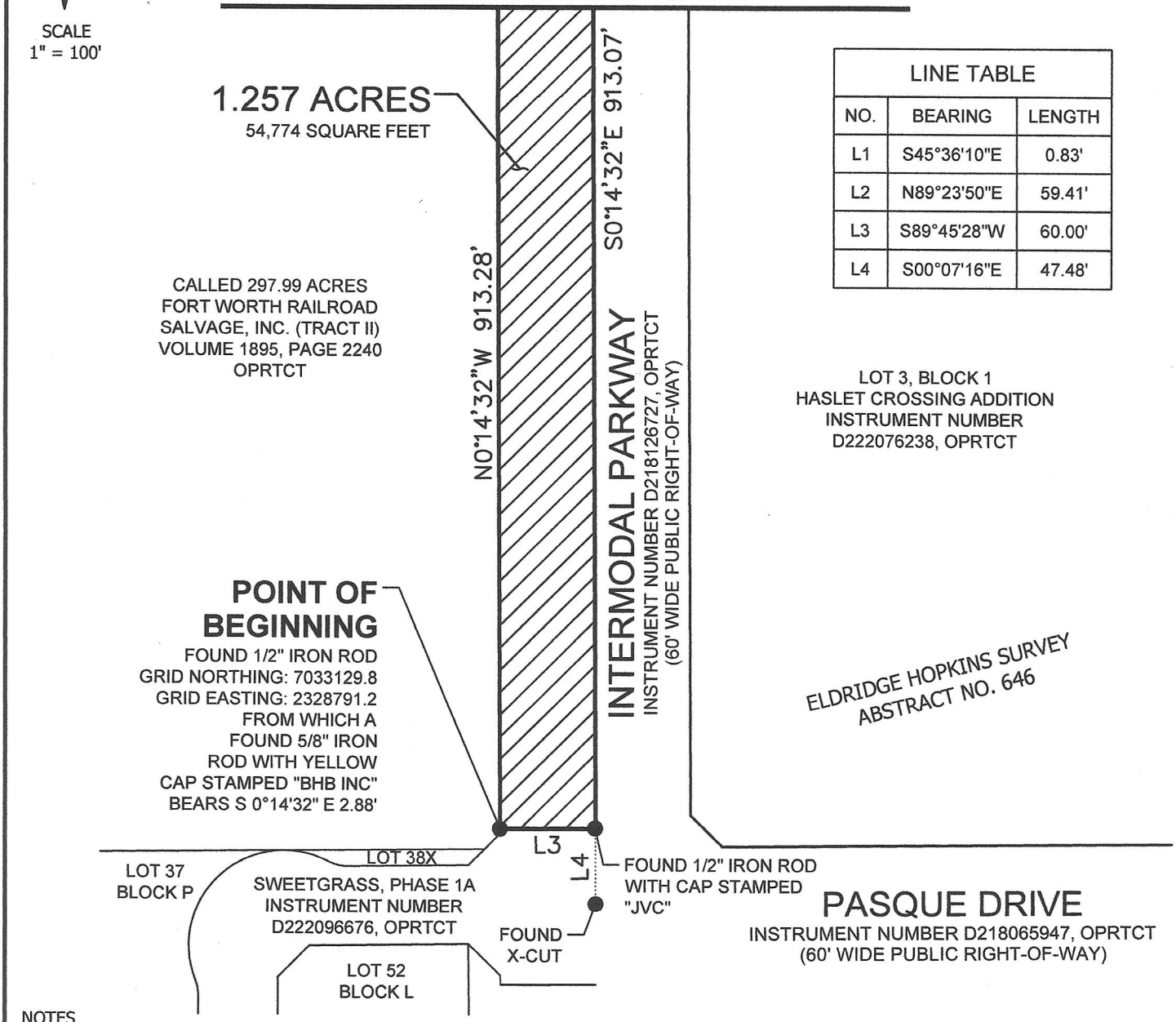
N

0 100 200 Feet

SCALE
1" = 100'

EXHIBIT 'A'

MATCH LINE SEE PAGE 2



LINE TABLE		
NO.	BEARING	LENGTH
L1	S45°36'10"E	0.83'
L2	N89°23'50"E	59.41'
L3	S89°45'28"W	60.00'
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NOTES

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2026-146-002

PAGE 1 OF 3

STATE OF TEXAS
REGISTERED
CHRISTI WARE YAZEL
7078
PROFESSIONAL
LAND SURVEYOR

REVISED: MAY 4, 2026
FEBRUARY 10, 2026

1.257 ACRE TRACT

BEING PART OF
CALLED 297.99 ACRES SITUATED IN
THE ELDRIDGE HOPKINS SURVEY
ABSTRACT NO. 646
CITY OF HASLET
TARRANT COUNTY, TEXAS

EXHIBIT 'A'

METES AND BOUNDS DESCRIPTION

BEING a 1.257 acre tract of land situated in the Eldridge Hopkins Survey, Abstract Number 646, located in the Haslet, Tarrant County, Texas, being part of a called 297.99 acre tract of land described as Tract II in a Warranty Deed with Vendor's Lien recorded in Volume 1895, Page 2240, Official Public Records, Tarrant County, Texas (OPRTCT), said 1.257 acre tract as determined from a survey by Christi Ware Yazel, RPLS 7078 on February 10, 2026, (ground distances are expressed in US survey feet using a project combined scale factor of 1.00012) being more particularly described as follows:

BEGINNING at a found 1/2" iron rod having Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone Grid Coordinates of Northing 7033129.8 and Easting 2328791.2, on the north right-of-way line of Pasque Drive (60' wide public right-of-way) recorded in Sweetgrass, Phase 1A, an addition to Tarrant County, Texas recorded in Instrument Number D222096676, OPRTCT, from which a found 5/8" iron rod with yellow cap stamped "BHB INC" at a southeast corner of said 297.99 acre tract bears South 0 degrees 14 minutes 32 seconds East (Grid Bearings based on said Texas Coordinate System), a distance of 2.88 feet;

THENCE North 00 degrees 14 minutes 32 seconds West, across said 297.99 acre tract, a distance of 913.28 feet to a set 1/2" iron rod with cap stamped "ypassociates.com" on the south line of Haslet Parkway (also known as Avondale Haslet Road, a variable width right-of-way) recorded in Instrument Number D220283193, OPRTCT and on the north line of said 297.99 acre tract, from which a found 5/8" iron rod with yellow cap stamped "BHB INC" at an angle point on the south line of said Haslet Parkway bears North 45 degrees 36 minutes 10 seconds West, a distance of 70.39 feet;

THENCE South 45 degrees 36 minutes 10 seconds East, with the north line of said 297.99 acre tract and the south right-of-way line of said Haslet Parkway, a distance of 0.83 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";

THENCE North 89 degrees 23 minutes 50 seconds East, continuing with the north line of said 297.99 acre tract and the south right-of-way line of said Haslet Parkway, a distance of 59.41 feet to a set 1/2" iron rod with cap stamped "ypassociates.com" at the northeast corner of said 297.99 acre tract and on the west right-of-way line of Intermodal Parkway (60' wide) recorded in Instrument Number D218126727, OPRTCT;

THENCE South 00 degrees 14 minutes 32 seconds East, with the east line of said 297.99 acre tract and the west right-of-way line of said Intermodal Parkway, a distance of 913.07 feet to a found 1/2" iron rod with cap stamped "JVC" at the southeast corner of said 297.99 acre tract, on the west right-of-way line of said Intermodal Parkway and at the northeast corner of said Sweetgrass, Phase 1A, from which a found X-cut in the right-of-way of said Pasque Drive bears South 00 degrees 07 minutes 16 seconds East, a distance of 47.48 feet;

THENCE South 89 degrees 45 minutes 28 seconds West, with the south line of said 297.99 acre tract and and the north line of said Sweetgrass, Phase 1A, a distance of 60.00 feet to the **POINT OF BEGINNING** and containing 1.257 acres, or 54,774 square feet of land, more or less.

An exhibit of even date accompanies this metes and bounds description.

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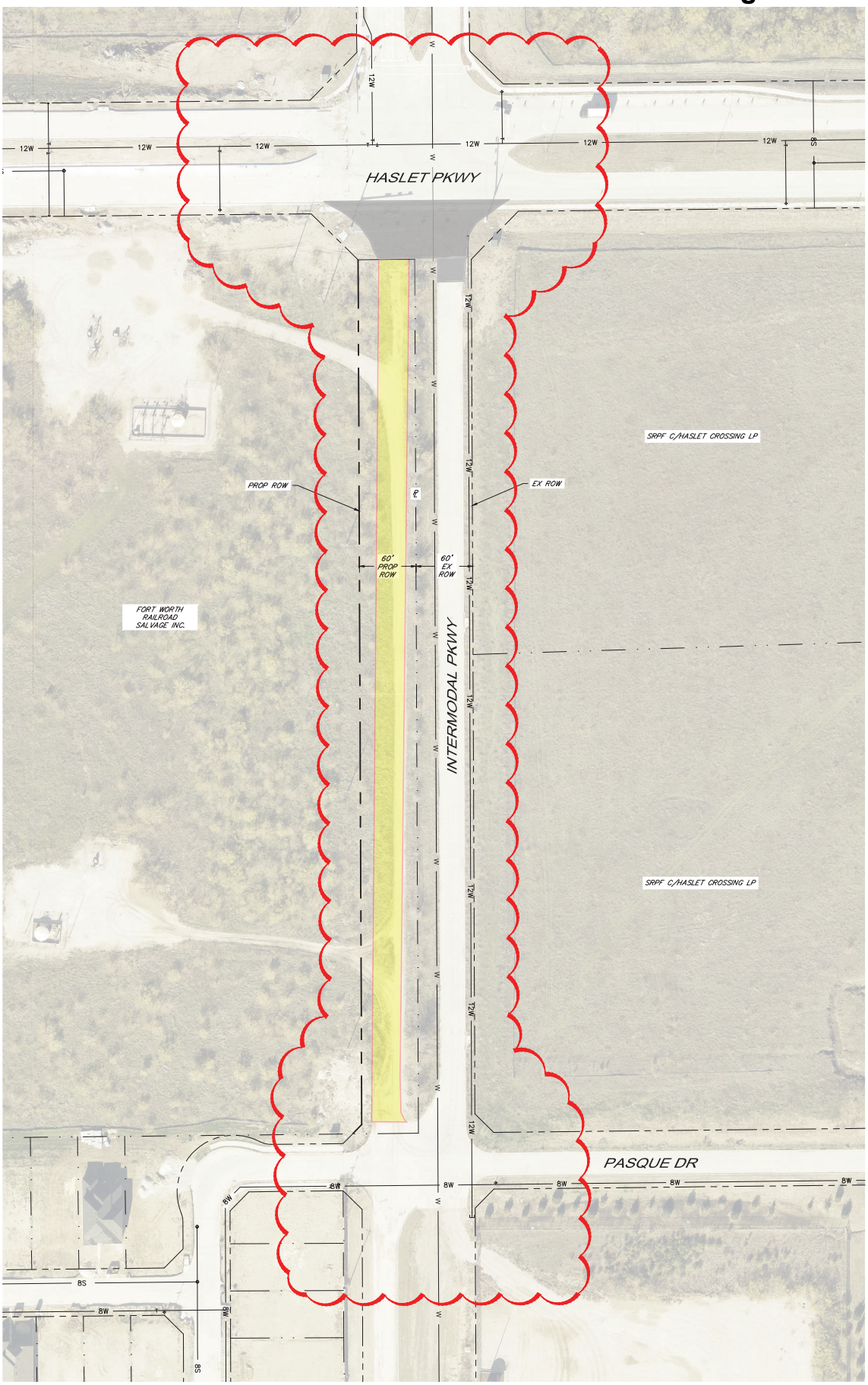
2026-146-002

PAGE 3 OF 3

STATE OF TEXAS
REGISTERED
CHRISTI WARE YAZEL
7078
PROFESSIONAL
LAND SURVEYOR

REVISED: MAY 4, 2026
FEBRUARY 10, 2026

1.257 ACRE TRACT
BEING PART OF
CALLED 297.99 ACRES SITUATED IN
THE ELDRIDGE HOPKINS SURVEY
ABSTRACT NO. 646
CITY OF HASLET
TARRANT COUNTY, TEXAS



HASLET
INTERMODAL PARKWAY
(HASLET PKWY TO PASQUE DR)
SURVEY EXHIBIT

1/9/26

0 50 100
FULL SCALE: 1"=50'
HALF SCALE: 1"=100'

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TBPE Reg. No. F-366

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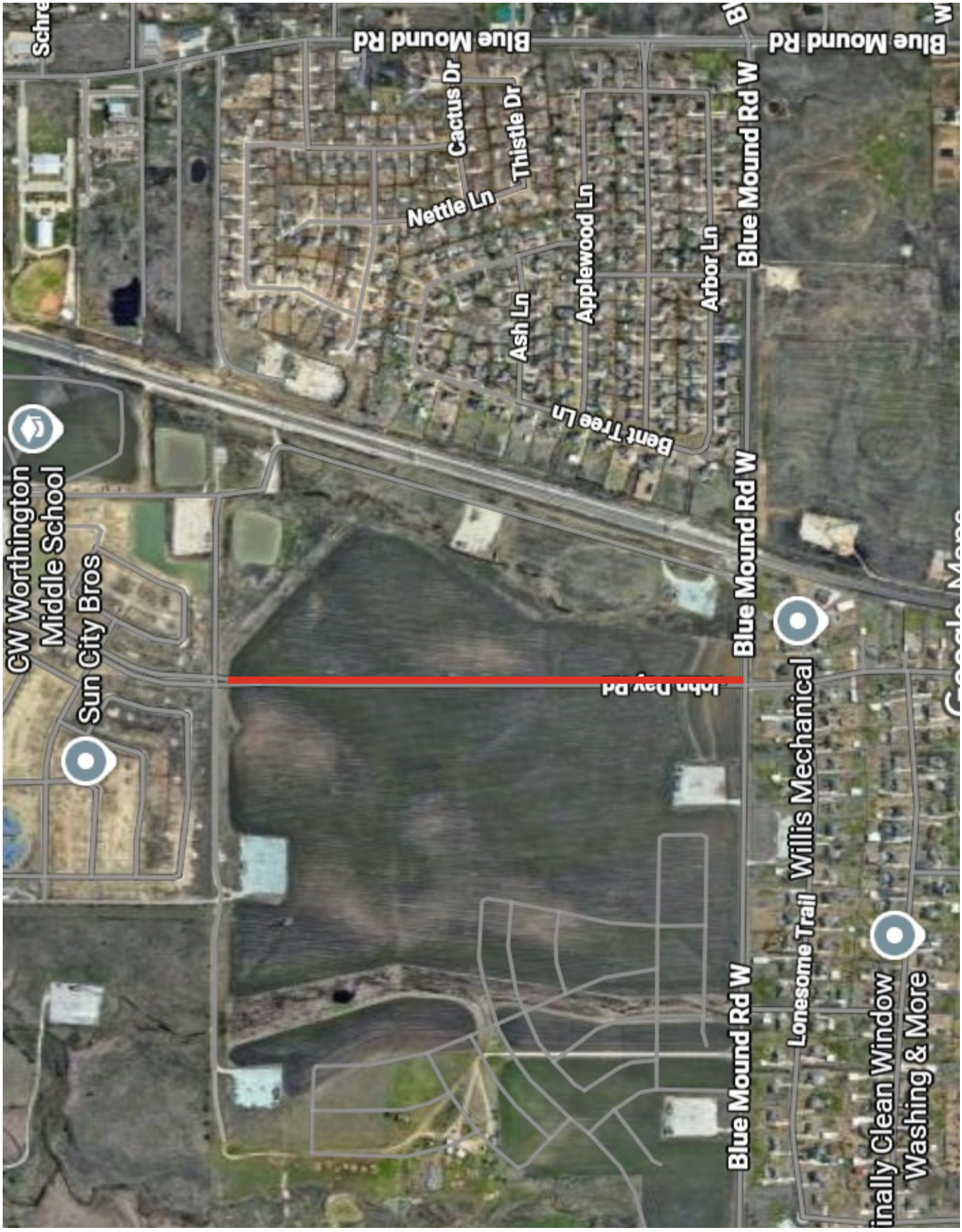
City Council

AGENDA ITEM REPORT

MEETING:	City Council - 01 Jun 2026		
CONTACT:	Jasmin Wise, Council Member Place 3	**DEPARTMENT:**	Elected Official

SUBJECT: Discuss, consider, and act on directing the City Engineer to begin 30% design of the southern section of John Day Road to generally match the existing northern John Day Road corridor improvements and coordinate with the planned Blue Mound Road west-to-east design. Said design to include preliminary engineering, traffic analysis, utility coordination, and right-of-way evaluation as needed, with the intent of utilizing the completed conceptual design to engage regional and community partners for potential participation and future funding opportunities; and further authorizing and directing an amendment to the current fiscal year budget as necessary to allow for said design services and related project expenditures.

ATTACHMENTS:
Location Overview
BluMndRd-JohnDay_Intersection Concept_20260113
John Day South Concept for Mark Up


Blue Mound Rd
Blue Mound Rd
Cactus Dr
Thistle Dr
Nettle Ln
Ash Ln
Applewood Ln
Arbor Ln
Bent Tree Ln
Blue Mound Rd W
Blue Mound Rd W
CW Worthington Middle School
Sun City Bros
Willis Mechanical
Lonesome Trail
Blue Mound Rd W
Washing & More

EXISTING PAVEMENT (2025)

PROPOSED PAVEMENT

4.74 AC PROPOSED ROW ACQUISITION

CITY OF HASLET
BLUEMOUND RD. / JOHN DAY RD. INTERSECTION

1/13/26

JOHN DAY RD

1,028'± TO FIRST CONNECTION (LAPRELLE)

EX 60' LAND TO HASLET DOC #D220197294 O.P.R.T.C.T.

PROP 50' ROW

400'

PROP 15' PUBLIC WATER EASEMENT

FIFTH AMENDMENT OF OIL & GAS LEASE DOC #D206192897 D.R.T.C.T.

APPROX. LIMITS OF OIL & GAS DRILL SITE VOL. 15633, PG. 182 D.R.T.C.T.

AMENDMENT TO OIL AND GAS LEASE PROPOSED DRILL SITE PAD 3 (VOL. 15633, PG. 182) D.R.T.C.T.

(VOL. 15633, PG. 182) D.R.T.C.T.

AMENDMENT OF ...D GAS LEASE ...DD'L TO PAD ... (INST. NO. D206192897) D.R.T.C.T.

CITY OF FORT WORTH

TARRANT COUNTY

BKV BARNETT, LLC (INST. NO. D221355297) O.P.R.T.C.T.

PIPELINE RIGHT-OF-WAY AGREEMENT (INST. NO. D208095595) O.P.R.T.C.T.

TPHMI DFW 4047 LLC DOC #D221367748 O.P.R.T.C.T.

TRIPLE T FARMS LTD DOC #D221004861 O.P.R.T.C.T.

PROP TRAFFIC SIGNAL CABINET

PROP ROW

EX POWER POLE (TYPICAL)

PROP 15' PUBLIC WATER EASEMENT

PROP 35' TEMP. CONST. EASEMENT

PROP 30' GAS PIPELINE EASEMENT

EX 30' GAS PIPELINE EASEMET

BLUE MOUND RD

300'

435'

PROP 60' ROW

EX 30' GAS PIPELINE EASEMENT

EX 60' ROW

EX 6'X3' BOX CULVERT & HEADWALLS

EX 125' ROW

PROP SIGNAL (TYP OF 4)

194'

EX ROW

EX ROW

EX 80' ROW

DOVE VALLEY TR

BNSF RR

BLOCK 5 LOT 10 LOT 11 LOT 12 LOT 13 LOT 14

LONESOME DOVE ESTATES PHASE I (CAB. A, SL 6664) P.R.T.C.T.

BLOCK 1 LOT 2 LOT 3 LOT 4

SCALE 1"=50'

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HASLET CITY

LETARA

CITY OF HASLET CITY LIMITS

FORT WORTH CITY

LA PRELLE

HASLET ETJ

PROP. 50' ROW DEDICATION

TRIPLE T FARMS

HASLET CITY

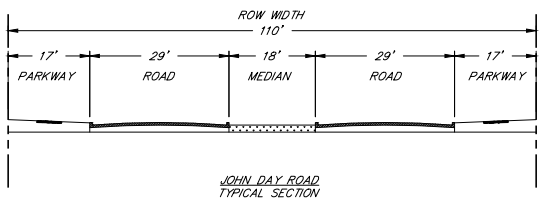
CITY OF HASLET ETJ BOUNDARY

ASHMORE FARMS

B.N.S.F.

BLUE MOUND ROAD

FORT WORTH ETJ



JOHN DAY ROAD
TYPICAL SECTION

HASLET
JOHN DAY ROAD – SOUTH CONCEPT

4/20/23

0 200 400
SCALE 1"=200'

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