

NORTH TEXAS MUNICIPAL WATER DISTRICT

RESOLUTION NO. 26-20

A RESOLUTION FOR CONVEYANCE OF FEE SIMPLE PROPERTY TO AN ABUTTING PROPERTY OWNER AT 121 REGIONAL DISPOSAL FACILITY

WHEREAS, in June 1993 the NTMWD acquired approximately 1,257.605 acres of land in Collin County, Texas, for the 121 Regional Disposal Facility (RDF) project; and,

WHEREAS, an approximately 20-acre tract (western tract) was part of the 1993 acquisition and abuts the west side of State Highway 121 (Highway 121); and,

WHEREAS, Highway 121 separates the western tract from the RDF; and,

WHEREAS, a residential developer is under contract to acquire approximately 148.8 acres of land abutting the northern edge of the western tract and shall become the abutting property owner; and,

WHEREAS, the developer desires to acquire 0.40 acres (Property) out of the western tract to construct a roadway to connect the neighborhood with the Highway 121 service road; and,

WHEREAS, the roadway shall be dedicated to City of Melissa and its design aligns with City of Melissa's Comprehensive Plan – Transportation Plan; and,

WHEREAS, the residential development is not viable without the Property; and,

WHEREAS, the Board determines and declares that the Property is not needed for Regional Disposal Facility operations, and that the Property is surplus to the needs of NTMWD and there is no further need for the Property; and,

WHEREAS, the Board determines the Property should be sold for no less than the market value as determined by the appraisal previously obtained on the Property; and,

WHEREAS, the abutting property owner is willing to pay market value based upon an appraisal obtained by the District.

NOW, THEREFORE, THE BOARD OF DIRECTORS IN A REGULAR MEETING RESOLVES THAT:

1. There is a public need for, and the public welfare and convenience are to be served by the conveyance of NTMWD property in the form of a fee simple conveyance to the abutting property owner.
2. The approximately 0.40 acres are surplus to the needs of NTMWD.

3. It is the recommendation of the Executive Director and NTMWD staff that the Board authorize conveyance of approximately 0.40 acres in fee-simple located adjacent to State Highway 121 service road to the abutting property owner at market value based upon an appraisal obtained by the District.
4. The Executive Director is authorized to execute the deed and any and all transaction documents necessary to convey the 0.40 acres to the abutting property owner.

**THIS RESOLUTION ADOPTED BY THE NTMWD BOARD OF DIRECTORS IN A
REGULAR MEETING ON MAY 28, 2026, AT THE JOHN BUNKER SANDS
WETLAND CENTER, LOCATED AT 655 MARTIN LANE, SEAGOVILLE, TEXAS.**

KEITH STEPHENS, Secretary

DAVID HOLLIFIELD, President

(SEAL)