



**NOTICE OF A MEETING**  
**Brenham Community Development Corporation**  
**Thursday, January 25, 2024 @ 7:30 a.m.**  
**City Hall - 2<sup>nd</sup> Floor Conference Room**  
**200 W. Vulcan St.**  
**Brenham, Texas**

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1. **Call Meeting to Order**
2. **Invocation and Pledges to the U. S. and Texas Flags**

**WORK SESSION**

3. **Discussion on 2024 Meeting Dates**

**REGULAR SESSION**

4. **Discuss and Possibly Act Upon the Minutes from the September 28, 2023 and the November 2, 2023 Regular Meetings**
5. **Discuss and Possibly Act Upon the Election of a Chairperson for a Term of Two Years Ending on December 31, 2025**
6. **Discuss and Possibly Act Upon FY2022-23 Fourth Quarter Financial Reports**
7. **Discuss and Possibly Act Upon the Repurchase of Approximately 2.221 Acres of Land, Owned by Al and Donna Kunkel (Industrial Rig Lights, Inc.), in Accordance with the Terms Outlined in the Declaration of Covenants, Conditions and Restrictions of the Southwest Industrial Park, Section Three, and Authorize the Chairman or the President to Execute Any Necessary Documentation**
8. **Discuss and Possibly Act Upon the Repurchase of Approximately 6.3632 Acres of Land, Owned by Welcome Land Development, LLC, in Accordance with the Terms Outlined in the Restrictions, Covenants, Easements, and Conditions of the Brenham Business Center and Authorize the Chairman or the President to Execute Any Necessary Documentation**
9. **Discuss and Possibly Act Upon a Proposal from Bluebonnet Electric Coop for the Extension of Electric Service in the Brenham Business Center Related to the Sanitary Sewer Improvements Along James Nutt Blvd. and Authorize the Chairman or the President to Execute Any Necessary Documentation**

10. **Discuss and Possibly Act Upon an Easement Agreement Between the BCDC and the City of Brenham for the Extension of Electric Service in the Brenham Business Center Related to the Sanitary Sewer Improvements Along James Nutt Blvd. and Authorize the Chairman or the President to Execute Any Necessary Documentation**
11. **Discuss and Possibly Act Upon a Professional Services Between Strand Associates Inc and BCDC for the Extension of Wastewater Service in the Brenham Business Center Related to the Sanitary Sewer Improvements Along James Nutt Blvd. and Authorize the Chairman or the President to Execute Any Necessary Documentation**
12. **Board and Staff Updates**
  - **Economic Development**
  - **Parks and Recreation**
  - **Administration**

#### **EXECUTIVE SESSION**

13. **Texas Government Code, Section 551.071 - Consultation with Attorney and Texas Government Code, Section 551.072 – Deliberation Regarding Real Property – Consultation with Legal Counsel and Deliberation Regarding the Possible Sale, Exchange, Transfer and/or Acquisition of Real Property and Associated Matters Concerning Capital Westview Partners, LLC in the Southwest Industrial Park, Section IV, in the City of Brenham, Texas**

#### **RE-OPEN REGULAR SESSION**

14. **Discuss and Possibly Act Upon the Possible Sale, Exchange, Transfer and/or Acquisition of Real Property and Associated Matters Concerning Capital Westview Partners, LLC in the Southwest Industrial Park, Section IV, in the City of Brenham, Texas and Authorize the Chairman or the President to Negotiate and Execute Any Necessary Documentation**

**Adjourn**

#### ***CERTIFICATION***

*I certify that a copy of the agenda of items to be considered by the Brenham Community Development Corporation (BCDC) on Thursday, January 25, 2024 was posted to the City Hall bulletin board at 200 W. Vulcan St., Brenham, Texas on Friday, January 19, 2024 at 2:30 pm.*

***Robin Hutchens***  
*Deputy City Secretary*

Disability Access Statement: This meeting is wheelchair accessible. The accessible entrance is located at the Vulcan Street entrance to the City Administration Building. Accessible parking spaces are located adjoining the entrance. Auxiliary aids and services are available upon request (interpreters for the deaf must be requested twenty-four (24) hours before the meeting) by calling (979) 337-7567 for assistance.

I certify that this notice and agenda of items to be considered by the Brenham Community Development Corporation (BCDC) was removed by me from the City Hall bulletin board on \_\_\_\_\_ at \_\_\_\_\_.

\_\_\_\_\_  
Signature



To: BCDC Board Members  
From: Jeana Bellinger  
Subject: Recommended Meeting Dates for 2024  
Date: January 19, 2024

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The meeting dates shown below are being recommended for 2024:

- April 11, 2024
- June 13, 2024 (*FY2024-25 Funding Meeting*)
- August 8, 2024
- November 14, 2024

The meeting start time will remain at 7:30 a.m. I will send calendar invites for all of these dates.

## MINUTES

### BRENHAM COMMUNITY DEVELOPMENT CORPORATION

September 28, 2023

A regular meeting of the Brenham Community Development Corporation was held on Thursday, September 28, 2023 at City Hall, Conference Room 2A, 200 W. Vulcan, Brenham, Texas beginning at 7:30 a.m.

Board members present were Charles Moser, Darrell Blum, John Hasskarl, Bill Betts, Jim Kolkhorst Gary Crocker, and Ken Miller

Board members absent: None

City of Brenham staff members present were Carolyn Miller, Jeana Bellinger, Stacy Hardy, Dane Rau, Teresa Rosales, Casey Redman, Kelsey Toy, Shawn Bolenbarr, and Kyle Branham

Others present: Mayor Kenjura, Councilmember LaRoche, and Kyle Merten

**1. Chairman Charles Moser called the meeting to order**

**2. Invocation and Pledges to the U.S. and Texas Flags**

Chairman Moser announced that unless there were any objections, the Board, would go into Executive Session, in accordance with Texas Government Code, Section 551.071 – Consultation with Legal Counsel, to discuss Agenda Item No. 6. the Performance Agreement between the Brenham Community Development Corporation (BCDC) and Academy, Ltd. d/b/a Academy Sports + Outdoors. There were no objections.

The Board adjourned into Executive Session at 7:31 a.m.

#### **EXECUTIVE SESSION**

**6. Discuss and Possibly Act Upon a Performance Agreement Between the Brenham Community Development Corporation (BCDC) and Academy, Ltd. d/b/a Academy Sports + Outdoors and Authorize the President to Execute Any Necessary Documentation**

**9. Texas Government Code, Section 551.072 – Deliberation Regarding Real Property – Deliberation Regarding Real Estate Matters Concerning the Sale of Industrial Park Land**

**10. Texas Government Code, Section 551.072 – Deliberation Regarding Real Property – Deliberation Regarding the Possible Sale, Exchange, Transfer and/or Acquisition of Real Property and Associated Matters Concerning Project Deer in the Southwest Industrial Park, Section IV, in the City of Brenham, Texas**

Executive Session adjourned at 8:36 a.m.

**RE-OPEN REGULAR SESSION**

**6. Discuss and Possibly Act Upon a Performance Agreement Between the Brenham Community Development Corporation (BCDC) and Academy, Ltd. d/b/a Academy Sports + Outdoors and Authorize the President to Execute Any Necessary Documentation**

A motion was made by Bill Betts and seconded by Jim Kolkhorst to approve a Performance Agreement between the Brenham Community Development Corporation (BCDC) and Academy, Ltd. d/b/a Academy Sports + Outdoors, with the Option 3 wording as discussed in Executive Session, and authorize the President to execute any necessary documentation.

Chairman Charles Moser called for a vote. The motion passed with the Board voting as follows:

Chairman Charles Moser	Yes
Vice Chairman Darrell Blum	Yes
Board Member Bill Betts	Yes
Board Member Gary Crocker	Yes
Board Member John Hasskarl	Yes
Board Member Jim Kolkhorst	Yes
Board Member Ken Miller	Yes

**11. Discuss and Possibly Act Upon the Possible Sale, Exchange, Transfer and/or Acquisition of Real Property and Associated Matters Concerning Project Deer in the Southwest Industrial Park, Section IV, in the City of Brenham, Texas and Authorize the President to Negotiate and Execute Any Necessary Documentation**

This item was passed – no action taken.

**3. Discuss and Possibly Act Upon Minutes from the August 8, 2023 Regular Meeting**

A motion was made by Darrell Blum and seconded by John Hasskarl to approve the minutes from the August 8, 2023 Regular Meeting as presented.

Chairman Charles Moser called for a vote. The motion passed with the Board voting as follows:

Chairman Charles Moser	Yes
Vice Chairman Darrell Blum	Yes
Board Member Bill Betts	Yes
Board Member Gary Crocker	Yes
Board Member John Hasskarl	Yes
Board Member Jim Kolkhorst	Yes
Board Member Ken Miller	Yes

**4. Discuss and Possibly Act Upon the Reallocation of FY2023-24 Budgeted Funds for the Hohlt Park Synthetic Turf Improvement Project**

Public Works Director Dane presented this item. Rau explained that on August 29<sup>th</sup> the City along with CEI Engineering opened Request for Proposals (RFPs) for converting four softball infields at Hohlt Park to turf. Rau stated that a total of eight proposals were received but only four met the specifications required in the RFP.

After review and scoring of each RFP, it is staff's recommendation to award the total project (4 infields, drainage work and 4 bullpens) to TGS Sports for \$1,096,470.00; however, the total budgeted amount for this project was \$771,000, so he requested that the Board reallocate \$375,000 that was earmarked for a playscape at the Brenham Family Park to cover the additional costs of the turf fields.

A motion was made by John Hasskarl and seconded by Darrell Blum to approve the reallocation of FY2023-24 budgeted funds in the amount of \$375,000.00 from the Brenham Family Park Playscape to the Hohlt Park Synthetic Turf Improvement Project and authorize the President to execute any necessary documentation.

Chairman Charles Moser called for a vote. The motion passed with the Board voting as follows:

Chairman Charles Moser	Yes
Vice Chairman Darrell Blum	Yes
Board Member Bill Betts	Yes
Board Member Gary Crocker	Yes
Board Member John Hasskarl	Yes
Board Member Jim Kolkhorst	Yes
Board Member Ken Miller	Yes

**5. Discuss and Possibly Act Upon the Reallocation of FY2023-24 Budgeted Funds for the Blue Bell Aquatic Center Restroom Improvement Project**

Public Works Director Dane presented this item. Rau explained that on September 26<sup>th</sup> City along with BBA Architects opened Request for Proposals (RFPs) for the restroom/locker room renovations at the Blue Bell Aquatic Center. Rau explained that the project will consist of new lockers, new flooring, new partitions, upgrades to women's vanity, shower upgrades, hand dryers, additional seating options, upgrades of plumbing fixtures and demo of the old fixtures.

Rau advised that in the 2022-23 BCDC budget, \$208,000 was allocated for this project but due to asbestos removal and the increased cost of the lockers, \$79,735 has already been spent on this project. Rau explained that he expects construction costs to exceed the remaining budget of \$128,000 so he would like the Board to reallocate an additional \$145,000 from the Brenham Family Park Playscape.

A motion was made by Jim Kolkhorst and seconded by John Hasskarl to approve the reallocation of FY2023-24 budgeted funds in the amount of \$145,000.00 from the Brenham Family Park Playscape to the Blue Bell Aquatic Center Restroom Improvement Project and authorize the President to execute any necessary documentation.

Chairman Charles Moser called for a vote. The motion passed with the Board voting as follows:

Chairman Charles Moser	Yes
Vice Chairman Darrell Blum	Yes
Board Member Bill Betts	Yes
Board Member Gary Crocker	Yes
Board Member John Hasskarl	Yes
Board Member Jim Kolkhorst	Yes
Board Member Ken Miller	Yes

**7. Discuss and Possibly Act Upon an Amendment to a Professional Services Agreement with Strand Associates, Inc. Related to Sanitary Sewer Improvements Along James Nutt Blvd. in the Brenham Business Center and Authorize the President to Execute Any Necessary Documentation**

Public Utilities Project Manager Shawn Bolenbarr presented this item. Bolenbarr explained that the amendment to the Agreement is for the preparation of easement documents needed for the project.

A motion was made by Darrell Blum and seconded by Gary Crocker to approve an amendment to a Professional Services Agreement with Strand Associates, Inc. related to sanitary sewer improvements along James Nutt Blvd. in the Brenham Business Center, in an amount not to exceed \$3,500.00, and authorize the President to execute any necessary documentation.

Chairman Charles Moser called for a vote. The motion passed with the Board voting as follows:

Chairman Charles Moser	Yes
Vice Chairman Darrell Blum	Yes
Board Member Bill Betts	Yes
Board Member Gary Crocker	Yes
Board Member John Hasskarl	Yes
Board Member Jim Kolkhorst	Yes
Board Member Ken Miller	Yes



**8. Discuss and Possibly Act Upon the Repurchase of Approximately 6.413 Acres, Owned by Capital Westview Partners, LLC in Accordance with the Terms Outlined in the Restrictions, Covenants, Easements and Conditions of Brenham Business Center and Authorize the President to Execute Any Necessary Documentation**

Economic & Community Development Director Teresa Rosales presented this item. Rosales explained that discussions continue with the owners of Capital Real Estate with respect to their inability to utilize the 6.4-acre tract in the Brenham Business Center

Rosales stated that since the purchase and discovery of Capital Westview’s intention to construct a building for Sunbelt Rentals, Inc., staff has been working with them to find an alternative but, unfortunately, there has not been a workable solution. Rosales stated that it is staff’s recommendation that BCDC repurchase the 6.4 acres so that Capital Westview can move forward and look for other property.

Rosales advised the Board that the property was sold to Capital Westview in December 2022 for \$320,000.

A motion was made by Gary Crocker and seconded by Ken Miller to approve the repurchase of approximately 6.413 acres, owned by Capital Westview Partners, LLC, in the amount of \$320,000.00, in accordance with the terms outlined in the Restrictions, Covenants, Easements and Conditions of Brenham Business Center and authorize the President to execute any necessary documentation.

Chairman Charles Moser called for a vote. The motion passed with the Board voting as follows:

Chairman Charles Moser	Yes
Vice Chairman Darrell Blum	Yes
Board Member Bill Betts	Yes
Board Member Gary Crocker	Yes
Board Member John Hasskarl	Yes
Board Member Jim Kolkhorst	Yes
Board Member Ken Miller	Yes

## 12. Board and Staff Updates

- **Economic Development**
  - **Project Color Guard**
    - Moving forward with property next to Bluebonnet Electric; conducting property survey and sound study; option agreement is being drafted.
  - **Irby Construction Company**
    - The tract of land has been returned to its previous condition.
  - **Brenham Kitchens, LLC**
    - Letter regarding repurchase of the property has been sent; repurchase agreement is being drafted.
- **Parks and Recreation**
  - Brenham Family Park creek crossing is completed; 18-hole disc golf course is currently under construction.
- **Administration**
  - TML's Economic Development Conference will be on November 17<sup>th</sup>.

The meeting was adjourned.

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Charles Moser  
Chairman

**ATTEST:**

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Jeana Bellinger, TRMC, CMC  
City Secretary/BCDC Secretary

## MINUTES

### BRENHAM COMMUNITY DEVELOPMENT CORPORATION

November 2, 2023

A regular meeting of the Brenham Community Development Corporation was held on Thursday, November 2, 2023 at City Hall, Conference Room 2A, 200 W. Vulcan, Brenham, Texas beginning at 7:30 a.m.

Board members present were Charles Moser, Darrell Blum, John Hasskarl, Bill Betts, Jim Kolkhorst Gary Crocker, and Ken Miller

Board members absent: None

City of Brenham staff members present were Jeana Bellinger, Stacy Hardy, Dane Rau, Teresa Rosales, Robin Hutchens and Shawn Bolenbarr

Others present: Councilmember LaRoche, and Kyle Merten

1. **Chairman Charles Moser called the meeting to order**
2. **Invocation and Pledges to the U.S. and Texas Flags**

#### **WORK SESSION**

3. **Discussion and Presentation Related to Proposed Changes in Calendar Year 2024 to the Blue Bell Aquatic Center's Fee Structure and Operations**

Public Works Director Dane Rau advised that back in March, he and the Blue Bell Aquatic Center staff were tasked to find ways to increase revenue and/or lower daily operation costs. Rau stated that they did that by evaluating the current budget, BBAC operating hours/programs, and comparing current BBAC operations to similar facilities. Rau explained that their findings were presented to the Parks Board and are as follows:

- **A Resident and Non-Resident Daily Admission Fee Change:** Implement a small \$1.00 increase in City resident fees to \$5.00 for adult daily admission and \$3.00 daily admission for children 3 and under. Also, implement a Resident and Non-Resident rate for individual, senior, and family passes. The projected additional revenue from these small rate adjustments is estimated to be \$82,643.00.
- **Carousel Fee:** Increase fees from \$1.00 per day to \$1.00 per ride. Unfortunately, the estimated budget impact from this change cannot be calculated.

- Purchase of Pool Blankets: In visiting other aquatic facilities, pool blankets are used to reduce chemical and utility costs. The recommendation is to purchase one blanket for the therapy pool as a test to see if any cost savings can be realized. The cost of the pool blanket is \$20,000.00.
- Floats-n-Flicks: Charging a \$5.00 admission fee for Floats-n-Flicks movie night. Based on 2023 attendance, this change could have a positive budget impact of \$2,720.00
- Adding 1-Day Closure: Adding one day of closure would save \$37,140.00.

Rau advised that current expenditures for the Blue Aquatic Center are \$1.1 Million and revenues are \$315,000.00; however, these recommended changes could have a positive budget impact of approximately \$120,000.00 which would narrow the gap when comparing revenues and expenditures.

The Board was in support of the recommended changes.

#### **4. Discussion and Update on the Sanitary Sewer Improvement Project Along James Nutt Blvd. in the Brenham Business Center**

Utility Project Manager Shawn Bolenbarr presented this item. Bolenbarr stated that one of the issues staff has been working on with Strand Associates (Strand) and Bluebonnet Electric (Bluebonnet) is the electrical service line that is needed to serve the Brenham Business Center lift station.

Bluebonnet has provided two options for the Board to consider:

- Option 1: Tie into Bluebonnet's switchgear that is located at the intersection of Blue Bell and James Nutt Blvd. which will require a bore under the low water crossing located to the southwest of the intersection. This option will also require Bluebonnet to upsize their switchgear. The quote for this option is \$200,000.00.
- Option 2: Create temporary overhead service lines that would extend from the far southwestern property line to the lift station. This temporary overhead service would be approximately 700 feet in length. Since it will be located on the southwest side of the low water crossing, it will not be noticeable from Blue Bell Road or James Nutt Blvd. The quote for this option is between \$20,000.00 and \$40,000.00.

Bolenbarr stated that staff and Strand have evaluated both options and recommend that BCDC support Option 2 allowing a temporary service line to serve the proposed lift station. The Board agreed with the recommendation.

Bolenbarr advised that once the electrical design is completed, this item will come back to the Board for final approval and allocation of funds.

The Board adjourned into Executive Session at 7:59 a.m.

### **EXECUTIVE SESSION**

5. **Texas Government Code, Section 551.072 – Deliberation Regarding Real Property – Deliberation Regarding Real Estate Matters Concerning the Sale of Industrial Park Land**
6. **Texas Government Code, Section 551.071 - Consultation with Attorney and Texas Government Code, Section 551.072 – Deliberation Regarding Real Property – Consultation with Legal Counsel and Deliberation Regarding the Possible Sale, Exchange, Transfer and/or Acquisition of Real Property and Associated Matters Concerning Capital Westview Partners, LLC in the Southwest Industrial Park, Section IV, in the City of Brenham, Texas**
7. **Texas Government Code, Section 551.071 - Consultation with Attorney and Texas Government Code, Section 551.072 – Deliberation Regarding Real Property – Consultation with Legal Counsel and Deliberation Regarding the Possible Sale, Exchange, Transfer and/or Acquisition of Real Property and Associated Matters Concerning Project Color Guard in the Southwest Industrial Park, Section III, in the City of Brenham, Texas**
8. **Texas Government Code, Section 551.072 – Deliberation Regarding Real Property – Deliberation Regarding the Possible Lease of Approximately 44.068 Acres of Land Located in the Southwest Industrial Park, Section IV, in the City of Brenham, Texas**

Executive Session adjourned at 8:32 a.m.

### **REGULAR SESSION**

9. **Discuss and Possibly Act Upon the Sale of Real Property in the City of Brenham Owned by the Brenham Community Development Corporation (BCDC) for Industrial Park Purposes and Authorize the President to Execute Any Necessary Documentation**

A motion was made by Bill Betts and seconded by Darrell Blum to approve the sale of real property in the City of Brenham owned by the Brenham Community Development Corporation (BCDC) for industrial park purposes, as discussed in Executive Session, and authorize the President to execute any necessary documentation.

Chairman Charles Moser called for a vote. The motion passed with the Board voting as follows:

Chairman Charles Moser	Yes
Vice Chairman Darrell Blum	Yes
Board Member Bill Betts	Yes
Board Member Gary Crocker	Yes
Board Member John Hasskarl	Yes
Board Member Jim Kolkhorst	Yes
Board Member Ken Miller	Yes

**10. Discuss and Possibly Act Upon the Possible Sale, Exchange, Transfer and/or Acquisition of Real Property and Associated Matters Concerning Capital Westview Partners, LLC in the Southwest Industrial Park, Section IV, in the City of Brenham, Texas and Authorize the President to Negotiate and Execute Any Necessary Documentation**

No action was taken on this item.

**11. Discuss and Possibly Act Upon the Possible Sale, Exchange, Transfer and/or Acquisition of Real Property and Associated Matters Concerning Project Color Guard in the Southwest Industrial Park, Section III, in the City of Brenham, Texas and Authorize the President to Negotiate and Execute Any Necessary Documentation**

A motion was made by John Hasskarl and seconded by Jim Kolkhorst to approve the possible sale, exchange, transfer and/or acquisition of real property and associated matters concerning Project Color Guard in the Southwest Industrial Park, Section III, in the City of Brenham, Texas, as discussed in Executive Session, and authorize the President to execute any necessary documentation.

Chairman Charles Moser called for a vote. The motion passed with the Board voting as follows:

Chairman Charles Moser	Yes
Vice Chairman Darrell Blum	Yes
Board Member Bill Betts	Yes
Board Member Gary Crocker	Yes
Board Member John Hasskarl	Yes
Board Member Jim Kolkhorst	Yes
Board Member Ken Miller	Yes

**12. Board and Staff Updates**

- **Economic Development**
  - Teresa Rosales provided Economic Development Production Reports for July through September, 2023
- **Parks and Recreation**
  - **No updates given.**
- **Administration**
  - Next BCDC meeting will be held on January 18, 2024

The meeting was adjourned.

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Charles Moser  
Chairman

**ATTEST:**

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Jeana Bellinger, TRMC, CMC  
City Secretary/BCDC Secretary



To: BCDC Board Members  
From: Jeana Bellinger  
Subject: Election of a Chairperson  
Date: January 19, 2024

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In accordance with the 2021 amendment to the BCDC Bylaws, the Board must elect a new Chairman (“...*shall appoint a Chairman for a two (2) year term by January 31 of each even numbered year...*”) to serve a two-year term.

The Vice-Chairman position currently being held by Darrell Blum will remain until January of December 31, 2024.

If you have any questions about this appointment, please do not hesitate to contact me.





## MEMORANDUM

To: BCDC Board and City Manager  
From: Stacy Hardy, Director of Finance  
Subject: BCDC 4th Quarter FY22-23 Financial Statements  
Date: January 11, 2024

Attached are the fourth quarter FY22-23 financial statements for BCDC. Notable trends or transactions are discussed below.

### Sales Tax Revenue

For FY23, we increased our sales tax revenue budget by 8% over the prior year's budget. Actual sales tax revenue for FY23 ended the year favorably at \$2,435,808, which is \$336,910 or 16% ahead of budget and \$146,589 or 6% above the prior year.

### Financial Statements – Fund 250

The ***Economic Development*** operations report shows a total surplus of \$808,686 for FY23, increasing fund balance for this operation to \$2,032,126. During the year, BCDC sold 6.413 acres in the Brenham Business Center to Capital Westview Partners, LLC. Of the \$336,319 sales price, \$27,302 was recognized as Capital Westview's contribution towards the shared detention pond. Matching contributions for Main Street Incentive Grants were made to five businesses and totaled \$39,500. Also, in FY23, work began on the James Nutt Blvd. sewer extension in the Brenham Business Center. BCDC paid \$53,900 of engineering costs related to this project. The remaining engineering and construction costs of \$829,100 will be incurred in FY24.

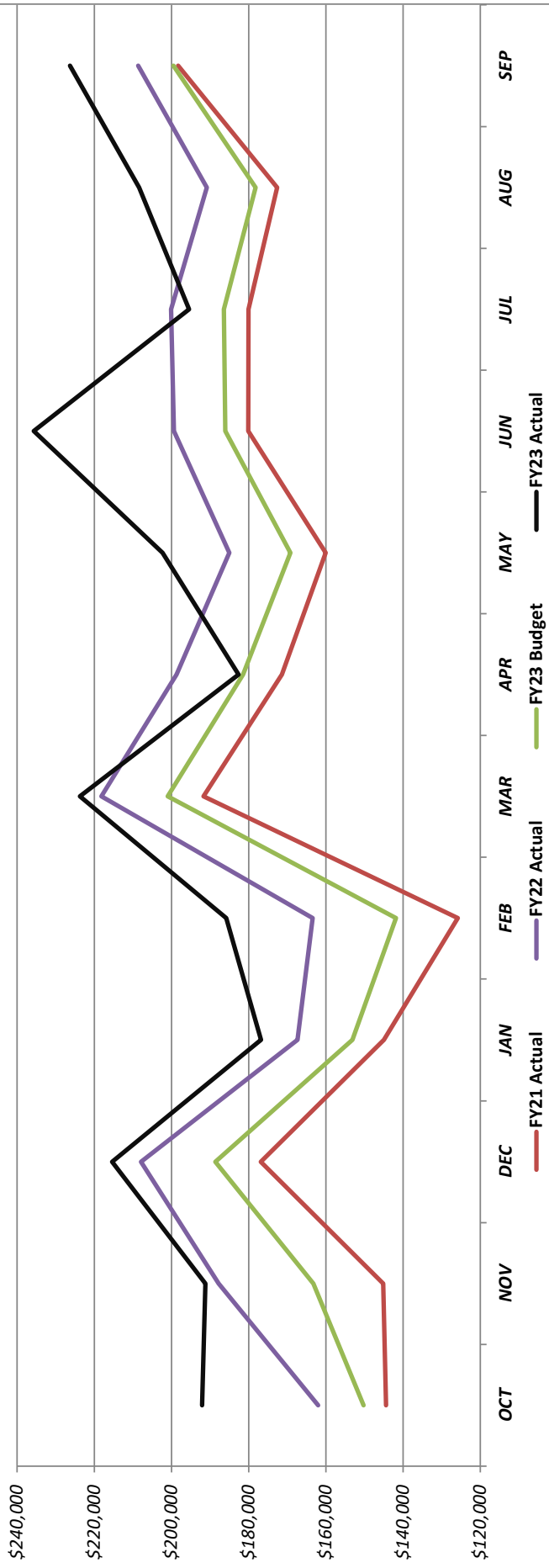
The ***Recreation*** side ended the year with a deficit of (\$285,558) due to the use of fund balance for a portion of the Hohlt Park Turf Fields project. FY23 ending fund balance is \$1,019,752 for this operation. Seventeen (17) parks and recreation projects were funded in FY23. Of these projects, 13 were completed by the end of September, two projects were deferred until a future budget year (Aquatic Center Sound System and Play-for-All Equipment at Brenham Family Park), and two projects were in progress at year-end and will be completed in FY24 (Turf Fields at Hohlt Park and Aquatic Center Locker Room Improvements).

BCDC Capital Projects – Fund 252

In FY23, Brenham Family Park expenses included \$27,635 for engineering services to Quiddity Engineering for Phase I design and \$305,542 for engineering and construction related to the main creek crossing. A fund balance of \$798,547 remains for Brenham Family Park project expenditures. Because BCDC has not actually received the funds for the \$750,000 Texas Parks and Wildlife Grant, it is not yet reflected in this financial statement.

After reviewing this information, should you have any questions prior to Thursday's meeting, do not hesitate to contact me directly at 979-337-7570.

**BCDC SALES TAX BY MONTH  
FY21 , FY22 & FY23**



	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	TOTAL
FY21 Actual	144,394	145,123	176,848	144,993	125,828	191,731	171,397	160,032	180,081	180,035	172,652	198,275	1,991,390
FY22 Actual	162,007	187,754	207,871	167,350	163,457	218,154	198,665	185,016	199,364	200,126	190,828	208,628	2,289,219
FY23 Budget	150,237	163,219	188,638	153,150	141,844	200,977	181,452	169,186	186,052	186,403	178,224	199,515	2,098,898
FY23 Actual	192,097	191,198	215,384	176,808	185,810	223,723	182,640	202,295	235,671	195,468	208,411	226,301	2,435,808

**Budget vs. Actual Based on Allocated Budget**

Difference	41,860	27,979	26,746	23,658	43,966	22,746	1,188	33,109	49,619	9,065	30,188	26,786	336,910
Cummulative	41,860	69,839	96,585	120,243	164,209	186,955	188,144	221,253	270,872	279,936	310,124	336,910	336,910

**BREHAM COMMUNITY DEVELOPMENT CORPORATION**  
**ECONOMIC DEVELOPMENT**  
**YEAR TO DATE PRO FORMA PERFORMANCE**  
**FOR THE YEARS ENDING SEPTEMBER 30, 2022 AND 2023**

	YTD Actual 9/30/2022	YTD Actual 9/30/2023	Percent Incr (Decr)
<u>Revenues</u> 35% of Combined			
Sales Tax	825,862	877,165	6.21%
Washington County Eco. Dev. Contribution	100,000	100,000	0.00%
Lease of Land - Hay Production	2,626	2,834	7.93%
Lease of Land - Irby	22,896	114,479 F	
Sale of Land	457,821	309,017 E	
Detention Pond Contributions	81,867	27,302 E	
Interest	3,288	61,371	1766.22%
	1,494,360	1,492,168	-0.15%
<u>Expenditures</u>			
Economic Development Operations	357,813	277,321	-22.50%
Economic Dev. Programs & Partnerships-Main Street	21,956	39,500 D	79.91%
Lawn Maintenance	12,310	21,775	76.89%
Services - Street Lights Electrical	7,074	7,108	0.49%
Legal Fees	9,750	16,253	66.70%
Sewer Extension - Brenham Business Center	-	53,900 G	
Notes Payable to City - Principal & Interest	222,528 C	225,578 C	1.37%
Total Expenditures	631,430	641,435	1.58%
Revenues Over (Under) Expenditures from Operations	862,930	850,733	
<u>Other Financing Sources (Uses)</u>			
Repayments to Recreation for FY20 Internal Transfer	(42,047) A	(42,047) B	
Total Other Financing Sources (Uses)	(42,047)	(42,047)	
Total Surplus (Deficit)	820,883	808,686	
Beginning Fund Balance	402,557	1,223,440	
Ending Fund Balance	1,223,440	2,032,126	

A - Year 3 of 10 - Repayment of Internal Transfer (Loan) from Recreation for construction of detention ponds.

B - Year 4 of 10 - Repayment of Internal Transfer (Loan) from Recreation for construction of detention ponds.

C - Notes Payable to the City consist of :

2010 Note Payable - \$1M for SWIP III (Weige tract) 122 acre land purchase; matures 9/1/2029; remaining principal balance \$385,859, approx. \$330,000 accrued interest balance.

2017 Note Payable - \$500,000 for SWIP IV (Gurrech tract) 44.9 acre land purchase; matures 8/15/2026; remaining principal balance \$200,000

D - The following payments have been made for Main St. Economic Development Partnerships/Programs:

\$	7,500	Brenham Heritage Museum	Main St. EIIG Grant Match
	7,500	Top Floor Cars	Main St. EIIG Grant Match
	3,500	Brenham Heritage Museum	Main St. Incentive Grant Match
	3,500	Glamfetti, LLC	Main St. Incentive Grant Match
	7,500	Glamfetti, LLC	Main St. EIIG Grant Match
	2,500	209 S. Market, LLC	Main St. Incentive Grant Match
	7,500	Doug Peck Studio	Main St. EIIG Grant Match
	\$ 39,500		

E - Land Sales & Detention Pond Contributions

	Detention Pond			
	Sale of Land	Contributions	Total Proceeds	
\$	309,017	\$ 27,302	\$ 336,319	Sale of 6.413 acres in BBC to Capital Westview Partners in Dec. 2022.

F - Lease signed in Aug. 2022 with Irby Construction Company for the lease of 28.67 acres of land, terminated Aug. 2023.

G - Brenham Business Center sewer extension along James Nutt Blvd. Total estimated cost of \$883,000, \$53,900 engineering incurred in FY23.

**BRENHAM COMMUNITY DEVELOPMENT CORPORATION**  
**RECREATION**  
**YEAR TO DATE PRO FORMA PERFORMANCE**  
**FOR THE YEARS ENDING SEPTEMBER 30, 2022 AND 2023**

	YTD Actual 9/30/2022	YTD Actual 9/30/2023	Percent Incr (Decr)
<u>Revenues</u> <i>65% of Combined</i>			
Sales Tax	1,463,358	1,558,643	6.51%
Interest	6,104	113,971	1767.05%
	1,469,462	1,672,614	13.82%
 <u>Expenditures</u>			
Aquatic Center Replace Metal Furniture	39,151	-	
Aquatic Center Seal Exterior Brick	27,164	25,424	
Aquatic Center Phase II(a) Improvements	250,000	-	
Aquatic Center Leisure Pool Lighting	30,319	-	
Aquatic Center Shade Structure	7,535	-	
Aquatic Center Lockerroom Improvements	-	353,000	
Aquatic Center Competition & Therapy Pool Lighting	-	27,741	
Aquatic Center Door Security System	-	39,520	
Aquatic Center Leisure Pool Sand Filter	-	12,195	
Aquatic Center Touch Pads	-	5,224	
Aquatic Center Refurbish Mini Playscape	-	9,800	
Aquatic Center Refurbish Vinyl Fence	-	10,400	
Aquatic Center Aflex Inflatables	-	16,007	
Movies in the Park	4,000	4,000	
Kenjura Field - Replace Scoreboard	20,781	-	
Henderson Park - Paint Iron Bridges	92,700	100,000	
Fireman's Park - Carousel Improvements (Phase II)	66,663	-	
Fireman's Park - Refurbish Skate Park Equipment	-	25,890	
Linda Anderson Park - Resurface Parking Lot	80,382	-	
Comprehensive Park Signage	19,008	-	
Hohlt Park - Bullpen Upgrades	30,900	-	
Hohlt Park - Nature Trail	-	199,018	
Hohlt Park - Turf Softball Fields	-	1,146,000	
Shulte & Henderson Fields - Turf Home Plates	13,920	-	
Hattie Mae Flowers Park - Playground Equipment	71,880	-	
Jackson St. Park - Park Improvement Plan	30,000	-	
Henderson Park - Resurface Korth & Fink Fields	30,642	-	
Brenham Family Park - Disc Golf Course	-	26,000	
Brenham Family Park - Infrastructure Costs	265,000	-	
Total Expenditures	1,080,044	2,000,219	
Revenues Over (Under) Expenditures from Operations	389,417	(327,605)	
 <u>Other Financing Sources (Uses)</u>			
Repayments to Recreation for FY20 Internal Transfer	42,047	42,047	
Total Other Financing Sources (Uses)	42,047	42,047	
Total Surplus (Deficit)	431,464	(285,558)	
Beginning Fund Balance	873,846	1,305,310	
Ending Fund Balance	1,305,310	1,019,752	

A - Year 3 of 10 - Repayment of Internal Transfer (Loan) from Recreation for construction of detention ponds.

B - Year 4 of 10 - Repayment of Internal Transfer (Loan) from Recreation for construction of detention ponds.

**BRENHAM COMMUNITY DEVELOPMENT CORPORATION**  
**CAPITAL PROJECTS FUND**  
**AS OF SEPTEMBER 30, 2023**

<u>Funds Available</u>	Budget	Actual to Date
<b>Brenham Family Park</b>		
FY14 Transfer from BCDC - Brenham Family Park Infrastructure Costs	657,000	657,000
FY14 Transfer from BCDC - Brenham Family Park Title Policy Costs	6,877	6,877
FY15 Contribution from Developer - Road Construction	735,044	735,044
FY17 Transfer from BCDC - Brenham Family Park Master Plan	46,442	46,442
FY19 Transfer from BCDC - Brenham Family Park Grant Match	500,000	500,000
FY21 Transfer from BCDC - Archaeological Study & Add'l Engineering	106,030	106,030
FY21 Transfer from BCDC - Environmental Assessment	17,500	17,500
FY22 Transfer from BCDC - Brenham Family Park Infrastructure Costs	265,000	265,000
<b>Sub Total - Brenham Family Park</b>	<b>2,333,893</b>	<b>2,333,893</b>
Interest Income	66,012	66,012
<b>Total Funds Available</b>	<b>2,399,905</b>	<b>2,399,905</b>
<u>Use of Funds</u>		
<b>Brenham Family Park</b>		
FY14 Land - Title Policy	6,877	6,877
FY15 Road construction to cul de sac - 25% City / 75% Kruse	967,743	967,743
FY15 City Reimb of J&C road construction invoices paid by Developer	17,601	17,601
FY15 Gessner Engineering - soil testing - 25% City / 75% Kruse	12,315	12,315
FY17/FY18 Jones & Carter - Park Master Plan	46,442	46,442
FY21 Archaeological Survey	18,732	18,732
FY21 Environmental Assessment - Wild Associates	24,000	24,000
FY21 Geotechnical Engineering - Terracon Consultants	20,200	20,200
FY21 Jones & Carter/Quiddity - Phase 1(a) Engineering	252,500	156,655
FY23 Quiddity Plat Presentation	10,500	10,500
Creek Crossing Construction - Strand & KRPS Contractor	320,292	320,292
Water line materials	65,702	-
Sewer line materials	30,000	-
Construction expenses related to TPW Grant Match for Phase I(a)	607,000	-
<b>Sub Total - Brenham Family Park</b>	<b>2,399,905</b>	<b>1,601,358</b>
<b>Total Uses</b>	<b>2,399,905</b>	<b>1,601,358</b>
<b>Fund Balance</b>	<b>-</b>	<b>798,547</b>

**MEMORANDUM**

**To:** Brenham Community Development Corporation (BCDC) Board of Directors  
**From:** Teresa Rosales, Economic & Community Development Director  
**Subject:** Item #7 – Industrial Rig Lighting  
**Date:** January 25, 2024

---

On January 9, 2024, I touched base with AL Kunkel of Industrial Rig Lighting with the hope of getting a status of construction on the land they purchased from BCDC on July 6, 2022.

Mr. Kunkel indicated that they have been extremely busy and hoped to have gotten further along on their construction project; however, that has not been the case. I reminded him of the signed purchase agreement and Section II protective covenants of the CC&Rs regarding construction. The 18-month period was up on January 6, 2024. He stated that he does want to keep the property and reiterated his intention to build.

Per Section II, this project is in the 6-month option period for BCDC to repurchase, which expires on July 6, 2024. If BCDC does not re-purchase during this timeframe, the option to purchase is waived.

**MEMORANDUM**

**To:** Brenham Community Development Corporation (BCDC) Board of Directors  
**From:** Teresa Rosales, Economic & Community Development Director  
**Subject:** Item #8 – Welcome Land Development, LLC  
**Date:** January 25, 2024

---

**UPDATE ONLY**

I have been unsuccessful in obtaining a status of construction on the BCDC land purchased by Welcome Land Development, LLC on September 23, 2022.

I have reached out by phone and via email several times.

Per Section 5 of the Restrictions, Covenants, Easements and Conditions of Brenham Business Center, the landowner has eighteen (18) months from the date of conveyance to construct improvements.





**MEMORANDUM**

To: BCDC

From: Shawn Bolenbarr

Subject: Electrical Extension Quote For Bluebonnet Electrical Cooperative, Inc

Date: 1/03/2023

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For the electrical extension that is to serve the proposed Brenham Business Center lift station, Bluebonnet Electrical Cooperative, Inc has provided a quote for \$40,000.00. This quote includes the cost of the extension of overhead electric to the proposed lift station site and the installation of the electrical service.

Please note that this overhead electrical extension will be temporary. The plan is to remove the overhead electrical when development occurs in this area and replace it with underground electric.

The City of Brenham Public Utilities Department respectfully request that BCDC approve the payment of \$40,000.00 to Bluebonnet Electrical Cooperative, Inc. for the extension of electric to the proposed Brenham Business Center lift station.



PLEASE INCLUDE THE FOLLOWING LETTER WITH THE METHOD OF PAYMENT

December 19, 2023

Logan Andrepont  
Logan.andrepont@strand.com

RE: Installation of the Underground and Overhead Electric Distribution Facilities for the **Brenham BCDC lift station**  
**Account: 5000065779 | MR Order # 23241 | W.O. # 80863464**

Dear Mr. Andrepont,

We have completed our design to provide electric service to the subject development based on the information you have provided and your plans dated **September 5, 2023**.

The total cost of your project is:		\$55,394.19
BBEC allocation towards your project is:	-	\$1,950.00
<hr/>		
BBEC additional allocation:	-	\$13,444.19
Total contribution-in-aid of construction (CIAC):		\$40,000.00
Taxes:		EXEMPT
Additional Required Deposit:		\$0.00
<hr/>		
<b>Total Invoice:</b>		<b><u>\$40,000.00</u></b>

Please note that this cost estimate is contingent upon our ability to secure all easements and permits to extend electric service to your site. This cost estimate is subject to change for any revision to our design or for any site conditions that impede our construction and is good for 60 days from the date of this letter.

We require the following before our construction can commence:

1. Your payment of the **Total Invoice** amount noted above.
2. Your execution of the attached “site ready letter”.

We will commence our construction after you have satisfied all of the above and we have verified that your site is ready for our construction. Scheduled construction dates for your project are contingent upon Bluebonnet’s work load and weather.

Please call me if you need additional information.

Sincerely,

*Scott Iselt*

Scott Iselt  
Sr. Project Coordinator  
Toll: 888-622-2583, Ext. 8522 or Direct: 979-540-0195



**MEMORANDUM**

To: BCDC

From: Shawn Bolenbarr

Subject: Electrical Easement For Bluebonnet Electrical Cooperative, Inc

Date: 1/02/2023

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For the electrical extension that is to serve the proposed Brenham Business Center lift station, Bluebonnet Electrical Cooperative, Inc is requesting a 30ft wide electrical easement to be placed centerline over the proposed electrical phases.

The plan is to have the electrical easement start 20ft off the south side of the right-of-way line of the proposed South Blue Bell Road and parallel the road from the proposed lift station site to the southwestern property line. The first 20 ft of area will be for future Public Utility Easement for the purpose of laying water, sewer, gas, underground electrical, and telecommunication.

Please note that this easement will be abandoned in the future when development occurs, and underground electrical lines replace the proposed overhead electrical lines.

The City of Brenham Public Utilities Department respectfully request that BCDC approve the easement documents that were provided by Bluebonnet Electrical Cooperative, Inc.



EASEMENT

THE STATE OF TEXAS  
COUNTY OF WASHINGTON

BEC internal use only

MAP REF. # 5740 087

W.O. # 80863464

S.L. # \_\_\_\_\_

The undersigned **Brenham Community Development Corp.** (*print name(s) of Owner(s)*), (“Grantor”), for a good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant and convey unto **BLUEBONNET ELECTRIC COOPERATIVE, INC.** (“Grantee”), whose post office address is P.O. Box 729, Bastrop, Texas 78602, and its legal representatives, successors and assigns, a non-exclusive, permanent and perpetual easement and right of way (the “Easement”) in, upon, below or above Grantor’s lands, situated in the County of **Washington**, State of Texas, and described as follows (the “Property”):

A tract of land consisting of approximately **62.1842 acres** in the **Isaac Lee Survey, A0077, Tract 164**, or described in a deed or other instrument recorded in **Volume 817, 917, 944, Page 695, 705, 528, 531, 431, Deed Date 3/8/1996**, Real Property Records of **Washington County, Texas**.

**Exhibit “A” attached and made part of:**

**The area of the Easement for Overhead Electric Facilities shall be 15 feet on each side of the centerline of the initial line(s) as constructed by Grantee (the “Easement Area”), and the area of the Easement for Underground Electric Facilities shall be 10 feet either side of the initial line(s) as constructed by Grantee (the “Easement Area”).** In addition, Grantee shall have the right to install guy and anchor arrangements inside and/or outside the Easement Area when and where Grantee deems necessary; any area in which such guy and anchor arrangements are installed outside the Easement Area as defined above shall, while such items are in place, be included within the definition of the Easement Area.

The purpose and scope of this Easement is to place, construct, re-construct, re-phase, operate, maintain, relocate, replace and remove in, upon, below or above the Easement Area an electric distribution line or system, telecommunications systems and equipment, or other services and systems, and its related appurtenances and equipment, and to cut, trim, chemically treat, and/or remove any or all trees, brush, shrubbery or other obstructions within or outside the Easement Area to the extent necessary to keep the Easement Area clear, or which might otherwise endanger or interfere with the efficiency of the lines, including the removal of any dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling even if same are located outside the Easement Area. Non-use of the Easement shall not be deemed an abandonment; the Easement shall only be terminated by written instrument executed by Grantee and recorded in the real property records of the county or counties in which the Easement Area is located. The purpose and scope of this Easement may not be changed, and Easement Area may not be relocated, without Grantee’s written consent.

Grantee shall have the right of pedestrian, vehicular, and equipment ingress and egress over the Property, or any other of Grantor’s adjacent lands, to and from the Easement Area for the purpose of placing, constructing, re-constructing, re-phasing, operating, maintaining, relocating, replacing and removing said lines and appurtenances, and may make use of such Property or other lands outside the Easement Area as is reasonably necessary for such activities, including the temporary placement and storage of vehicles and equipment.

To have and to hold unto Grantee, its legal representatives, successors and assigns, forever. Grantor binds Grantor and Grantor’s heirs, executors, administrators, legal representatives, successors and assigns to warrant and forever defend all and singular the rights herein to Grantee, its legal representatives, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof. This is an easement appurtenant and is a covenant running with the land.

Grantor may not construct or place any structures, devices, or obstacles in or on the Easement Area that may in Grantee’s opinion constitute a hazard to the safe and reliable operation of the lines and appurtenances installed in the Easement Area or in the opinion of Grantee, a danger to Grantor or the general public.

Grantor warrants that Grantor is the legal owner of the Property and the undersigned has authority to grant this Easement and that the Property is free and clear of encumbrances and liens of whatsoever character except those held by the following:

Grantor authorizes any employee, agent or other representative of Grantee to complete any blank spaces pertaining to the Property description above after this Easement has been executed by Grantor.

This written Easement represents the only agreement pertaining to said Easement.

The undersigned has executed this Easement to be effective as of the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
(Signature of Grantor or Grantor's Authorized Representative)

\_\_\_\_\_  
(Signature of Grantor or Grantor's Authorized Representative)

STATE OF TEXAS                                 §  
   §  
COUNTY OF \_\_\_\_\_                   §

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_.

\_\_\_\_\_  
Notary Public, State Of Texas

§  
§  
§

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_.

\_\_\_\_\_  
Notary Public, State Of Texas

After recording, please return to:  
Bluebonnet Electric Cooperative, Inc.  
3198 East Austin Street  
Giddings, Texas 78942

# EXHIBIT A

THE UNDERSIGNED HAS EXECUTED THIS EXHIBIT 'A' TO BE  
EFFECTIVE AS OF THE \_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_.

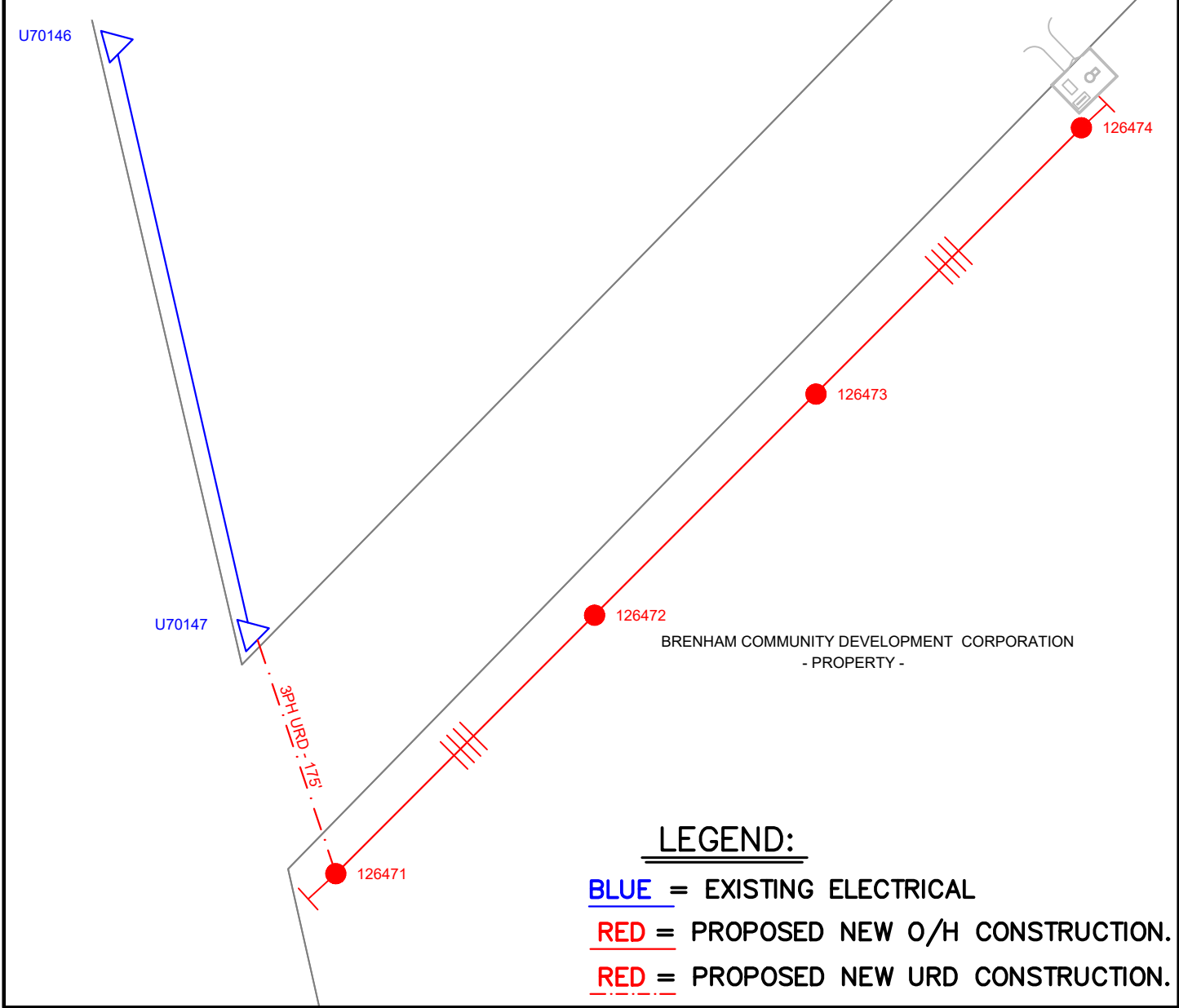
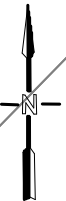
\_\_\_\_\_  
OWNER/AUTHORIZED SIGNATORY

STATE OF TEXAS | COUNTY OF \_\_\_\_\_

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

\_\_\_\_\_ 20 \_\_\_\_ BY \_\_\_\_\_  
OWNER/AUTHORIZED SIGNATORY

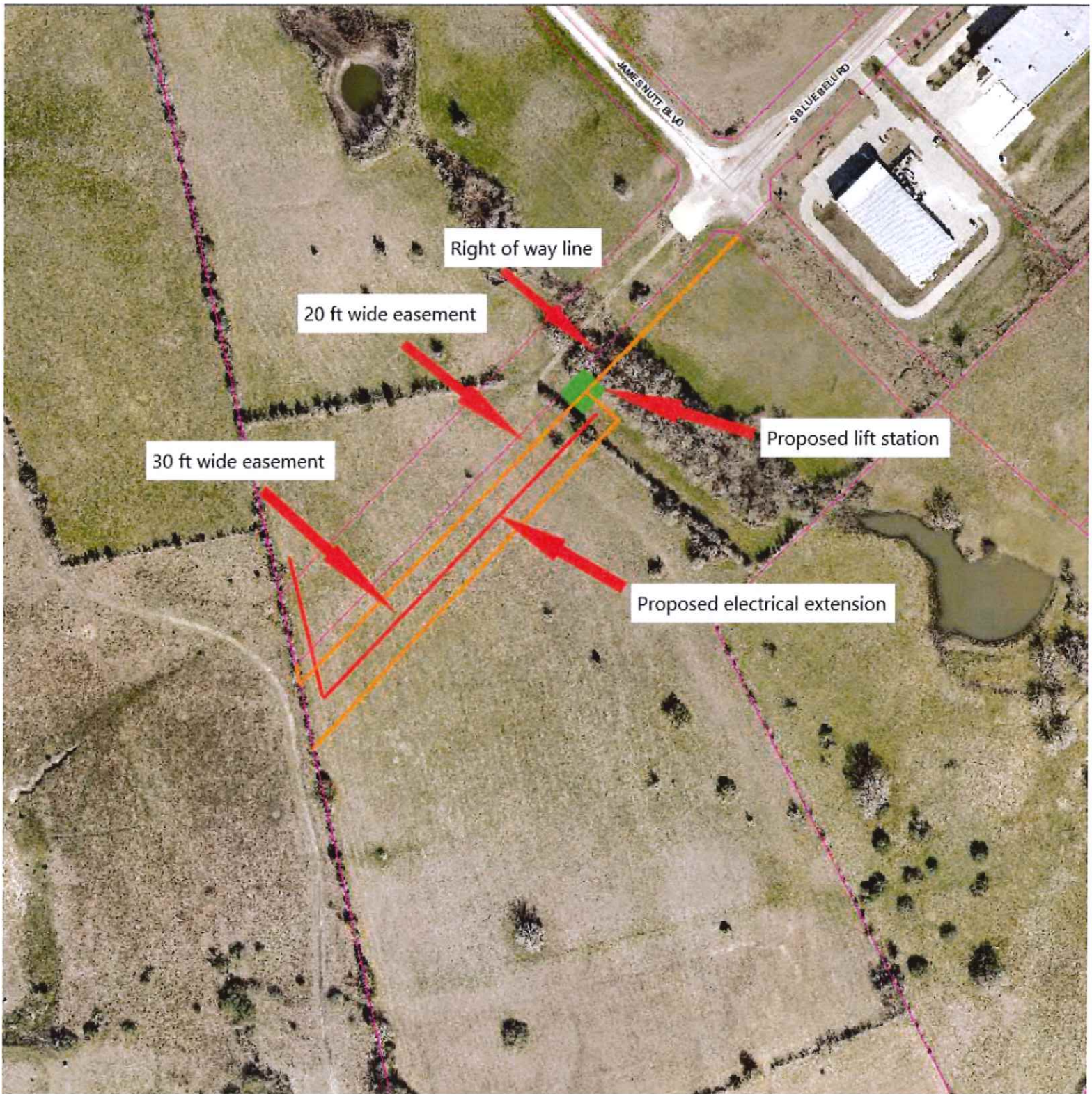
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS



**BLUEBONNET ELECTRIC COOPERATIVE, INC.**  
**GIDDINGS, TEXAS**

SCALE: NONE      DATE: 12-05-23 CM      PROJECT: BRENHAM BCDC LIFT STATION

COUNTY: WASHINGTON      MAP REF: XXXX XXX XXX XXX      W.O.#: 80853464





**MEMORANDUM**

To: BCDC

From: Shawn Bolenbarr

Subject: Sanitary Sewer Easement For Brenham Business Center

Date: 1/18/2023

---

On September 28, 2023 BCDC approved an amendment to the Professional Services Agreement with Strand Associates for preparation of easement documents for the 2023 Business Center Sanitary Sewer Extension, Project #65C-56C. This amendment was for Strand Associates to provide all the needed easement documentation for the whole sewer line extension through the Brenham Business Center. The easement was to be center lined over the proposed sewer main. Please reference the exhibit labeled Plat Showing Easement Locations for a detailed description of easement locations and easement widths.

By establishing the Public Utility Easement over the sanitary sewer line now, it will assure that there will be no confusion in the future with Public Utility Easement locations when the development is subdivided into lots.

The City of Brenham Public Utilities Department respectfully request that BCDC approve the easement documents that were provided by Strand Associates for the Brenham Business Center sewer extension.





0.0551 ACRE

STATE OF TEXAS )
COUNTY OF WASHINGTON )

ALL THAT CERTAIN 0.0551-acre tract or parcel of land, lying being situated in the City of Brenham, Washington County, Texas, part of the Hiram Lee Survey, Abstract 76, being out of the residue of a tract said to contain 100.000 acres conveyed to Brenham Community Development Corporation and described by instrument recorded in Volume 817, Page 705, et seq., Official Records of Washington County (O.R.W.C.). Said 0.0551-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod found with cap marked "O'Malley Engineers" in the northwest line of the Justin Margist et ux. tract called 15.000 acres as described in Volume 1714, Page 450, et seq., O.R.W.C., being the south corner of Reserve "B," Brenham Business Center Phase I, as shown on the plat recorded in Plat Slide 442B, Plat Records of Washington County (P.R.W.C.), and being the upper east corner of said Brenham Community Development Corporation tract;

THENCE North 44°03'23" West, a distance of 559.46 feet to a point for west corner of Reserve "B" and the more easterly cutback corner at the intersection of the southeast right-of-way line of South Blue Bell Road (platted as Horton Street, 120-foot right-of-way per Plat Slide 403A, P.R.W.C.) with the southwest right-of-way line of James Nutt Boulevard (width varies per Plat Slide 403A, P.R.W.C.);

THENCE North 89°03'23" West, a distance of 42.43 feet to point for the westerly cutback corner at said intersection, from which a 1/2-inch iron rod found with cap marked "O'Malley Engineers" at the more southerly cutback corner at the intersection of the northwest right-of-way line of South Blue Bell Road with the southwest right-of-way line of James Nutt Boulevard bears North 44°03'23" West, a distance of 120.00 feet;

THENCE South 45°56'37" West along the southeast right-of-way line of South Blue Bell Road, a distance of 453.59 feet to a 1/2-inch iron rod set with cap marked "Strand Associates" for the north corner of the herein described tract and the PLACE OF BEGINNING;

THENCE South 45°56'37" West continuing along the southeast right-of-way line of South Blue Bell Road, a distance of 60.00 feet to a 1/2-inch iron rod set with cap marked "Strand Associates" for the west corner hereof;

THENCE severing said parent tract at right angles, the following courses and distances:

- South 44°03'23" East, a distance of 40.00 feet to a 1/2-inch iron rod set with cap marked "Strand Associates" for the south corner hereof;
• North 45°56'37" East, a distance of 60.00 feet to a 1/2-inch iron rod set with cap marked "Strand Associates" for the east corner hereof; and
• North 44°03'23" West, a distance of 40.00 feet to the Place of Beginning and containing 0.0551 acre of land.

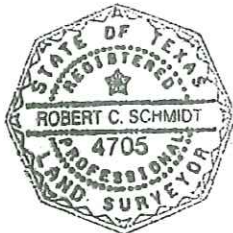
Notes:

1. Bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD83, as determined from GPS observations. All distances are surface value.
2. This survey is valid only if it bears the seal and original signature of the surveyor.
3. This description is accompanied by a plat of even date herewith.

January 15, 2024

Robert C. Schmidt

Robert C. Schmidt, TX RPLS No. 4705





Easement "A"

STATE OF TEXAS )
COUNTY OF WASHINGTON )

BEING AN EASEMENT 20 feet in width over and across a portion of the residue of a tract said to contain 100.000 acres conveyed to Brenham Community Development Corporation and described by instrument recorded in Volume 817, Page 705, et seq., Official Records of Washington County (O.R.W.C.), situated in the Hiram Lee Survey, Abstract 76, and the Isaac Lee Survey, Abstract 77, City of Brenham, Washington County, Texas. Said 20-foot easement being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found with cap marked "O'Malley Engineers" in the northwest line of the Justin Margist et ux. tract called 15.000 acres as described in Volume 1714, Page 450, et seq., O.R.W.C., being the south corner of Reserve "B," Brenham Business Center Phase I, as shown on the plat recorded in Plat Slide 442B, Plat Records of Washington County (P.R.W.C.), and being the upper east corner of said Brenham Community Development Corporation tract;

THENCE North 44°03'23" West, a distance of 559.46 feet to a point for west corner of Reserve "B" and the more easterly cutback corner at the intersection of the southeast right-of-way line of South Blue Bell Road (platted as Horton Street, 120-foot right-of-way per Plat Slide 403A, P.R.W.C.) with the southwest right-of-way line of James Nutt Boulevard (width varies per Plat Slide 403A, P.R.W.C.);

THENCE North 89°03'23" West, a distance of 42.43 feet to point for the westerly cutback corner at said intersection, from which a 1/2-inch iron rod found with cap marked "O'Malley Engineers" at the more southerly cutback corner at the intersection of the northwest right-of-way line of South Blue Bell Road with the southwest right-of-way line of James Nutt Boulevard bears North 44°03'23" West, a distance of 120.00 feet;

THENCE South 45°56'37" West along the southeast right-of-way line of South Blue Bell Road, a distance of 453.59 feet to a 1/2-inch iron rod set with cap marked "Strand Associates" for the north corner of a 0.0551-acre tract surveyed this date by the undersigned surveyor;

THENCE departing the southeast right-of-way line of South Blue Bell Road over and across said parent tract, the following courses and distances:

- South 44°03'23" East, a distance of 20.00 feet to a point, from which a 1/2-inch iron rod set with cap marked "Strand Associates" for the east corner of said 0.0551-acre tract bears South 44°03'23" East, a distance of 20.00 feet;
• North 45°56'37" East, a distance of 445.31 feet to a point;
• South 89°03'23" East, a distance of 25.86 feet to a point; and
• South 44°03'23" East, a distance of 551.17 feet to a point in the common line of said Justin Margist et ux. tract and said Brenham Community Development Corporation tract;

THENCE along said common line North 45°58'22" East, a distance of 20.00 feet to the Place of Beginning and containing 0.4770 acre of land.

Notes:

- 1. Bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD83, as determined from GPS observations. All distances are surface value.
2. This survey is valid only if it bears the seal and original signature of the surveyor.
3. This description is accompanied by a plat of even date herewith.

January 15, 2024

Robert C. Schmidt
Robert C. Schmidt, TX RPLS No. 4705





Easement "B"

STATE OF TEXAS )
COUNTY OF WASHINGTON )

BEING AN EASEMENT 20 feet in width over and across a portion of the residue of a tract said to contain 100.000 acres conveyed to Brenham Community Development Corporation and described by instrument recorded in Volume 817, Page 705, et seq., Official Records of Washington County (O.R.W.C.), situated in the Hiram Lee Survey, Abstract 76, City of Brenham, Washington County, Texas. Said 20-foot easement being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod found with cap marked "O'Malley Engineers" in the northwest line of the Justin Margist et ux. tract called 15.000 acres as described in Volume 1714, Page 450, et seq., O.R.W.C., being the south corner of Reserve "B," Brenham Business Center Phase I, as shown on the plat recorded in Plat Slide 442B, Plat Records of Washington County (P.R.W.C.), and being the upper east corner of said Brenham Community Development Corporation tract;

THENCE North 44°03'23" West, a distance of 559.46 feet to a point for west corner of Reserve "B" and the more easterly cutback corner at the intersection of the southeast right-of-way line of South Blue Bell Road (platted as Horton Street, 120-foot right-of-way per Plat Slide 403A, P.R.W.C.) with the southwest right-of-way line of James Nutt Boulevard (width varies per Plat Slide 403A, P.R.W.C.);

THENCE North 89°03'23" West, a distance of 42.43 feet to point for the westerly cutback corner at said intersection, from which a 1/2-inch iron rod found with cap marked "O'Malley Engineers" at the more southerly cutback corner at the intersection of the northwest right-of-way line of South Blue Bell Road with the southwest right-of-way line of James Nutt Boulevard bears North 44°03'23" West, a distance of 120.00 feet;

THENCE South 45°56'37" West along the southeast right-of-way line of South Blue Bell Road, at a distance of 453.59 feet pass a 1/2-inch iron rod set with cap marked "Strand Associates" for the north corner of a 0.0551-acre tract surveyed this date by the undersigned surveyor, and continuing for an additional 60.00 feet to a 1/2-inch iron rod set with cap marked "Strand Associates" for the west corner of said 0.0551-acre tract and the PLACE OF BEGINNING of the herein described easement;

THENCE continuing South 45°56'37" West, a distance of 774.83 feet to a point for the southwest terminus of the southeast right-of-way line of South Blue Bell Road, from which a 1/2-inch iron rod found bears South 66°55'18" East, a distance of 0.19 feet. Said point being South 12°43'13" East, a distance of 140.49 feet from a 1/2-inch iron rod found at the southwest terminus of the northwest right-of-way line of South Blue Bell Road and in the east line of the Kolwes Land, LTD. tract as described in Volume 807, Page 231, et seq., Official Records of Washington County;

THENCE along the east line of said Kolwes Land, LTD. tract South 12°43'13" East, a distance of 23.42 feet to a point;

THENCE over and across said parent tract North 45°56'37" East, a distance of 787.01 feet to a point in the southwest line of said 0.0551-acre tract, from which a 1/2-inch iron rod set with cap marked "Strand Associates" for the south corner of said 0.0551-acre tract bears South 44°03'23" East, a distance of 20.00 feet;

THENCE along the southwest line of said 0.0551-acre tract North 44°03'23" West, a distance of 20.00 feet to the Place of Beginning and containing 0.3585 acre of land.

Notes:

- 1. Bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD83, as determined from GPS observations. All distances are surface value.
2. This survey is valid only if it bears the seal and original signature of the surveyor.
3. This description is accompanied by a plat of even date herewith.

January 15, 2024

Robert C. Schmidt
Robert C. Schmidt, TX RPLS No. 4705



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TBPE No. F-8405
TBPLS No. 10030000



Easement "C"

STATE OF TEXAS )
COUNTY OF WASHINGTON )

BEING AN EASEMENT 15 feet in width over and across a portion of Reserve "C," Brenham Business Center, Phase I, as shown on the plat recorded in Plat Slide 403A, Plat Records of Washington County (P.R.W.C.), situated in the Hiram Lee Survey, Abstract 76, City of Brenham, Washington County, Texas. Said 15-foot easement being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod found with cap marked "O'Malley Engineers" in the curving southwesterly right-of-way line of James Nutt Boulevard (width varies per Plat Slide 403A, P.R.W.C.) at the most northerly corner of Reserve "C" and the most easterly corner of Reserve "D" of said Brenham Business Center, Phase I, from which a 1/2-inch iron rod found with cap marked "O'Malley Engineers" at the northwesterly corner of Reserve "C" and southwesterly corner of Reserve "D" bears South 55°27'36" West, a distance of 212.13 feet;

THENCE along the southwesterly right-of-way line of James Nutt Boulevard, along a curve to the left, having a radius of 840.00 feet, an arc length of 108.86 feet, a central angle of 7°25'32", and a chord which bears South 58°00'21" East, a distance of 108.79 feet to a point for the end of said curve, from which a 1/2-inch iron rod found with cap marked "O'Malley Engineers" bears South 15°49'52" West, a distance of 0.16 feet, South 61°43'07" East, a distance of 211.66 feet to a 1/2-inch iron rod found with cap marked "O'Malley Engineers" for the beginning of a curve to the right, and along said curve to the right, having a radius of 760.00 feet, an arc length of 90.00 feet, a central angle of 6°47'05", and a chord which bears South 58°19'35" East, a distance of 89.94 feet to a point for the PLACE OF BEGINNING of the herein described easement;

THENCE continuing along the southwesterly right-of-way line of James Nutt Boulevard along said curve to the right, having a radius of 760.00 feet, an arc length of 15.10 feet, a central angle of 1°08'18", and a chord which bears South 54°21'53" East, a distance of 15.10 feet to a point;

THENCE departing the southwesterly right-of-way line of James Nutt Boulevard over and across said parent tract, the following courses and distances:

- South 42°11'35" West, a distance of 245.20 feet to a point;
• South 52°38'09" East, a distance of 386.16 feet to a point;
• South 30°10'51" East, a distance of 323.13 feet to a point; and
• South 45°33'02" East, a distance of 358.13 feet to a point in the northwest right-of-way line of South Blue Bell Road (platted as Horton Street, 120-foot right-of-way per Plat Slide 403A, P.R.W.C.), being South 45°56'37" West, a distance of 236.17 feet from a 1/2-inch iron rod found with cap marked "O'Malley Engineers" at the more southerly cutback corner at the intersection of the northwest right-of-way line of South Blue Bell Road with the southwest right-of-way line of James Nutt Boulevard;

THENCE South 45°56'37" West, a distance of 15.01 feet to a point, from which a 1/2-inch iron rod found at the southwest terminus of the northwest right-of-way line of South Blue Bell Road bears South 45°56'37" West, a distance of 964.18 feet;

THENCE departing the northwest right-of-way line of South Blue Bell Road, the following courses and distances:

- North 45°33'02" West, a distance of 359.76 feet to a point;
• North 30°10'51" West, a distance of 322.18 feet to a point;
• North 52°38'09" West, a distance of 399.50 feet to a point; and
• North 42°11'35" East, a distance of 259.79 feet to the Place of Beginning and containing 0.4569 acre of land.

Notes:

1. Bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD83, as determined from GPS observations. All distances are surface value.
2. This survey is valid only if it bears the seal and original signature of the surveyor.
3. This description is accompanied by a plat of even date herewith.

January 15, 2024

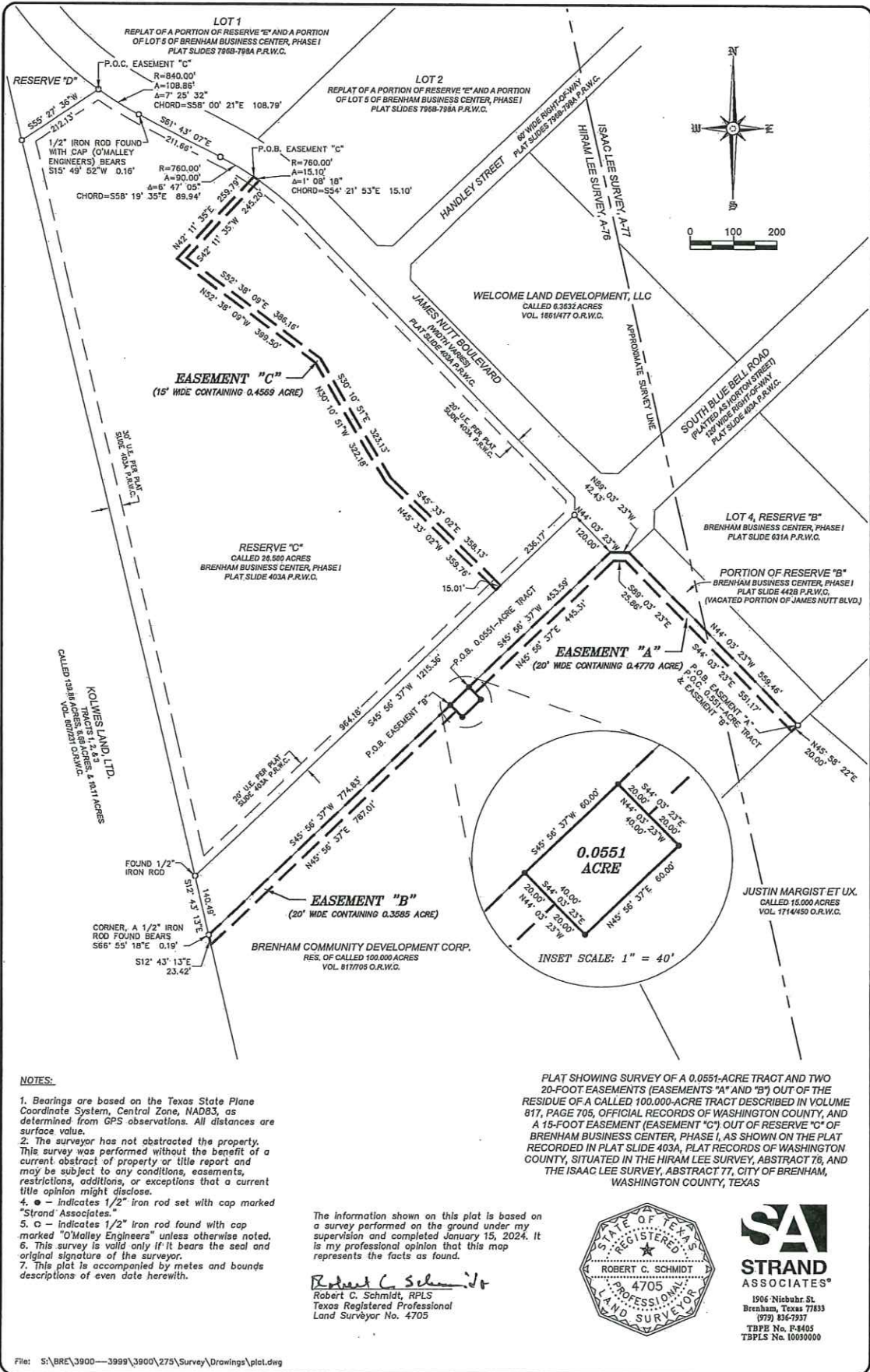
Robert C. Schmidt

Robert C. Schmidt, TX RPLS No. 4705

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TBPE No. F-8405
TBPLS No. 10030000



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