

Water District

Notice of Public Hearing on Tax Rate

The Trinity Bay Conservation District will hold a public hearing on a proposed tax rate for the tax year 2026 on September 9, 2026 at 9:00 AM at Boardroom, 2500 SH 124, Stowell, Texas 77661. Your individual taxes may increase at a greater or lesser rate, or even decrease, depending on the tax rate that is adopted and on the change in the taxable value of your property in relation to the change in taxable value of all other property. The change in the taxable value of your property in relation to the change in the taxable value of all other property determines the distribution of the tax burden among all property owners.

Visit Texas.gov/PropertyTaxes to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

For the proposal:	Victor Caraway, President Pct.3	Rick Nicely, Vice President Pct.2
	Les Hankamer, Secretary Pct. 1	Justin Woody, Director Pct. 4
	Annette Rayburn, Director Pct. 5	

Against the proposal: 0

Present and not voting: 0

Absent: 0

The following table compares taxes on an average residence homestead in this taxing unit last year to taxes proposed on the average residence homestead this year.

	Last Year	This Year
Total tax rate (per \$100 of value)	\$0.291133/\$100	\$0.305579/\$100
	Adopted	Proposed
Difference in rates per \$100 of value		\$0.014446
Percentage increase/decrease in rates(+/-)		4.96%
Average residence homestead appraised value	\$261,324	\$268,888
General homestead exemptions available		
(excluding 65 years of age or older or disabled person's exemptions)	\$52,265	\$53,778
Average residence homestead taxable value	\$209,059	\$215,110
Tax on average residence homestead	\$608.64	\$657.33
Annual increase/decrease in taxes if		
proposed tax rate is adopted(+/-)		\$48.69
and percentage of increase (+/-)		8.00%

NOTICE OF TAXPAYERS' RIGHT TO ELECTION TO REDUCE TAX RATE

If the district adopts a combined debt service, operation and maintenance, and contract tax rate that would result in the taxes on the average residence homestead increasing by more than eight percent, the qualified voters of the district by petition may require that an election be held to determine whether to reduce the operation and maintenance tax rate to the voter-approval tax rate under Section 49.23603, Water Code.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

Trinity Bay Conservation District

Fiscal Budget 2026 – 2027



Board of Directors

Victor Caraway, Board President

Richard Nicely, Vice President

Lester Hankamer, Secretary

Justin Woody, Member

Annette Rayburn, Member

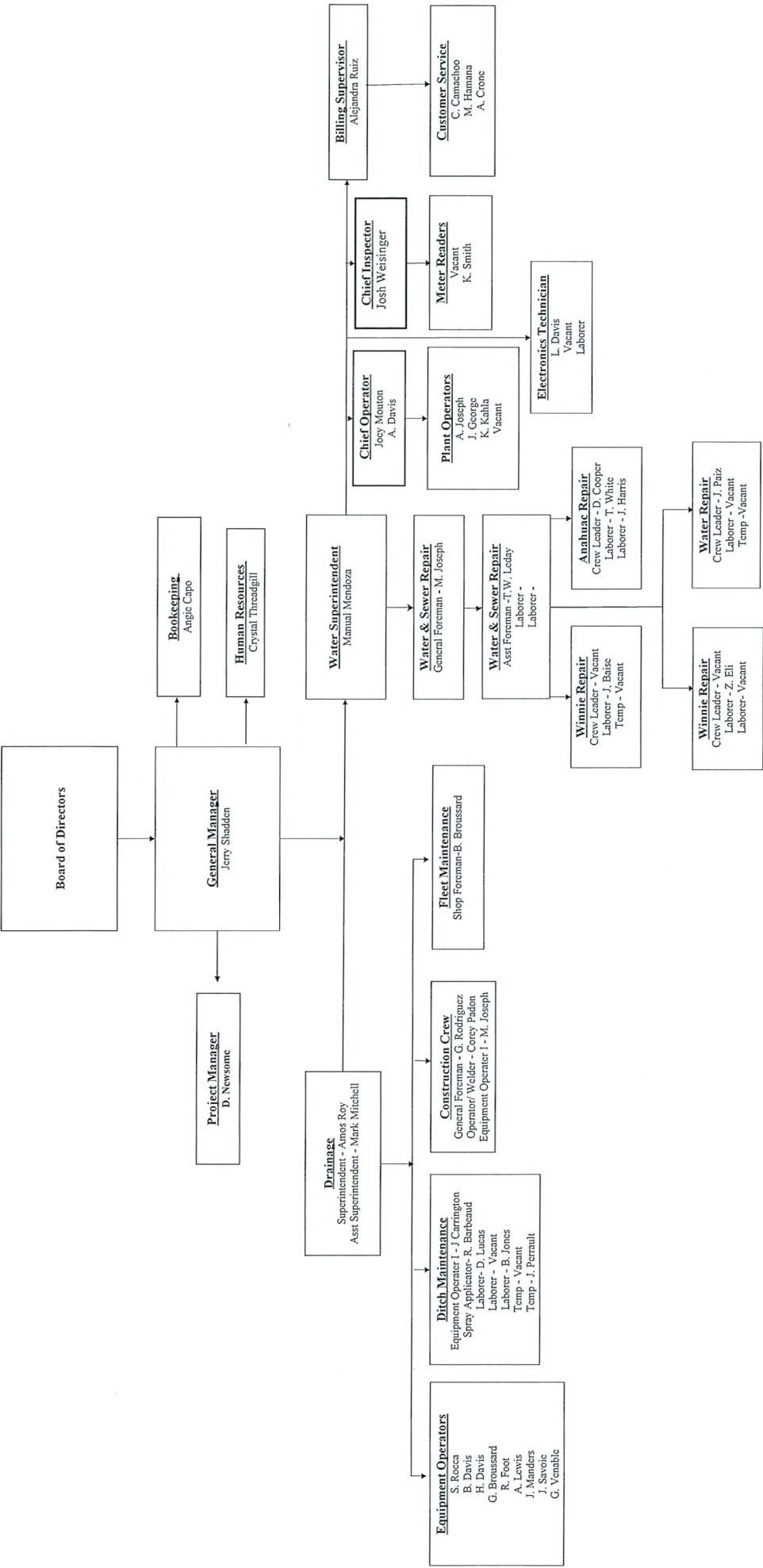
Final Document Adopted September 9, 2026

Jerry Shadden, General Manager

Trinity Bay Conservation District
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Trinity Bay Conservation District
Organizational Chart 2026-2027



Trinity Bay Conservation District – Fiscal Year 2026-2027

Drainage Department

Detail of Revenues

Revenues	2025-2026 Budget	Year End Projection	2026-2027 Budget
Tax Revenue	4,613,197	4,692,000	4,817,453
Tax Penalty & Interest	98,000	250,000	250,000
Other Tax Revenue	0	0	0
Fema Grant Income	0	0	0
Interest Income	92,740	75,000	80,000
Miscellaneous Income	35,000	20,000	20,000
Subdivision Review Fee	0	1,200	1200
Capital Contribution Reserves	0	0	0
Sale of Assets	60,000	180,500	60,000
County Txdot Bridges	400,000	200,000	200,000
Gates, Pipes, Bridge Income	80,000	0	50,000
Total Funds Available for Allocation	5,378,937	5,418,700	5,478,653

Tax Rate (Certified)	2025-2026	2026-2027
M&O Rate	0.291133%	0.305579%
Debt Rate	0	0
Per \$100 Assessed Valuation	0.291133%	0.305579%

2026-2027 TAX RATES				
COUNTY	TAXABLE VALUE		CURRENT TAX RATE	GROSS TAX AMOUNT
CHAMBERS COUNTY	\$1,569,484,434.00	X	0.305579%	\$ 4,796,014.84
JEFFERSON COUNTY	\$7,015,492.00	X	0.305579%	\$ 21,437.87
	\$1,576,499,926.00			\$ 4,817,452.71

2026	\$	4,613,197.37
2027	\$	4,817,452.71
DIFFERENCE	\$	204,255.34

Trinity Bay Conservation District – Fiscal Year 2026-2027

Drainage Department

Detail of Expenditures

	2025-2026	Year End	2026-2027
Personnel Cost	Budget	Projection	Budget
51010 Salaries 3% Increase	1,462,800	1,356,000	1,495,000
51020 Overtime	15,000	10,000	15,000
Temp Staffing	110,000	58,000	45,000
51030 Vehicle Allowance	30,800	30,000	30,000
52010 FICA SS Tax Expense	105,000	110,000	110,000
52030 Insurance – Medical 7% Increase	416,000	447,000	478,290
52040 Unemployment Tax	4,000	2,500	3,000
52060 Worker's Comp	5,000	5,000	5,000
52060 TCDRS	230,000	216,000	230,000
52070 Uniform Expense	9,500	9,500	11,000
Personnel Cost Expense	2,388,100	2,244,000	2,422,290
Supplies	Budget	Projection	Budget
61110 General Supplies	2,400	1,800	2,000
61130 Office Supplies	11,000	13,200	13,500
61140 Postage	10,000	1,000	2,000
61210 Shop Supplies	5,000	5,000	5,000
61220 Gasoline & Oil	140,000	170,000	170,000
61230 Tires	12,000	10,000	12,000
61240 Small Tools	15,000	16,000	16,000
61410 Safety – Gloves, Boots, Glasses	11,500	5,000	5,000
Chemicals	120,000	150,000	150,000
61610 Materials & Supplies	100,000	80,000	100,000
61620 Welding Supplies	6,000	3,000	3,000
Supplies Subtotal	432,900	455,000	478,500
Repairs & Maintenance	Budget	Projection	Budget
62010 Computer Expenses & Repairs	5,000	1,000	2,000
62020 Copy Machine Expense & Repair	500	0	500
62030 Office Equipment Expense & Repair	1700	1,300	1300
62040 Heavy Equipment Repair & Maintenance	250,000	235,000	250,000
62060 Shop Equipment Repair & Maintenance	1,000	500	1,000
62070 Tire Repairs	2,000	3,000	3,000
62080 Vehicle Repair & Maintenance	50,000	40,000	45,000
62090 Mowing Equipment Repair & Maintenance	3,000	3,800	3,800
62120 Gate/Pipe Repair & Maintenance	120,000	80,000	100,000
Repairs & Maintenance Subtotal	433,200	364,600	406,600

Trinity Bay Conservation District – Fiscal Year 2026-2027

Drainage Department

Detail of Expenditures

	2025-2026	Year End	2026-2027
	Budget	Projection	Budget
Maintenance of Plants & Buildings			
63010 Office Building Repair & Maintenance	6,000	2,000	6,000
63020 Shop Building Repair & Maintenance	15,000	5,000	15,000
Maintenance of Plants & Buildings Subtotal	21,000	7,000	21,000
Professional Fees	Budget	Projection	Budget
64010 Audit Expense	22,000	20,250	22,000
64020 Legal & Professional Fees	15,000	18,000	18,000
64030 Outside Engineering Services	50,000	150,000	50,000
64040 Medical & Drug Testing	1,200	2,000	2,000
64050 Election Expense	7,900	0	0
Professional Fees Subtotal	96,100	190,250	92,000
Utilities	Budget	Projection	Budget
65010 Telephone	16,000	10,000	12,000
65020 Utilities	18,000	16,000	18,000
Utilities Subtotal	34,000	26,000	30,000
Contract & Outside Services	Budget	Projection	Budget
66010 Public Notices	2,000	2,000	2,000
66020 Recording Fees	500	300	500
66030 Bond & Insurance Premiums	280,000	280,000	300,000
66040 Contract Services	70,000	83,000	85,000
66050 Equipment Rental	5,000	0	5,000
66051 Equipment Lease	592,000	500,000	500,000
66052 Equipment Intrest	82,500	82,500	82,500
66060 Freight & Truck Hire	2,000	2,030	2,000
66070 Tax Valuation Contract	53,000	53,000	53,000
Commission Fees- Chambers County	15,000	15,000	15,000
66170 Spraying Contract	100,000	50,000	50,000
Contract & Outside Services Subtotal	1,202,000	1,067,830	1,095,000

Trinity Bay Conservation District – Fiscal Year 2026-2027**Drainage Department****Detail of Expenditures**

	2025-2026	Year End	2026-2027
Sundry	Budget	Projection	Budget
70010 Dues & Publications	5,000	5,000	5,000
70020 Misc. Expenses	14,000	14,000	14,000
70060 Licenses	700	700	1,000
70070 Schooling Expenses	3,000	1,000	3,000
70080 Travel Expenses	3,000	3,000	3,000
Sundry Subtotal	25,700	23,700	26,000
Total Drainage Expense	4,633,000	4,378,380	4,571,390
Capital Expenses	Budget	Projection	Budget
80010 Building Improvements	5,000	0	41,700
80030 Machines, Tools, & Equipment	90,623	90,000	323,008
80060 Motor Vehicles	81,614	99,100	212,555
80090 Contribution-Txdot Bridge	400,000	400,000	200,000
80080 Computers, Hardware & Software	70,000	0	10,000
80010 Transfer to Water/Sewer	98,700	98,700	120,000
Total Capital Improvement Projects	745,937	687,800	907,263
TOTAL DRAINAGE	\$5,378,937	\$5,066,180	\$5,478,653

**Drainage Budget Comparison
2026-2027**

PERSONNEL COST	Current	Request	+/- Current Budget
Salaries	1,462,800	1,495,000	32,200
Overtime	15,000	15,000	0
			0
Temporary Staffing	110,000	45,000	-65,000
			0
Vehicle Allowance	30,800	30,000	-800
			0
FICA SS Tax Expense	105,000	110,000	5,000
			0
Insurance – Medical	416,000	478,290	62,290
			0
Unemployment Tax	4,000	3,000	-1,000
			0
52060 Worker's Comp	5,000	5,000	0
			0
52060 TCDRS	230,000	230,000	0
			0
52070 Uniform Expense	9,500	11,000	1,500
Total Change in Supplies	2,388,100	2,422,290	34,190

**Drainage Budget Comparison
2026-2027**

SUPPLIES	Current	Request	+/- Current Budget
General Supplies	2,400	2,000	-400
Office Supplies	11,000	13,500	2,500
Postage	10,000	2,000	-8,000
Shop Supplies	5,000	5,000	0
Gasoline & Oil	140,000	170,000	30,000
Tires	12,000	12,000	0
Small Tools	15,000	16,000	1,000
Safety-Gloves, Boots, Glasses	11,500	5,000	-6,500
Materials and Supplies	100,000	100,000	0
Chemicals	120,000	150,000	30,000
Welding Supplies	6,000	3,000	-3,000
Total Change in Supplies	432,900	478,500	45,600

**Drainage Budget Comparison
2026-2027**

REPAIRS AND MAINTENANCE	Current	Request	+/- Current Budget
Computer Expense & Repairs	5,000	2,000	-3,000
Copy Machine Expense & Repairs	500	500	0
Office Equipment Expense & Repair	1,700	1,300	-400
Equipment Repair & Maintenance	250,000	250,000	0
Shop Equipment Repair & Maintenance	1,000	1,000	0
Tire Repair	2,000	3,000	1,000
Vehicle Repair & Maintenance	50,000	45,000	-5,000
Mowing Repair & Maintenance	3,000	3,800	800
Gates, Pipes, Repair & Maintenance	120,000	100,000	-20,000
Total Change in Repairs & Maintenance	433,200	406,600	-26,600

MAINTENANCE OF PLANTS & BUILDINGS	Current	Request	+/- Current Budget
Office Building Repairs & Maintenance	6,000	6,000	0
Shop Building Repair	15,000	15,000	0
Maintenance of Plants and Buildings.	21,000	21,000	0

**Drainage Budget Comparison
2026-2027**

PROFESSIONAL FEES	Current	Request	+/- Current Budget
Audit Expense	22,000	22,000	0
Legal & Professional Fees	15,000	18,000	3,000
Outside Engineering Services	50,000	50,000	0
Election Fees	7,900	0	-7,900
Medical & Drug Testing	1,200	2,000	800
Total Change in Professional Fees	96,100	92,000	-4,100

UTILITIES	Current	Request	+/- Current Budget
Telephone Expense	16,000	12,000	-4,000
Utilities	18,000	18,000	0
Total Change in Utilities	34,000	30,000	-4,000

**Drainage Budget Comparison
2026-2027**

CONTRACT AND OUTSIDE SERVICES	Current	Request	+/- Current Budget
Public Notice	2,000	2,000	0
Recording Fees	500	500	0
Bond & Insurance Premiums	280,000	300,000	20,000
Contract Services	70,000	85,000	15,000
Equipment Rental	5,000	5,000	0
Equipment Lease	592,000	500,000	-92,000
Equipment Intrest	82,500	82,500	0
Freight and Truck hire	2,000	2,000	0
Tax Appraisal Valuation contract	53,000	53,000	0
Commission Fees-Chambers County	15,000	15,000	0
Spraying Contract	100,000	50,000	-50,000
Total Change Contract & Outside Services	1,202,000	1,095,000	-107,000

SUNDRY	Current	Request	+/- Current Budget
Dues & Publications	5,000	5,000	0
Miscellaneous Expense	14,000	14,000	0
Licenses	700	1,000	300
Schooling Expenses	3,000	3,000	0
Travel Expense	3,000	3,000	0
Total Change Sundry	25,700	26,000	300

**Drainage Budget Comparison
2026-2027**

CONTINGENCY	Current	Request	+/- Current Budget
Contingency	0	0	0

CAPITAL IMPROVEMENTS	Current	Request	+/- Current Budget
80010 Building Improvements	5,000	41,700	36,700
Machines, Tools & Equipment	90,623	323,008	232,385
Motor Vehicles	81,614	212,555	130,941
80090 Contribution-Txdot Bridge	400,000	200,000	-200,000
80080 Computers, Hardware & Software	10,000	10,000	0
Transfer to Water/Sewer	98,700	120,000	21,300
Total Change Capital Improvements	685,937	907,263	221,326
TOTAL DEPARTMENTAL CHANGE	5,318,937	5,478,653	159,716

Trinity Bay Conservation District – Fiscal Year 2026-2027

Water/Sewer- Detail of Revenues

Revenues	2025-2026 Budget	Year End Projection	2026-2027 Budget
Water Sales	2,355,000	2,570,000	2,601,000
Sewer Sales	1,260,000	1,258,000	1,270,000
Penalty Income	216,000	203,000	216,000
Re-Connect Fees	70,000	60,000	70,000
Bulk Water Sales	40,000	35,000	40,000
Tapping Fees - Water	150,000	140,000	150,000
Tapping Fees – Sewer	275,000	240,000	250,000
Rental Income	4,200	0	2,000
Materials & Engineering	20,000	35,000	35,000
Other Revenue	10,000	20,000	25,000
Transfer Facility Lease	98,700	98,700	120,000
Interest Income	35,000	30,000	35,000
Sale of Assets	30,000	32,000	20,000
Miscellaneous Income	20,000	35,000	35,000
Capital Improvement Fee (Water)	3,980,000	3,967,000	3,980,000
TOTAL REVENUES	8,563,900	8,723,700	8,849,000

Trinity Bay Conservation District – Fiscal Year 2026-2027

Water/Sewer- Detail of Expenditures

Personnel Cost		2025-2026	Year End	2026-2027
		Budget	Projection	Budget
Salaries	3% Increase	1,596,500	1,475,000	1,919,300
Overtime		170,000	180,000	180,000
Temp Service		280,000	258,000	70,000
Vehicle Allowance		12,500	18,000	18,000
FICA SS Tax Expense		125,000	127,000	127,000
Insurance – Medical	7% Increase	430,000	490,000	520,000
Unemployment Tax		2,000	1,000	2,000
Worker's Comp		10,000	3,500	3,500
TCDRS		292,000	262,000	280,000
Uniform Expense		8,000	8,500	10,000
Personnel Cost Expense		2,926,000	2,823,000	3,129,800

Supplies	2025-2026	Year End	2026-2027
	Budget	Projection	Budget
61110 General Supplies	5,000	2,500	3,000
61130 Office Supplies	12,000	6,000	8,000
61140 Postage	2,000	2,500	2,500
61220 Gasoline & Oil	110,000	96,500	100,000
61230 Tires	10,000	15,000	15,000
61240 Small Tools	20,000	20,000	20,000
61320 Plant Supplies	20,000	5,000	15,000
61410 Safety – Gloves, Boots, Glasses	15,000	15,000	15,000
61510 Chemicals	500,000	450,000	450,000
61610 Materials& Supplies	180,000	190,000	190,000
Supplies Subtotal	874,000	802,500	818,500

Repairs & Maintenance	2025-2026	Year End	2026-2027
	Budget	Projection	Budget
62010 Computer Expenses & Repairs	5,000	1,800	3,000
62030 Office Equipment Expense & Repair	2,000	1,300	1,500
62040 Heavy Equipment Repair & Maintenance	25,000	26,000	26,000
62080 Vehicle Repair & Maintenance	40,000	45,000	45,000
Repairs & Maintenance Subtotal	72,000	74,100	75,500

Trinity Bay Conservation District – Fiscal Year 2026-2027
Water/Sewer- Detail of Expenditures

Maintenance of Plants & Buildings	2025-2026 Budget	Year End Projection	2026-2027 Budget
63010 Office Building Repair & Maintenance	7,000	15,000	15,000
63020 Shop Building Repair & Maintenance	5,000	5,000	5,000
63500 Maintenance of Plants	200,000	350,000	350,000
Maintenance of Plants & Buildings Subtotal	212,000	370,000	370,000

Professional Fees	2025-2026 Budget	Year End Projection	2026-2027 Budget
64010 Audit Expense	20,000	20,250	22,000
64020 Legal & Professional Fees	20,000	20,000	20,000
64030 Outside Engineering Services	150,000	195,000	195,000
64040 Medical & Drug Testing	2,000	2,500	2,500
Professional Fees Subtotal	192,000	237,750	239,500

Utilities	2025-2026 Budget	Year End Projection	2026-2027 Budget
65010 Telephone	35,000	30,000	35,000
65020 Utilities	250,000	220,000	250,000
Utilities Subtotal	285,000	250,000	285,000

Contract & Outside Services	2025-2026 Budget	Year End Projection	2026-2027 Budget
66010 Public Notices	5,000	10,000	10,000
66020 Recording Fees	1,000	1,000	1,000
66030 Bond & Insurance Premiums	240,000	230,000	240,000
66040 Contract Services	230,000	210,000	220,000
66050 Equipment Rental	5,000	3,500	5,000
66051 Equipment Lease Interest	5,000	20,000	20,000
66060 Freight & Truck Hire	1,000	0	1,000
66110 Effluent Analysis	45,000	41,000	45,000
66120 Permits/Assessment Fees	60,000	50,000	60,000
62130 Water Cost	250,000	250,000	250,000
66140 Sewage Disposal	30,000	135,000	135,000
66150 Water Analysis	6,000	5,800	6,000
Contract & Outside Services Subtotal	878,000	956,300	993,000

Trinity Bay Conservation District – Fiscal Year 2026-2027
Water/Sewer- Detail of Expenditures

Sundry	2025-2026 Budget	Year End Projection	2026-2027 Budget
70010 News Paper & Publications	10,000	15,000	15,000
70020 Misc. Expenses	18,000	18,000	18,000
70050 A/R Clearing – Customer NSF Charge	-2,500	-5,000	-2,500
70060 Licenses	2,000	1,000	2,000
70070 Schooling Expenses	5,000	6,000	6,000
70080 Travel Expenses	5,000	3,000	5,000
Sundry Subtotal	37,500	38,000	43,500
Total Water Operating Expenses	5,476,500	5,551,650	5,954,800
Capital Expenses	2025-2026 Budget	Year End Projection	2026-2027 Budget
80020 Office Equipment	1,000	0	0
80030 Machines, Tools, & Equipment	100,000	0	41,000
80040 Land Acquisition	0	0	0
80060 Motor Vehicles	200,000	121,700	137,090
80080 Computers, Hardware & Software	10,132	3,000	4,000
80110 Utilities, Lines, Plants	1,579,800	1,510,000	1,404,000
Total Capital Improvement Projects	1,890,932	1,634,700	1,586,090
TOTAL WATER & SEWER	7,367,432	7,186,350	7,540,890
Other			
88000 Funds Transfer-Rev. Bond Debt	981,500	818,900	783,400
Capital Transfer to Construction Account	0	0	524,710
Total Other	981,500	818,900	1,308,110
TOTAL WATER & SEWER	8,348,932	8,005,250	8,849,000

**Water/Sewer Budget Comparison
2026-2027**

Personnel Cost	Current	Request	+/- Current Budget
Salaries	1,596,500	1,919,300	322,800
			0
Overtime	170,000	180,000	10,000
			0
Temp Service	280,000	70,000	-210,000
			0
Vehicle Allowance	12,500	18,000	5,500
			0
FICA SS Tax Expense	125,000	127,000	2,000
Insurance – Medical	430,000	520,000	90,000
			0
Unemployment Tax	2,000	2,000	0
			0
Worker's Comp	10,000	3,500	-6,500
TCDRS	292,000	280,000	-12,000
			0
Uniform Expense	8,000	10,000	2,000
Total Change in Personnel	2,926,000	3,129,800	203,800

**Water/Sewer Budget Comparison
2026-2027**

SUPPLIES	Current	Request	+/- Current Budget
General Supplies	5,000	3,000	-2,000
Office Supplies	12,000	8,000	-4,000
Postage	2,000	2,500	500
Gasoline & Oil	110,000	100,000	-10,000
Tires	10,000	15,000	5,000
Small Tools	20,000	20,000	0
Plant Supplies	20,000	15,000	-5,000
Safety-Gloves, Boots, Glasses	15,000	15,000	0
Chemicals	500,000	450,000	-50,000
Materials & Supplies	180,000	190,000	10,000
Total Change in Supplies	874,000	818,500	-55,500

**Water/Sewer Budget Comparison
2026-2027**

REPAIRS AND MAINTENANCE	Current	Request	+/- Current Budget
Computer Expense & Repairs	5,000	3,000	-2,000
Office Equipment Expense & Repair	2,000	1,500	-500
Equipment Repair & Maintenance	25,000	26,000	1,000
Vehicle Repair & Maintenance	40,000	45,000	5,000
Total Change in Repairs & Maintenance	72,000	75,500	3,500

MAINTENANCE OF PLANTS	Current	Request	+/- Current Budget
Office Building Repairs & Maintenance	7,000	15,000	8,000
Shop Building Repair	5,000	5,000	0
Maintenance of Plants	200,000	350,000	150,000
Maintenance of Plants and Buildings.	212,000	370,000	158,000

PROFESSIONAL FEES	Current	Request	+/- Current Budget
Audit Expense	20,000	22,000	2,000
Legal & Professional Fees	20,000	20,000	0
Outside Engineering Services	150,000	195,000	45,000
Medical & Drug Testing	2,000	2,500	500
Total Change in Professional Fees	192,000	239,500	47,500

Water/Sewer Budget Comparison
2026-2027

UTILITIES	Current	Request	+/- Current Budget
Telephone Expense	35,000	35,000	0
Utilities	250,000	250,000	0
Total Change in Utilities	285,000	285,000	0

CONTRACT AND OUTSIDE SERVICES	Current	Request	+/- Current Budget
Public Notice	5,000	10,000	5,000
Recording Fees	1,000	1,000	0
Bond & Insurance Premiums	240,000	240,000	0
Contract Services	230,000	220,000	-10,000
Equipment Rental	5,000	5,000	0
Equipment Lease	5,000	20,000	15,000
Freight and Truck hire	1,000	1000	0
Effluent Analysis	45,000	45,000	0
Permits/Assessment Fees	60,000	60,000	0
Water Cost	250,000	250,000	0
Sewage Disposal	30,000	135,000	105,000
Water Analysis	6,000	6,000	0
Total Change Contract & Outside Services	878,000	993,000	115,000

**Water/Sewer Budget Comparison
2026-2027**

SUNDRY	Current	Request	+/- Current Budget
Dues & Publications	10,000	15,000	5,000
Miscellaneous Expense	18,000	18,000	0
A/R Clearing – Customer NSF Charge	-2,500	-2,500	0
Licenses	2,000	2,000	0
Schooling Expenses	5,000	6,000	1,000
Travel Expense	5,000	5,000	0
Total Change Sundry	37,500	43,500	6,000

CONTINGENCY	Current	Request	+/- Current Budget
Contingency	0	0	0

CAPITAL IMPROVEMENTS	Current	Request	+/- Current Budget
Office Equipment	1,000	0	-1,000
Machines, Tools & Equipment	100,000	41,000	-59,000
Land Acquisition	0	0	0
Motor Vehicles	200,000	137,090	-62,910
Computers, Hardware & Software	10,132	4,000	-6,132
Utilities, Lines, Plants	1,579,800	1,404,000	-175,800
Total Change Capital Improvements	1,890,932	1,586,090	-304,842
TOTAL DEPARTMENTAL CHANGE	7,367,432	7,540,890	173,458

Water/Sewer Budget Comparison
2026-2027

OTHER	Current	Request	+/- Current Budget
88000 Funds Transfer-Rev. Bond Debt	981,500	783,400	-198,100
Capital Transfer to Savings	0	524,710	524,710
Total Other	981,500	1,308,110	326,610
TOTAL WATER & SEWER	\$8,348,932	\$8,849,000	\$500,068

STATE OF TEXAS

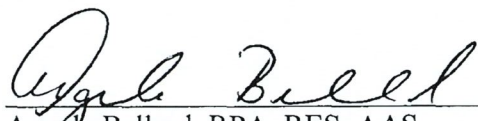
COUNTY OF JEFFERSON

CERTIFICATION OF 2026 APPRAISAL ROLL FOR Trinity Bay Conservation Dist

I, Angela Bellard, Chief Appraiser for the Jefferson Central Appraisal District, solemnly swear that the attached is that portion of the approved Appraisal Roll of the Jefferson Central Appraisal District that lists property taxable by and constitutes the appraisal roll for Trinity Bay Conservation Dist.

July 20, 2026

Date



Angela Bellard, RPA, RES, AAS

Chief Appraiser

Jefferson Central Appraisal District

2026 APPRAISAL ROLL INFORMATION

2026 Market Value	\$44,606,477
2026 Taxable Value	\$7,015,492

2026 CERTIFIED TOTALS

Property Count: 454

479 - TRINITY BAY CD

Grand Totals

7/20/2026

8:17:32AM

Land		Value			
Homesite:		0			
Non Homesite:		2,990,275			
Ag Market:		37,362,675			
Timber Market:		0	Total Land	(+)	40,352,950
Improvement		Value			
Homesite:		0			
Non Homesite:		1,886,698	Total Improvements	(+)	1,886,698
Non Real	Count	Value			
Personal Property:	8	1,676,876			
Mineral Property:	210	689,953			
Autos:	0	0	Total Non Real	(+)	2,366,829
			Market Value	=	44,606,477
Ag	Non Exempt	Exempt			
Total Productivity Market:	37,362,675	0			
Ag Use:	1,491,232	0	Productivity Loss	(-)	35,871,443
Timber Use:	0	0	Appraised Value	=	8,735,034
Productivity Loss:	35,871,443	0			
			Homestead Cap	(-)	0
			23.231 Cap	(-)	564,622
			Assessed Value	=	8,170,412
			Total Exemptions Amount (Breakdown on Next Page)	(-)	1,154,920
			Net Taxable	=	7,015,492

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 20,424.41 = 7,015,492 * (0.291133 / 100)

Certified Estimate of Market Value: 44,606,477
 Certified Estimate of Taxable Value: 7,015,492

Tax Increment Finance Value: 0
 Tax Increment Finance Levy: 0.00

Jefferson County County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 454

479 - TRINITY BAY CD

Grand Totals

7/20/2026

8:17:50AM

Exemption Breakdown

Exemption	Count	Local	State	Total
145B	1	0	10,336	10,336
145D1	7	0	126,031	126,031
EX-XV	10	0	1,018,553	1,018,553
Totals		0	1,154,920	1,154,920

2026 CERTIFIED TOTALS

Property Count: 454

479 - TRINITY BAY CD
Grand Totals

7/20/2026 8:17:50AM

State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A SINGLE FAMILY RESIDENCE	4	20.9206	\$0	\$635,352	\$618,379
C1 VACANT LOTS AND LAND TRACTS	10	22.7855	\$0	\$61,404	\$46,672
D1 QUALIFIED AG LAND	164	19,876.0583	\$0	\$37,362,675	\$1,491,232
D2 NON-QUALIFIED LAND	5		\$39,820	\$87,051	\$87,051
E FARM OR RANCH IMPROVEMENT	50	1,249.4986	\$0	\$1,817,310	\$1,284,393
F2 INDUSTRIAL REAL PROPERTY	2	70.0000	\$0	\$1,260,273	\$1,260,273
G1 OIL AND GAS	209		\$0	\$686,983	\$686,983
J4 TELEPHONE COMPANY (INCLUDI	1		\$0	\$1,031	\$0
J6 PIPELAND COMPANY	6		\$0	\$1,665,509	\$1,540,509
L2 INDUSTRIAL PERSONAL PROPERT	1		\$0	\$10,336	\$0
X TOTALLY EXEMPT PROPERTY	10	698.2799	\$0	\$1,018,553	\$0
Totals		21,937.5429	\$39,820	\$44,606,477	\$7,015,492

2026 CERTIFIED TOTALS

Property Count: 454

479 - TRINITY BAY CD

Grand Totals

7/20/2026

8:17:50AM

CAD State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A	1	0.0376	\$0	\$3,141	\$0
A1 REAL, RESIDENTIAL, SINGLE-FAMIL	3	20.8830	\$0	\$632,211	\$618,379
C1 REAL, VACANT PLATTED RESIDENTI	10	22.7855	\$0	\$61,404	\$46,672
D1 REAL, ACREAGE, RANGELAND	182	20,083.6149	\$0	\$37,637,467	\$1,766,024
D2 REAL, ACREAGE, TIMBERLAND	5		\$39,820	\$87,051	\$87,051
D4 REAL, ACREAGE, UNDEVELOPED LA	31	824.3420	\$0	\$1,340,150	\$1,009,601
E E	1	217.6000	\$0	\$202,368	\$0
F2 REAL, Industrial	1		\$0	\$1,200,073	\$1,200,073
F5 OPERATING UNITS ACREAGE	1	70.0000	\$0	\$60,200	\$60,200
G1 OIL AND GAS	209		\$0	\$686,983	\$686,983
J4 REAL & TANGIBLE PERSONAL, UTIL	1		\$0	\$1,031	\$0
J6 REAL & TANGIBLE PERSONAL, UTIL	6		\$0	\$1,665,509	\$1,540,509
L2 TANGIBLE, PERSONAL PROPERTY, I	1		\$0	\$10,336	\$0
X	10	698.2799	\$0	\$1,018,553	\$0
Totals		21,937.5429	\$39,820	\$44,606,477	\$7,015,492



Strategic Review

10/01/2026 TO 10/01/2027

Trinity Bay conservation District

Arthur J Gallagher Risk Management Services, Inc.

Kim Courte | Area Vice President

Kim_courte@ajg.com | 281-772-1611

Juile Collette Client Service Manager, W.I.N.

Juile_Collette@ajg.com | 713-243-2182

09/02/2026



Insurance Renewal

Premiums are derived by multiplying the insurance rate times the exposure basis such as values, payroll, revenue, and employee count. Thus, rate changes and exposure changes both impact pricing.

- Property: Total Property Values increased from \$18,011,601 to \$19,618,757 which is 9%. Last year negotiated rate decrease of 6.7%, this year we negotiated an additional rate reduction of 13%. Two Options are available for \$40k each plus taxes and fees. 1. Lower wind deductible from \$1mil to \$500k. 2. Add Flood of 1mil.
- Inland Marine: schedule is up 12% to \$5,376,919. Rates decreased by 1%.
- Cyber: This is based upon revenue which increased by 40% to 6,644,572. Negotiated rate reduction by 19%.
- B&M: Values increased by 9%, rate increased by 2%.
- General Liability, Pollution, Auto and Excess Liability: Insurers are closely monitoring the impact of social inflation, nuclear verdicts, and rising medical costs. The W.I.N. program structure remains the same, however we have changed the program carrier to Philadelphia. Revenue increase of 40%, waterworks Payroll 5% increase, updated auto schedules and the rise of jury verdicts impact pricing. Net rate increase 7%.
- The Directors & Officers and Employment practices liability market is stable. Pricing and coverage terms and conditions are the same as expiring.
- WC: The five-year claims history is trending negatively as the last three years of premium to loss ratio of 450%, 24% and 77% are weighing heavily. While the cost of claims is important, the other is the frequency. Statistically frequency always leads to overall greater claims thus raising safety concerns. For 2025 there were 8 claims reported and past years ranged from 0-3 claims reported. Therefore, it's important to focus on safety to improve the loss history. The Modifier is up from .85 to 1.37 for the renewal due to claims. Anything less than 1.00 means Trinity is better than their peers (which you've been for years) and above 1 means that the losses are more than peers. The change in modifier is a 67% increase. We negotiated and was able to limit the increase to 10%.
- Texas Mutual has paid the district \$83,139.93 in dividend payments since 2019. The 2026 payment was \$6,366.42. Dividends are paid as a recognition of your good loss history and long-term relationship. Thus, modifier and claims have an impact on the dividends issued. As the claim history improves, so will the dividend amounts.
- Overall renewal cost of \$541,472.17. Expiring cost \$529,458.70 for a net increase of \$12,013 or 2.3%.

The concern is the 2025 performance with 8 claims with a 76.74% loss ratio. Thus, we have included the summary of those losses for your review.

COMPENSABLE									
Claim Number: 1425001467239		Accident Date: 10/14/2025		Emp. Name: Martinez, Eliceo					
Claim Status: CLOSED		Reported Date: 10/20/2025		Location: -					
Class: 7520		Closed Date: 12/22/2025							
Part of Body: Knee									
Injury Description									
Claimant went down in a hole to fix a pipe when he twisted and injured his right knee.									
Injury Classification									
Miscellaneous - other		Indemnity		Paid to Date		Outstanding Reserves		Recoveries Total Incurred	
		\$0.00		\$0.00		\$0.00		\$0.00	
		Medical		\$1,217.65		\$0.00		\$0.00 \$1,217.65	
		Expenses		\$2.56		\$0.00		\$0.00 \$2.56	
		Other		\$0.00		\$0.00		\$0.00 \$0.00	
		Employer Liability		\$0.00		\$0.00		\$0.00 \$0.00	
Totals		\$1,220.21		\$0.00		\$0.00		\$0.00 \$1,220.21	
NOT COMPENSABLE									
Claim Number: 1420001473156		Accident Date: 12/04/2025		Emp. Name: De La Cruz, Victor					
Claim Status: CLOSED		Reported Date: 12/04/2025		Location: -					
Class: 7520		Closed Date: 12/18/2025							
Part of Body: Unclassified - insufficient info to properly									
Injury Description									
Crew was working on a leak. He was walking toward the company truck when he fell to the ground an									
Injury Classification									
Miscellaneous - other		Indemnity		Paid to Date		Outstanding Reserves		Recoveries Total Incurred	
		\$0.00		\$0.00		\$0.00		\$0.00	
		Medical		\$0.00		\$0.00		\$0.00	
		Expenses		\$0.00		\$0.00		\$0.00	
		Other		\$0.00		\$0.00		\$0.00	
		Employer Liability		\$0.00		\$0.00		\$0.00	
Totals		\$0.00		\$0.00		\$0.00		\$0.00	
COMPENSABLE									
Claim Number: 1425001476761		Accident Date: 01/05/2026		Emp. Name: Baise, Jerrette					
Claim Status: CLOSED		Reported Date: 01/08/2026		Location: -					
Class: 7520		Closed Date: 02/25/2026							
Part of Body: Lower back area									
Injury Description									
On 01/05/26 he was working at 16218 IH-10, Wmnie, Texas, he was down in a hole breaking up some s									
Injury Classification									
Strain or injury by using tool or machinery		Indemnity		Paid to Date		Outstanding Reserves		Recoveries Total Incurred	
		\$2,497.20		\$0.00		\$0.00		\$0.00 \$2,497.20	
		Medical		\$1,329.76		\$0.00		\$0.00 \$1,329.76	
		Expenses		\$215.75		\$0.00		\$0.00 \$215.75	
		Other		\$0.00		\$0.00		\$0.00 \$0.00	
		Employer Liability		\$0.00		\$0.00		\$0.00 \$0.00	
Totals		\$4,042.71		\$0.00		\$0.00		\$0.00 \$4,042.71	

Workers' Compensation 2025 Claims Detail Continued 2 of 3

Claim Number: 1427001482163 **Accident Date:** 02/02/2026 **Emp. Name:** Padon, Kelsye
Claim Status: CLOSED **Reported Date:** 02/18/2026 **Location:** -
Class: 7520 **Closed Date:** 07/24/2026

COMPENSABLE

Part of Body: Finger(s)

Injury Description

Putting a Water Meter Cage in the back of the truck and when pushing it in with help, finger was s

Injury Classification

Caught in, under, or between object handled

	Paid to Date	Outstanding Reserves	Recoveries	Total Incurred
Indemnity	\$507.19	\$0.00	\$0.00	\$507.19
Medical	\$2,601.01	\$0.00	\$0.00	\$2,601.01
Expenses	\$326.97	\$0.00	\$0.00	\$326.97
Other	\$0.00	\$0.00	\$0.00	\$0.00
Employer Liability	\$0.00	\$0.00	\$0.00	\$0.00
Totals	\$3,435.17	\$0.00	\$0.00	\$3,435.17

Claim Number: 1422001479683 **Accident Date:** 02/02/2026 **Emp. Name:** Manders, Jacob
Claim Status: CLOSED **Reported Date:** 02/02/2026 **Location:** -
Class: 7520 **Closed Date:** 04/14/2026

COMPENSABLE

Part of Body: Hand

Injury Description

While drilling into metal the drill bound up and kicked back causing an injury to right hand.

Injury Classification

Caught in, under, or between object handled

	Paid to Date	Outstanding Reserves	Recoveries	Total Incurred
Indemnity	\$0.00	\$0.00	\$0.00	\$0.00
Medical	\$2,885.86	\$0.00	\$0.00	\$2,885.86
Expenses	\$6.65	\$0.00	\$0.00	\$6.65
Other	\$0.00	\$0.00	\$0.00	\$0.00
Employer Liability	\$0.00	\$0.00	\$0.00	\$0.00
Totals	\$2,892.51	\$0.00	\$0.00	\$2,892.51

Claim Number: 1422001494380 **Accident Date:** 05/13/2026 **Emp. Name:** Padon, Kelsye
Claim Status: OPEN **Reported Date:** 05/15/2026 **Location:** -
Class: 7520 **Closed Date:** -

COMPENSABLE

Part of Body: Foot

Injury Description

Was working on a grinder and kept going back and forth from grinder to truck and not sure if stepp

Injury Classification

Strain or injury by repetitive motion (carpal tu

	Paid to Date	Outstanding Reserves	Recoveries	Total Incurred
Indemnity	\$0.00	\$0.00	\$0.00	\$0.00
Medical	\$673.68	\$3,876.32	\$0.00	\$4,550.00
Expenses	\$9.40	\$2,390.60	\$0.00	\$2,400.00
Other	\$0.00	\$0.00	\$0.00	\$0.00
Employer Liability	\$0.00	\$0.00	\$0.00	\$0.00
Totals	\$683.08	\$6,266.92	\$0.00	\$6,950.00

Workers' Compensation 2025 Claims Detail Continued 3 of 3

COMPENSABLE

Claim Number: 1425001497695 **Accident Date:** 06/08/2026 **Emp. Name:** Rodriguez, Gilberto
Claim Status: OPEN **Reported Date:** 06/08/2026 **Location:**
Class: 7520 **Closed Date:**

Part of Body: Shoulder(s)

Injury Description

Mr. Rodriguez was pulling on a binder for tying down equipment when he felt a pop in his left shou

Injury Classification

Strain or injury by pushing or pulling

	Paid to Date	Outstanding Reserves	Recoveries	Total Incurred
Indemnity	\$0.00	\$0.00	\$0.00	\$0.00
Medical	\$799.10	\$5,700.90	\$0.00	\$6,500.00
Expenses	\$0.00	\$800.00	\$0.00	\$800.00
Other	\$0.00	\$0.00	\$0.00	\$0.00
Employer Liability	\$0.00	\$0.00	\$0.00	\$0.00
Totals	\$799.10	\$6,500.90	\$0.00	\$7,300.00

Claim Number: 1420001498995 **Accident Date:** 06/17/2026 **Emp. Name:** Ruiz, Alejandra

Claim Status: CLOSED **Reported Date:** 06/17/2026 **Location:**
Class: 7520 **Closed Date:** 06/17/2026

Part of Body: Skull

Injury Description

WAS CARRING A BOOK IN HER HAND WHEN SHE TRIPPED OVER A BOX THAT SHE DID NOT SEE. SHE FELL FORWARD

Injury Classification

Fall, slip, or trip injury on same level

	Paid to Date	Outstanding Reserves	Recoveries	Total Incurred
Indemnity	\$0.00	\$0.00	\$0.00	\$0.00
Medical	\$508.53	\$0.00	\$0.00	\$508.53
Expenses	\$2.35	\$0.00	\$0.00	\$2.35
Other	\$0.00	\$0.00	\$0.00	\$0.00
Employer Liability	\$0.00	\$0.00	\$0.00	\$0.00
Totals	\$510.88	\$0.00	\$0.00	\$510.88

Effective Date	# Claims	Indemnity Paid	Medical Paid	Other Paid	Total Paid	Recovery	Unsettled Reserves	Total Incurred
10/01/2021	1	\$348.60	\$1,250.83	\$5.13	\$1,604.56	\$0.00	\$0.00	\$1,604.56
10/01/2022	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
10/01/2023	3	\$12,914.00	\$118,587.47	\$1,710.46	\$133,211.93	\$0.00	\$0.00	\$133,211.93
10/01/2024	1	\$4,787.15	\$4,019.29	\$13.80	\$8,820.24	\$0.00	\$0.00	\$8,820.24
10/01/2025	8	\$3,004.39	\$10,015.59	\$563.68	\$13,583.66	\$0.00	\$12,767.82	\$26,351.48
Totals	13	\$21,054.14	\$133,873.18	\$2,293.07	\$157,220.39	\$0.00	\$12,767.82	\$169,988.21

Insurance Summary by the Numbers 1 of 3

Coverage	Expiring 2025	Renewal 2026	Variance Renewal vs. Expiring
Property- Real & BPP	RPS/Starr Surplus Lines Ins Co	RPS/Starr Surplus Lines Ins Co	
Exposure Basis - Total Insured Value	\$18,011,601	\$19,618,757	9%
Carrier Inspection Fee	\$3,500.00	\$3,500.00	
Broker Fee	\$11,750.00	\$11,500.00	
Surplus Lines Tax	\$9,887.84	\$9,409.00	
Stamping Fee	\$81.55	\$77.60	
Rate	\$1.187	\$1.037	-13%
Premium	\$213,842.39	\$203,486.60	-5%

Inland Marine/ Mobile CE Equipment & EDP	McKee/Great American	McKee/Great American	
Exposure Basis - Total Insured Value	\$4,797,618	\$5,376,919	12%
Rate	\$0.854	\$0.860	1%
Premium	\$40,948.00	\$46,229.00	13%

General Liability (& EBL)	McKee/Cumtis	McKee/PMALC	
Water/waste water payroll	\$36,000	\$36,000	0%
Rate	\$182.736	\$164.953	-10%
Terrorism Premium	\$0	\$0	
Risk Management Service Fee	\$0	\$0	
Premium	\$65,785.00	\$59,383.00	-10%
Automobile	McKee/Cumtis	N/A	
Exposure Basis - Total Power Units, use 1 if no autos	1.00	1.00	0%
Rate	\$121,843	\$126,849	4%
Premium	\$121,843.00	\$126,849.00	4%

Insurance Summary by the Numbers 2 of 3

Pollution- Retro Date: 10/01/2019		McKee Curnis	McKee/PMALC	
Premium		\$1,515.00	\$3,994.00	164%
Excess/Umbrella		Carrier Name	Carrier Name	
Premium		\$16,702.00	\$27,921.00	67%
Boiler & Machinery/Equipment Breakdown		RPS/LIB Mutual	RPS/LIB Mutual	
Exposure Basis - Total Insured Value		\$18,011,601	\$19,618,757	9%
Rate		\$0.045	\$0.046	2%
Premium		\$8,109.00	\$9,009.00	11%
Cyber		RPS/BCS INS CO	RPS/BCS INS CO	
Basis-Gross Revenue		4,755,943	6,644,672	40%
Rate		\$0.085	\$0.069	-19%
Premium		\$4,062.00	\$4,578.00	13%
Directors & Officers P & P- 07/01/2007		Great American	Great American Ins	
Premium		\$8,688.00	\$8,688.00	TRUE
Bonds		Hartford	Hartford	
Tax Assessors Bond		\$0	\$0	
Directors Position Bond		\$174	\$174.00	
Crime Bond		\$580	\$580.00	
Peace Officer (# Officers)		\$0	\$0	
Premium		\$754.00	\$754.00	

Insurance Summary by the Numbers 3 of 3

IM-Misc Articles (Watercraft)	Chubb/ Fed Ins Co.	Chubb/ Fed Ins Co.	
Premium	\$2,618.00	\$2,618.00	0%
Workers Compensation	Texas Mutual	Texas Mutual	
Premium	\$34,340.00	\$37,662.00	10%
Waterworks Payroll Amount	\$2,275,162	\$2,388,920	5%
Modifier	\$0.85	\$1.37	61%

Property TERRORISM	Lloyds London	Lloyds London	
Premium	\$2,624.00	\$2,670.00	
Surplus Lines Tax	\$127.26	\$129.50	
Stamping Fee	\$1.05	\$1.07	
TOTAL	\$2,752.31	\$2,800.57	2%
Agent Fee			
Premium	\$7,500.00	\$7,500.00	0%
Total Premium	\$529,458.70	\$541,472.17	\$12,013

Thank You for Your Business

We have enjoyed our partnership and appreciate the continued time, support and confidence you have placed in us as your risk management team. This past year has been successful as evidenced by your scorecard. Your total cost of risk is being impacted favorably and our strategy for this upcoming renewal continues to focus on ways to improve this positive impact on your profitability. Thank you, do something you wouldn't do yourself. 15. I consider myself

support for our sales and marketing. We can't make things happen without each other. We are a team. 16. Loyalty and respect are earned — not dictated. 17. Fear is a turnoff. 18. People skills are very important at Arthur J. Gallagher & Co. 19. We're a very competitive aggressive company. 20. We run to problems — not away from them. 21. We adhere to the highest standards of moral and ethical behavior. 22. People work harder and are more committed when they're turned on — not turned off. 23. We are a warm, close knit team. 24. We must continue building a strong team. 25. Shared values can be altered with consideration for one another's needs.

Legal Disclaimer

Gallagher provides insurance and risk management advice that is tailored to our clients' risk transfer needs. Our review can include evaluation of insurance premium, risk transfer options, finance agreements, insurance limits, indemnification obligations, and contracts to ascertain appropriate coverage. We do emphasize that any risk management advice, insurance analysis, and limited review of contract terms and conditions, is only provided from an insurance/risk management perspective and is NOT legal advice. We do not provide legal advice and always recommend that our clients seek advice from legal counsel to become fully apprised of all legal implications from their business transactions.



Gallagher

Insurance | Risk Management | Consulting



September 1, 2026

Mr. Jerry Shadden
General Manager
Trinity Bay Conservation District
2500 Hwy. 124
Stowell, Texas 77661

Hi Mr. Shadden,

Thank you for your interest. You requested a price quote for replanting work on a 7 acre wetland with plants spaced at 4 foot staggered spacing. Based on these specifics 21,940 plants will need for this coverage. I am pricing this at \$ 1.65 per plant totaling \$36,201.00. I am providing this estimate based on the following assumptions.

- Ability for onsite harvest from adjacent cells.
- Adjacent cells will be lowered to a water level of 3 to 4 inches for easy harvest.
- Planting cell will be lowered to 2 to 3 inches for ease of planting
- Our trucks will be able to access the area and move plants around the wetland complex

This will cover a five-day (50 hour) work week for 5 technicians and 1 ecologist. I am anticipating this will be enough time to harvest and plant the quantity of plants required, but this is just a guess and other factors may come into play that lengthen the time necessary to complete planting. I'm happy to talk more about this with you if necessary. This estimate is good for 30 days. If you decide to move forward, we prefer Purchase Orders with Terms and Conditions. If that is not possible, we will have to work up a contract.

Our team is made up of professional biologists and aquatic plant experts and we have experience in multiple aquatic and wetland restoration projects across Texas.

Thank you,

Casey Williams
Aquatic Plant Ecologist
BIO-WEST Inc.
San Marcos, Texas

L:\Projects\080 (Trinity Bay Conservation District [TBCD])\B080-1036 (TBCD Parking Shed Foundation)\CAD\SHEETS\B080-1036-C-0001.dwg

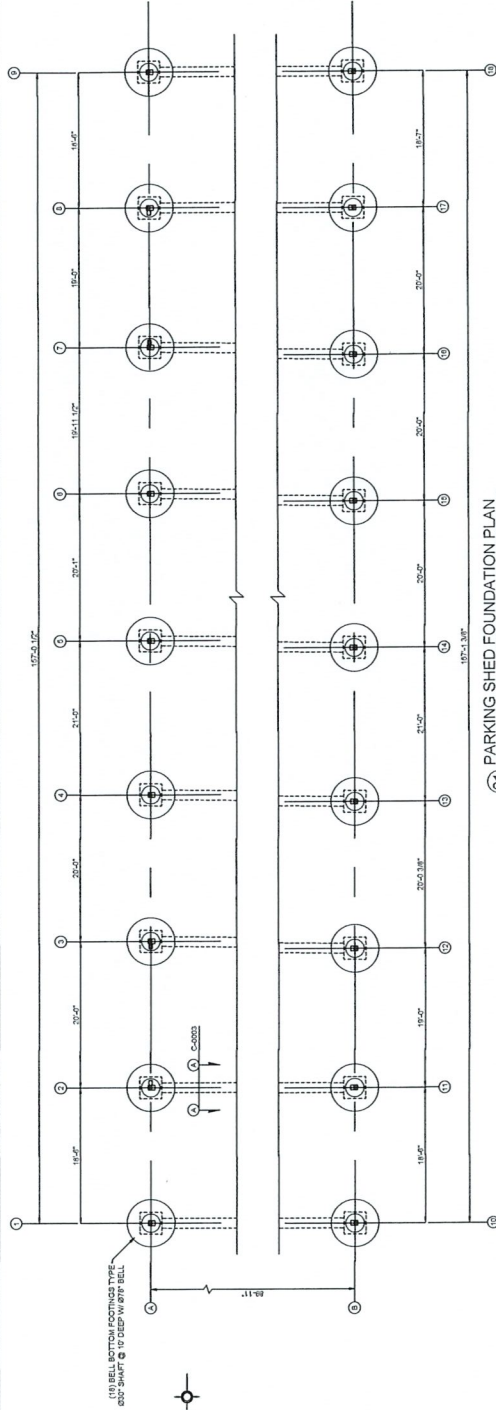
1. CANOPY IS COMPOSED OF EXISTING PRE-ENGINEERED METAL FABRICATED BY OTHERS.
2. ORIGINAL CANOPY STEEL DRAWINGS ARE NOT PROVIDED DURING DESIGN.
3. FOUNDATION DESIGN BASED ON L/A GENERATED LOADS.
4. ANCHOR BOLT SIZE AND LOCATION SHALL BE PROVIDED TO ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION OF CANOPY FOUNDATION.
5. THESE DRAWINGS ARE ONLY FOR THE DESIGN AND CONSTRUCTION OF THE CANOPY FOUNDATION. THE ENGINEERING DEPARTMENTAL ANALYSIS OF THE PRE-FABRICATED CANOPY IS NOT IN THE SCOPE OF THESE DRAWINGS AND SHALL BE DONE BY OTHERS.

16. TO ACHIEVE A MAXIMUM MOISTURE AND DENSITY COMPACTION, SELECT FILL SHOULD BE PLACED IN A MAXIMUM LAYER THICKNESS OF 150 MM (6 INCHES). THE DENSITY OF THE FILL SHOULD BE MONITORED AND ADJUSTED TO MEET THE SPECIFIED DENSITY AND MOISTURE REQUIREMENTS. THE REMOVED AND SELECT FILL ZONE SHOULD EXTEND AT LEAST 5 FEET BEYOND THE PERIMETER OF THE PROPOSED STRUCTURE OR OTHER FEATURES SENSITIVE TO DIFFERENTIAL MOVEMENT, WHERE PLATFORM FALLS WITHIN THE 5-FOOT OVERBURD ZONE. THE OVERBURD SHOULD BE EXTENDED TO ACHIEVE A MINIMUM OF 10 FEET BEYOND THE PERIMETER OF THE STRUCTURE. THE BENEATH AND ADJACENCY TO ALL UNDERGROUND UTILITY LINES SHOULD BE TAKEN INTO ACCOUNT AND THE NECESSARY PRELIMINARY AND POST-CONSTRUCTION DRYING AND SETTLEMENT OF THE FILL SHOULD BE EXPECTED.

13. ANCHOR BOLT MATERIAL SHALL BE ASTM F1554, GRADE 108.

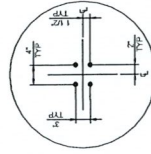
Grants ID	TMD	ISSUE NO.	SCALE	ISSUE NO.
D010-103B-C-0001				
Drawing No.				
D010-103B-1036				
ISSUE NO.				
A				

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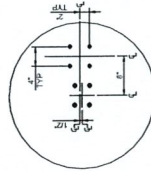
01 PARKING SHED FOUNDATION PLAN
SCALE 1/8" = 1'-0"

MAIN ANCHOR PLATE
AND
WIND BENT PLATE



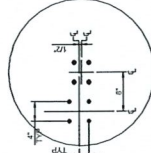
03 7/8" Ø ANCHOR BOLT PATTERN
SCALE 1/2" = 1'-0"
TYP FOR ALL PINGS

MAIN ANCHOR PLATE
AND
WIND BENT PLATE

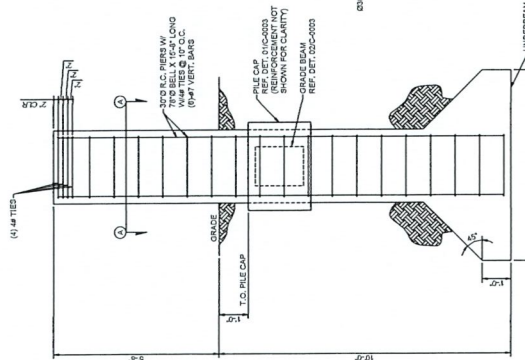


04 3/4" Ø ANCHOR BOLT PATTERN
SCALE 1/2" = 1'-0"
TYP FOR ALL PINGS

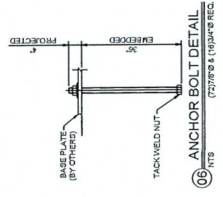
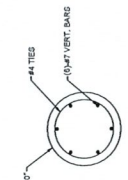
MAIN ANCHOR PLATE
AND
WIND BENT PLATE



05 3/4" Ø ANCHOR BOLT PATTERN
SCALE 1/2" = 1'-0"
TYP FOR ALL PINGS



02 BELL BOTTOM FOOTING
SCALE 1/4" = 1'-0"
13 REQUIRED



LJA Energy, Inc.
3600 W Sam Houston Parkway S
Suite 625
Houston, Texas 77042
Phone 713.963.5200
Fax 713.963.5026
FAX - F-23507

FOR INFORMATION ONLY
CHECK-LOCAL C.A. 12447
NOT FOR CONSTRUCTION PURPOSES

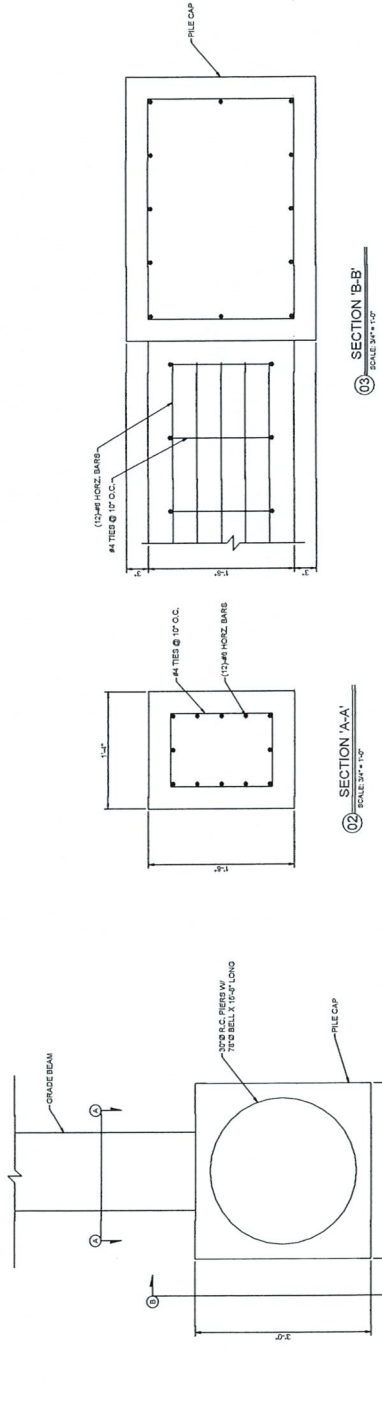
DATE	BY	DESCRIPTION
09/25/2018	TMB	ISSUED FOR REVIEW
09/25/2018	OCA	OK'D
09/25/2018	OCA	OK'D

Trinity Bay Conservation District
Trinity Bay Conservation District
Trinity Bay Conservation District
Trinity Bay Conservation District

Trinity Bay Conservation District
Trinity Bay Conservation District
Trinity Bay Conservation District
Trinity Bay Conservation District

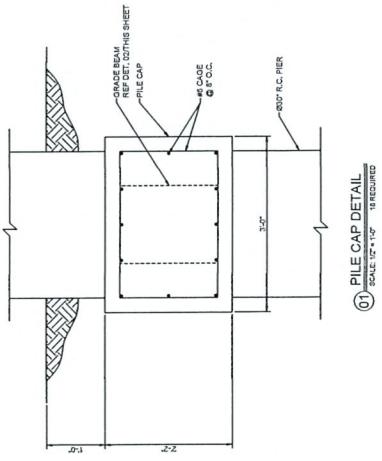
DATE	BY	DESCRIPTION
09/25/2018	TMB	ISSUED FOR REVIEW
09/25/2018	OCA	OK'D
09/25/2018	OCA	OK'D

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03 SECTION 'B-B'
SCALE 3/4" = 1'-0"

02 SECTION 'A-A'
SCALE 3/4" = 1'-0"



01 PILE CAP DETAIL
SCALE 1/2" = 1'-0" IS REQUIRED

LJA Energy, Inc.
3550 W. Sam Houston Parkway S
Suite 625
Houston, Texas 77042
Phone: 713.953.5200
Fax: 713.953.5205
FRI - F-23357

FOR REVIEW ONLY
ONE-HOUR R.C. WALLS
NOT TO BE USED FOR
CONSTRUCTION PURPOSES

NO.	DATE	DESCRIPTION	BY	CHKD
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Trinity Bay Conservation District
P.O. Box 1080, Houston, Texas 77251-1080
713.465.1000

TRINITY BAY CONSERVATION DISTRICT
TB CD PARKING SHED FOUNDATION
FOUNDATION DETAILS

DATE	BY	CHKD	AS NOTED	REVISION
10/05/2003	WJB	WJB	WJB	1
10/05/2003	WJB	WJB	WJB	2
10/05/2003	WJB	WJB	WJB	3
10/05/2003	WJB	WJB	WJB	4
10/05/2003	WJB	WJB	WJB	5
10/05/2003	WJB	WJB	WJB	6
10/05/2003	WJB	WJB	WJB	7
10/05/2003	WJB	WJB	WJB	8
10/05/2003	WJB	WJB	WJB	9
10/05/2003	WJB	WJB	WJB	10
10/05/2003	WJB	WJB	WJB	11
10/05/2003	WJB	WJB	WJB	12
10/05/2003	WJB	WJB	WJB	13
10/05/2003	WJB	WJB	WJB	14
10/05/2003	WJB	WJB	WJB	15
10/05/2003	WJB	WJB	WJB	16
10/05/2003	WJB	WJB	WJB	17
10/05/2003	WJB	WJB	WJB	18
10/05/2003	WJB	WJB	WJB	19
10/05/2003	WJB	WJB	WJB	20
10/05/2003	WJB	WJB	WJB	21
10/05/2003	WJB	WJB	WJB	22
10/05/2003	WJB	WJB	WJB	23
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10/05/2003	WJB	WJB	WJB	98
10/05/2003	WJB	WJB	WJB	99
10/05/2003	WJB	WJB	WJB	100

**TRINITY BAY CONSERVATION DISTRICT
PESTICIDE DISCHARGE MANAGEMENT PLAN
REQUEST FOR INFORMATION**

The following items are requested in order to update the Pesticide Discharge Management Plan (PDMP) for the Trinity Bay Conservation District (TBCD).

1. Please confirm the following information about the Pesticide Applicators and Additional Team Members are correct.

Decision-Maker: <i>Person responsible for managing pests in the pest management area</i>		
Title:	Assistant Drainage Superintendent	
Name:	Mark Mitchell	
Address:	P.O. Box 599	
City, State, Zip Code:	Stowell, Texas 77661	
Phone Number:	(409) 277-0990	
Email Address:	mark@tbcd.org	
PDMP Contact: <i>Person responsible for developing and revising the PDMP</i>		
Title:	General Manager	
Name:	Jerry Shadden	
Address:	P.O. Box 599	
City, State, Zip Code:	Stowell, Texas 77661	
Office Phone Number:	(409) 296-3602	
Mobile Phone Number:	(409) 781-4016	
Email Address:	jerry@tbcd.org	
Corrective Actions Contact: <i>Person responsible for developing, revising, and implementing corrective actions and other effluent limitation requirements</i>		
Title:	General Manager	
Name:	Jerry Shadden	
Address:	P.O. Box 599	
City, State, Zip Code:	Stowell, Texas 77661	
Office Phone Number:	(409) 296-3602	
Mobile Phone Number:	(409) 781-4016	
Email Address:	jerry@tbcd.org	
Pesticide Applicator(s): <i>Person(s) responsible for applying pesticides</i>		
Title:	Assistant Drainage Superintendent	Equipment Operator
Name:	Mark Mitchell	Rose Ann Barbeaud
Address:	P.O. Box 599	P.O. Box 599
City, State, Zip Code:	Stowell, Texas 77661	Stowell, Texas 77661
Telephone Number:	(409) 277-0990	(409) 658-0732
Email Address:	mark@tbcd.org	
Additional Team Members		
Title:	Drainage Superintendent	Assistant Drainage Superintendent
Name:	Amos Roy	Mark Mitchell
Phone Number:	(409) 227-1611	(409) 277-0990

2. The previous PDMP identified that the TBCD service area was located within eastern Chambers County and a portion of western Jefferson County, covering 529 square miles, in which approximately 700 miles of canals, ditches, bayous, and other stream channels are waters of the U.S. maintained by the TBCD to facilitate drainage, see map below.
 - a. Has the area of TBCD's jurisdiction changed? If so, please provide an updated description for the jurisdiction.
 - b. Will TBCD use Restricted or State-limited use pesticides (i.e., 2,4-D) on all canals, ditches, bayous, and other stream channels within its jurisdiction?

3. Please confirm that the TBCD has not commenced any new pesticide activities, excluding those listed below.

Pesticide Brand Name	Active Ingredient	Type of Pesticide
Sunset	Methylated Seed Oil	General Use Pesticide
Element 3A Herbicide	Triclopyr TEA Salt; Ethanol; Triethylamine	General Use Pesticide
Auqamaster	Isopropylamine Salt of Glyphosate	General Use Pesticide
DMA 4 IVM Herbicide	2,4 – Dimethylamine Salt; Dimethylamine	State-Limited Use

4. Does the TBCD still apply pesticides via aerial spraying by helicopter and ground spraying by ATV with a 100-gallon tank? Yes.
5. Has the TBCD been required to take corrective action or provide written report(s) to TCEQ of an adverse incident in the past year? No.



3600 W Sam Houston Pkwy S
Suite 600
Houston, TX 77042
P: 713.953.5200
F: 713.953.5026

Invoice Questions: Billing@lja.com
Payment Questions: AR@lja.com

www.LJA.com

Attention: General Manager
Trinity Bay Conservation District
P.O. Box 599
Stowell, TX 77661
United States

Invoice : 202619279
Invoice Date : 5/11/2026
Project : B080-1027
Project Name : TBCD - TxDOT SH 65 and SH 124
Bridge Replacements
PM Name : Robert Wheeler

For Professional Services Rendered Through 5/1/2026

**B080-1027 - TBCD - TxDOT SH 65 and SH
124 Bridge Replacements**

	Fee	% Complete	Billings		
			To Date	Previous	Current
124-100 - Design/PS&E	320,000.00	31.56	100,990.16	100,990.16	0.00
124-200 - Project Management	124,692.00	39.34	49,056.05	49,056.05	0.00
124-300 - Utility Investigation/Coordination	15,000.00	0.00	0.00	0.00	0.00
124-400 - Survey	65,000.00	100.00	65,000.00	65,000.00	0.00
124-500 - Geotechnical	52,654.00	82.00	43,176.28	43,176.28	0.00
124-600 - Environmental Coordination	17,500.00	9.63	1,685.76	666.77	1,018.99
124-700 - Bid Phase	5,000.00	0.00	0.00	0.00	0.00
65-100 - Design/PS&E	325,000.00	33.49	108,838.39	108,838.39	0.00
65-200 - Project Management	120,000.00	32.75	39,294.23	39,294.23	0.00
65-300 - Utility Investigation/Coordination	15,000.00	0.00	0.00	0.00	0.00
65-400 - Survey	65,000.00	100.00	65,000.00	65,000.00	0.00
65-500 - Geotechnical	52,654.00	82.00	43,176.28	43,176.28	0.00
65-600 - Environmental Coordination	17,500.00	13.29	2,325.08	2,087.86	237.22
65-700 - Bid/Construction	5,000.00	0.00	0.00	0.00	0.00
			Current Billings		1,256.21
			Amount Due This Bill		<u>1,256.21</u>

Total Fee : 1,200,000.00
To Date Billings : 518,542.23
Total Remaining : 681,457.77

Dunham Engineering, LLC
1605 Rock Prairie Rd
Ste 318
College Station, TX 77845-8358

DUNHAM ENGINEERING

Joey Muton
Trinity Bay Conservation District (TBCD)
120 Broadway
Stowell, TX 77665

Estimate no.: 1686
Estimate date: 08/21/2026
Expiration date: 11/19/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Water/Wastewater	Hwy 65 West GST	1	\$700.00	\$700.00
2.	Water/Wastewater	Winnie Stowell WP East GST	1	\$700.00	\$700.00
3.	Water/Wastewater	Winnie Stowell WP West GST	1	\$700.00	\$700.00
4.	Water/Wastewater	Oak Island EST	1	\$1,100.00	\$1,100.00
5.	Water/Wastewater	White Park EST	1	\$1,100.00	\$1,100.00
6.	Water/Wastewater	Winnie Stowell EST	1	\$1,100.00	\$1,100.00
7.	Water/Wastewater	Winnie Stowell WP EST	1	\$1,100.00	\$1,100.00
Total					\$6,500.00
			Expiry date	11/19/2026	

Accepted date

Accepted by



PLUMMER

8/27/2026

Mr. Jim VanSchuyver
President
Gemini Contracting Services, Inc.
12660 LaRochelle Drive
Houston, Texas 77015

Re: TBCD West WTP GST Replacement Notice to Proceed (Project No. WTP-25016)

Dear Mr. VanSchuyver:

This letter serves as the official Notice to Proceed (NTP) for the Trinity Bay Conservation District West Water Treatment Plant Ground Storage Tank Replacement Project (Project). The General Conditions require a NTP date of within 30 days after the Agreement is signed or within 60 days after the Bid Opening, whichever is earlier. The Agreement was executed on June 15, 2026; therefore, the NTP date for the Project is hereby July 15, 2026.

The Substantial Completion date for the Project shall be 365 days after the NTP date, which is July 15, 2027. The Final Completion date for the Project shall be 395 days after the NTP date, which is August 14, 2027.

The Project has been assigned as TBCD Project No. WTP-25016. Please include this identifier on all pay applications and correspondence.

Please contact me if you have any questions regarding this NTP letter. We look forward to working with you on this important project for Trinity Bay Conservation District.

Sincerely,

PLUMMER

Lynsy Varner, P.E.
Project Manager

LDV/qmg

Enclosures:

cc: Mr. Jerry Shadden, General Manager, Trinity Bay Conservation District
Mr. Manuel Mendoza, Water Superintendent, Trinity Bay Conservation District
Ms. Misty Sieger, Assistant Project Manager, Gemini Contracting Services, Inc.



PLUMMER

1320 South University Drive, Suite 300
Fort Worth, Texas 76107

Please remit check payment to:

P.O. Box 736753

Dallas, TX 75373-6753

INVOICE

Invoice Number: 66086

Date: August 26, 2026

Project Number: 1550-012-01

Total Contract: \$422,500.00

Trinity Bay Conservation District

2500 State Highway 124

Stowell, TX 77661

1550-012-01 TBCD WTP Storage Tank-TBCD WTP Storage Tank Design

For Professional Services Rendered Through: August 21, 2026

Thank you for the opportunity to serve TBCD!

Fee Services

	Contract Amount	Percent Complete	Fee Earned	Prior Billings	Current Billings
Data Gathering/Review	\$5,315.00	100.00	\$5,315.00	\$5,315.00	\$0.00
Meetings	\$11,095.00	100.00	\$11,095.00	\$11,095.00	\$0.00
Preliminary Design	\$17,755.00	100.00	\$17,755.00	\$17,755.00	\$0.00
Detailed Design	\$55,305.00	100.00	\$55,305.00	\$55,305.00	\$0.00
Administrative Tasks	\$44,930.00	100.00	\$44,930.00	\$44,930.00	\$0.00
Cathodic Protection	\$17,142.97	90.00	\$15,428.67	\$15,428.67	\$0.00
Grounding	\$11,991.56	100.00	\$11,991.56	\$11,991.56	\$0.00
Regulatory Coordination	\$6,936.87	100.00	\$6,936.87	\$6,936.87	\$0.00
Bidding Services	\$22,690.00	100.00	\$22,690.00	\$22,690.00	\$0.00
Funding Assistance	\$1,627.60	100.00	\$1,627.60	\$1,627.60	\$0.00
Construction Phase Services	\$97,000.00	16.33	\$15,840.10	\$10,301.40	\$5,538.70
Resident Project Representative	\$130,711.00	0.00	\$0.00	\$0.00	\$0.00
	\$422,500.00		\$208,914.80	\$203,376.10	\$5,538.70

Invoice Total

\$5,538.70

Project Summary

Current Invoice	Prior Invoiced	Total Invoiced	Payments	A/R Outstanding
\$5,538.70	\$203,376.10	\$208,914.80	\$194,044.70	\$14,870.10

Prior Invoices Outstanding

Invoice Number	Invoice Date	Invoice Amount	Payments	Balance
65752	7/29/2026	\$9,331.40	\$0.00	\$9,331.40



PLUMMER

1320 South University Drive, Suite 300
Fort Worth, Texas 76107

Please remit check payment to:

P.O. Box 736753

Dallas, TX 75373-6753

INVOICE

Invoice Number: 66122

Date: August 27, 2026

Project Number: 1550-009-05

Total Contract: \$84,635.00

Trinity Bay Conservation District

2500 State Highway 124

Stowell, TX 77661

1550-009-05 TBCD Wastewater Treatment Capacity Analysis-Collection System Model Expansion TO-5

For Professional Services Rendered Through: August 21, 2026

Fee Services

	Contract Amount	Percent Complete	Fee Earned	Prior Billings	Current Billings
Collection System Model Expansion TO-5	\$84,635.00	44.00	\$37,239.40	\$18,619.70	\$18,619.70
	\$84,635.00		\$37,239.40	\$18,619.70	\$18,619.70

Invoice Total

\$18,619.70