



June 2, 2025

Mr. Scott Muckensturm
General Manager
Blackland Water Supply Corporation
6715 State Highway 276
Royse City, Texas 75189

Re: Response to Questions From Rockwall County /
Water Service to River Rock Phase 1A and 1B

Mr. Muckensturm,

Freeman-Millican, Inc. has reviewed the questions submitted to DR Horton from Daniel Ray, Rockwall County General Counsel.

Please see our responses in italics below to each question related to water supply.

Sincerely,

FREEMAN - MILLICAN, INC.

A handwritten signature in black ink, appearing to read 'Larry J. Freeman'.



Larry J. Freeman, P.E.

Questions Regarding Water Supply

1. What is the estimated average daily water consumption per household for the proposed 418 units in Phases 1A and 1B, expressed in gallons per day? Please provide calculations, including assumptions about household size, landscape irrigation demands, and other water uses (e.g. common area irrigation demands).

The average residential usage in Blackland WSC Service area in 2024 was 269 Gallons per Day per residential connection. The average daily consumption for the 418 units is estimated to be $418 \times 269 = 112,442$ gallons per day based average annual usage. It is estimated that the total of 115,000 gallons per day should be used for a

residential usage value of 275 gallons per residential connection which includes landscape irrigation and common area irrigation demands.

2. Please provide copies of all current contracts or agreements between DR Horton and BWSC for water supply to the River Rock Trails MUD, including specific terms regarding volume (in gallons per day and per year), duration, and any conditions for termination or renewal. Please provide such contracts for both Phases 1A and 1B.

Attached are the current contracts between BWSC and DR Horton. These contracts were developed prior to Freeman-Millican, Inc. (FMI) becoming BWSC's Engineer and amendments will be completed as required based on FMI's review and analysis.

3. What agreements exist between BWSC and the City of Rockwall for the water supply intended for Phases 1A and 1B? Please provide copies of these contracts, including details on volume, duration, and any clauses regarding priority of water allocation during shortages.

The current amended contract, in which copies have been provided. Amendment allows for a maximum daily flow of 2,040,000 gallons to serve Blackland WSC after Airport Road Service Area is taken by City of Rockwall (a planned action).

Priorities of water during water shortage are handled by following the Water Resource and Emergency Management Plan developed by NTMWD. The contract with NTMWD customers requires them to follow this plan during drought conditions. Stages are implemented consistently across all customers and enforced based on the plan. It is not specific to individual customers or developments.

4. Has DR Horton independently verified the terms of the water supply contract between the City of Rockwall and NTMWD to confirm that the City can fulfill its obligations to BWSC for the River Rock Trails MUD? Please provide documentation of this verification or correspondence with the City or NTMWD for both Phases 1A and 1B.

It is the water providers responsibility to confirm availability.

5. What are the specific sources of water that BWSC will provide to the River Rock Trails MUD (e.g., specific reservoirs, groundwater wells, or treatment plants operated by NTMWD or the City of Rockwall)? Please provide documentation from BWSC or upstream suppliers confirming the source for both Phases 1A and 1B.

The existing contract allows sufficient capacity to serve Phase 1A and 1B from the City of Rockwall through Green Pump Station, which is from NTMWD, Wylie WTP and Lake Lavon.

Longterm, NTMWD has indicated capacity is available from their Tawakoni WTP served from Lake Tawakoni. In addition to this source, they have indicated water is also available from the Wylie WTP served by Lake Lavon and others.

6. What is the current available capacity of each water source in the supply chain (NTMWD, City of Rockwall, BWSC) after accounting for existing commitments to

other customers? Please provide data on unallocated water volumes and how the River Rock Trails MUD's demand fits within these allocations, clearly specifying for both Phases 1A and 1B.

NTMWD will review their system and supply water through the current capacity and future expansions as their service area expands. NTMWD has indicated they evaluate overall usage annually and adjusts their capital plan accordingly to meet customer demands.

7. In the event of water shortages or drought conditions, what is the priority of water allocation for the River Rock Trails MUD relative to other customers of BWSC, the City of Rockwall, and NTMWD? Please provide any agreements or policies that outline allocation priorities. Please specify and provide this for both Phases 1A and 1B.

Priorities of water during water shortage are handled by following the Water Resource and Emergency Management Plan developed by NTMWD. Blackland WSC and all NTMWD customers are required to follow and comply with this plan. Stages are implemented consistently across all customers and enforced based on the plan. It is not specific to any individual customer or development.

8. What specific assurances has DR Horton received from BWSC regarding the extension or replacement of its water supply contract with the City of Rockwall beyond its expiration? Please provide written commitments, draft agreements, or correspondence demonstrating these assurances. Please address this question for both Phases 1A and 1B.

BWSC has contacted the City of Rockwall concerning extending their contract. This will be the case for the next few years. The plan is to provide a new take point located at SH 34 and CR322 that will provide adequate water supply for the DR Horton, existing connections and other developments. The contracts with NTMWD will address the capacities for the future.

9. Has DR Horton conducted, commissioned, or obtained an independent assessment of NTMWD's long-term water supply capacity to meet the needs of Phases 1A and 1B, considering regional growth projections? If so, please provide the assessment; if not, explain why DR Horton believes such an assessment was not necessary.

NTMWD makes assessment to the long-term water supply capacities of all member cities and customers. Water for Phases 1A and 1B will be supplied by the City of Rockwall, a member city.

10. What infrastructure improvements (e.g., pipelines, treatment facilities, or storage) are required to deliver water to the River Rock Trails MUD for Phases 1A and 1B? Please provide a detailed timeline, cost estimates, and confirmation of which entity (DR Horton, BWSC, or others) is responsible for funding and implementing these improvements, and provide copies of applicable contracts.

Two projects have been identified to improve the Blackland system:

1. *Upgrade the pumping capacity at Green Pump Station. Currently planned by Spring of 2026.*

2. *Install a 10" pipeline in Jones Road (DR Horton's responsibility. Design completed. Will initiate construction following preliminary plat approval.)*

11. If BWSC is unable to secure a renewed or alternative water supply contract with the City of Rockwall, what alternative water suppliers has DR Horton identified to serve the River Rock Trails MUD? Please provide letters of intent or preliminary agreements with these suppliers if they exist.

This is covered by the current contract amendment, so there is not a need for an alternate water supply. Discussions with the City of Rockwall indicate they are fully prepared to provide water to Blackland WSC until a new take point is constructed and water is directly provided from NTMWD.

12. Has DR Horton developed a drought contingency plan specific to the River Rock Trails MUD which aligns with NTMWD's regional drought management strategies? If so, please provide the plan; if not, explain why this was not prepared.

Priorities of water during water shortage are handled by following the Water Resource and Emergency Management Plan developed by NTMWD. Blackland WSC and all NTMWD customers are required to follow and comply with this plan. Stages are implemented consistently across all customers and enforced based on the plan. It is not specific to any individual customer or development.

Questions Regarding Fire and EMS Services (Water-related only)

6. Does DR Horton have access to a sufficient supply of water for firefighting purposes?

Yes. The capacity of the Blackland WSC is sufficient to provide fire flow to River Rock Phases 1A and 1B.