

**ORDINANCE NO. O-18-019**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRENHAM, TEXAS, DESIGNATING A GEOGRAPHIC AREA IN THE CITY OF BRENHAM, TEXAS AS A TAX INCREMENT REINVESTMENT ZONE PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, TO BE KNOWN AS TAX INCREMENT REINVESTMENT ZONE NUMBER ONE, CITY OF BRENHAM, TEXAS; DESCRIBING THE BOUNDARIES OF THE ZONE; CREATING A BOARD OF DIRECTORS FOR THE ZONE AND APPOINTING MEMBERS OF THE BOARD; ESTABLISHING A TAX INCREMENT REINVESTMENT ZONE FUND FOR THE ZONE; CONTAINING FINDINGS RELATED TO THE CREATION OF THE ZONE; PROVIDING A DATE FOR THE TERMINATION OF THE ZONE; PROVIDING THAT THE ZONE TAKE EFFECT IMMEDIATELY UPON PASSAGE OF THE ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Brenham, Texas (the "City"), pursuant to Chapter 311 of the Texas Tax Code, as amended (the "Act"), may designate a geographic area within the City as a tax increment reinvestment zone if the area satisfies the requirements of the Act; and

**WHEREAS**, pursuant to and as required by the Act, the City Council of the City of Brenham, Texas (the "City Council") prepared a Preliminary Project and Finance Plan for Reinvestment Zone Number One, City of Brenham, Texas (the "Preliminary Project and Finance Plan") for a proposed tax increment reinvestment zone containing the approximately 2,201 acres described and depicted in the Preliminary Project and Finance Plan attached hereto in Exhibit A and incorporated herein for all purposes (the "Property"); and

**WHEREAS**, notice of the public hearing on the creation of the proposed zone was published in the Brenham Banner-Press, a newspaper of general circulation within the City, on December 6, 2018, which date is not later than the seventh (7th) day before the public hearing held on Thursday, December 13, 2018; and

**WHEREAS**, at the public hearing on Thursday, December 13, 2018, interested persons were allowed to speak for or against the creation of the zone, the boundaries of the zone, and the concept of tax increment financing, and owners of property in the proposed zone were given a reasonable opportunity to protest the inclusion of their property in the zone; and

**WHEREAS**, evidence was received and presented at the public hearing related to the creation of the zone; and

**WHEREAS**, the City has taken all actions required to create the zone including, but not limited to, all actions required by the Act, the Texas Open Meetings Act, and all other laws applicable to the creation of the zone; and

**WHEREAS**, the City desires to appoint initial members to the board of directors of the zone; and

**WHEREAS**, terms used in this Ordinance that have their initial letters capitalized shall have the meanings given to them in this Ordinance; however, terms that are **CAPITALIZED IN BOLD** shall have the meanings given to them in the Preliminary Project and Finance Plan.

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

**SECTION 1. FINDINGS.**

- a) The recitals, findings, and determinations contained in the preamble to this Ordinance are incorporated into the body of this Ordinance as if fully set forth in this Section and are hereby found and declared to be true and correct legislative findings and are adopted as part of this Ordinance for all purposes.
- b) The City Council finds that the **PUBLIC IMPROVEMENTS** will significantly enhance the value of all the taxable real property in the zone and will be of general benefit to the City.
- c) The City Council finds that the proposed zone meets the requirements of Section 311.005(a)(1) of the Act in that:
  - (i) there is a need for essential public infrastructure and economic development programs to attract new business and commercial activity to the proposed zone for the purposes of increasing the real property tax base for all taxing units within the zone, increasing sales and use taxes for the City and the State of Texas, and increasing job opportunities for residents of the City and the region; and
  - (ii) the reinvestment zone, as defined in **Exhibit A**, meets the criteria for the creation of a reinvestment zone set forth in Section 311.005 of the Act in that the area substantially arrests or impairs the sound growth of the City, retards the provision of housing accommodations, or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use because of the presence of:
    1. A substantial number of substandard, slum, deteriorated, or deteriorating structures;
    2. The predominance of defective or inadequate sidewalk or street layout;



3. Faulty lot layout in relation to site, adequacy, accessibility or usefulness;  
or
  4. The deterioration of site or other improvements; and
- (iii) these factors substantially impair and arrest the sound growth of the City.
- d) The City Council finds that the proposed zone is a geographic area located 100% within the City's corporate limits.
  - e) The City Council finds that not more than thirty percent (30%) of the property in the proposed zone, excluding property that is publicly owned, is used for residential purposes, and the total appraised value of taxable real property in the proposed zone does not exceed fifty percent (50%) of the total appraised value of taxable real property in the City.
  - f) The City Council finds that the development or redevelopment of the property in the proposed zone will not occur solely through private investment in the reasonably foreseeable future.
  - g) The City Council finds that the Preliminary Project and Finance Plan is feasible.
  - h) The City Council finds that the implementation of the Project and Finance Plan (as defined below) will alleviate the conditions described in Section 1(c) above and will serve a public purpose.

## **SECTION 2. DESIGNATION AND NAME OF THE ZONE.**

Pursuant to the authority of, and in accordance with the requirements of the Act, the City Council hereby designates the Property as a tax increment reinvestment zone. The name assigned to the zone for identification is *Tax Increment Reinvestment Zone Number One, City of Brenham, Texas* (the "Zone"). The Zone is designated pursuant to Section 311.005(a)(2) of the Act.

## **SECTION 3. BOARD OF DIRECTORS.**

- 3.1 The City Council hereby creates a board of directors for the Zone (the "Board") consisting of nine members. Eight members shall be appointed by the City Council to Places 1,2,3,4, 5, 6, 7 and 8. Place 9 shall be appointed by the Commissioners Court of Washington County, Texas (the "County"), if the County participates in the Zone. If the County does not participate in the Zone, the County shall be deemed to have waived its right to appoint such members and Place 9 shall be appointed by the City Council.

3.2 The City Council hereby appoints the following eight individuals serving in the positions indicated to serve as the members of the Board. Each member serves a two-year term and can be reappointed for as long as they serve in the position indicated.

Place 1	Mayor	(term expires December 31, 2020)
Place 2	Council Ward 1	(term expires December 31, 2020)
Place 3	Council Ward 2	(term expires December 31, 2020)
Place 4	Council Ward 3	(term expires December 31, 2020)
Place 5	Council Ward 4	(term expires December 31, 2020)
Place 6	Council Position 5	(term expires December 31, 2020)
Place 7	Council Position 6	(term expires December 31, 2020)
Place 8	At-Large Appointment	(term expires December 31, 2020)

Place 9 shall be appointed by the County for a term that expires on December 31, 20\_\_). In the event the County does not participate in the Zone, Place 9 shall be appointed by the City Council as an At-Large Appointment for a term that expires on December 31, 20\_\_).

Upon expiration of the indicated terms or upon City Council action to reconstitute the initial Board by appointing replacement members, subsequent appointments to fill vacancies shall be for terms of two years. The member appointed to Place 1 shall serve as the chairman of the Board. The Board is authorized to elect a vice-chairman and other officers as determined by the Board.

3.3 The Board shall make recommendations to the City Council concerning the administration, management, and operation of the Zone. The Board shall prepare or cause to be prepared and adopted a project plan and a reinvestment zone financing plan for the Zone (the "Project and Finance Plan") as required by the Act, and shall submit the Project and Finance Plan to the City Council for approval. The City Council hereby delegates to the Board all powers necessary to implement any Project and Finance Plan approved by the City Council, including the power to employ consultants and enter into agreements that the Board considers necessary or convenient to implement the Project and Finance Plan and to administer, operate, and manage the Zone including, but not limited to, the power to enter into reimbursement agreements and other obligations secured by the **TIRZ FUND** established pursuant to Section 7 of this Ordinance.

3.4 Directors shall not receive any salary or other compensation for their services as directors.



- 3.5 Pursuant to Section 311.010(h) of the Act and Article III, Section 52-a of the Texas Constitution, the City Council hereby authorizes the Board, as necessary or convenient to implement the Project and Finance Plan and achieve its purposes, to establish and provide for the administration of one or more programs for the public purposes of developing and diversifying the economy of the Zone, eliminating unemployment and underemployment in the Zone, and developing or expanding transportation, business, and commercial activity in the Zone, including programs to make grants of land and buildings and make grants from the **TIRZ FUND** for activities that benefit the Zone and stimulate business and commercial activity in the Zone. In addition, the City Council hereby authorizes the Board to exercise all of the powers of the City under Chapter 380, Texas Local Government Code, as amended.

#### **SECTION 4. DURATION OF THE ZONE.**

The Zone shall take effect immediately upon the passage and approval of this Ordinance. The Zone shall terminate on December 31, 2047 (with final year's tax to be collected by September 30, 2048), unless otherwise terminated in accordance with this Section. The City shall have the right to terminate the zone prior to the expiration of its stated term if all of the **PROJECT COSTS** have been paid in full. If upon expiration of the stated term of the Zone, **PROJECT COSTS** have not been paid, neither the City, nor the County, shall have any obligation to pay the shortfall.

#### **SECTION 5. TAX INCREMENT BASE.**

The "tax increment base" for purposes of calculating the **CITY TAX INCREMENT**, and if the County participates in the Zone the **COUNTY TAX INCREMENT**, means the total appraised value of all real property in the Zone that is taxable by the City and the County, respectively, as of January 1, 2018.

#### **SECTION 6. CAPTURED APPRAISED VALUE.**

The "captured appraised value" for purposes of calculating the annual **CITY TAX INCREMENT**, and if the County participates in the Zone the **COUNTY TAX INCREMENT**, means the total real property value taxable (including increase tax values attributable to changes in use) by a taxing unit for a year and located in the Zone for that year less the tax increment base of the taxing unit.

#### **SECTION 7. TAX INCREMENT FUND.**

There is hereby created and established a **TIRZ FUND** for the Zone. Within the **TIRZ FUND**, there may be maintained subaccounts as necessary and convenient to carry out the purposes of the Act. The **CITY TAX INCREMENT** and **COUNTY TAX INCREMENT** shall be deposited into the **TIRZ FUND** as of the effective date of the Zone. The **TIRZ FUND** and all subaccounts shall be maintained at the depository bank of the City and shall be secured in the manner prescribed by law for funds of Texas cities. Prior to termination of the Zone, funds shall be disbursed from the **TIRZ FUND** only to pay **PROJECT COSTS**.

**SECTION 8. SEVERABILITY.**

If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person or set of circumstances, is for any reason held to be invalid, the validity of the remaining provisions of this Ordinance or their application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no provision of this Ordinance shall become inoperative because of the invalidity of another provision; and, therefore, all provisions of this Ordinance are declared severable for that purpose.

**SECTION 9. OPEN MEETINGS.**

It is hereby found, determined, and declared that sufficient written notice of the date, hour, place and subject of the meeting of the City Council at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the City Hall of the City for the time required by law preceding its meeting, as required by the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, as amended, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

**SECTION 10. EFFECTIVE DATE.**

This Ordinance shall take effect immediately upon its passage as provided by law.

**PASSED and APPROVED** on its first reading the 13<sup>th</sup> day of December 2018.

**PASSED and APPROVED** on its second reading the 20<sup>th</sup> day of December 2018.

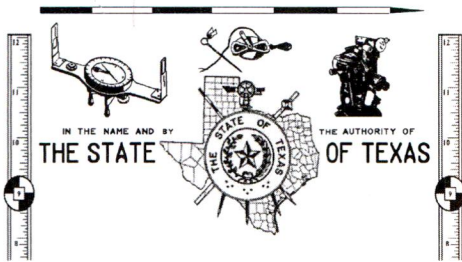


*Milton Y. Tate, Jr.*  
Milton Y. Tate, Jr.  
Mayor

**ATTEST:**

*Jenna Bellinger*  
Jenna Bellinger, TRMC, CMC  
City Secretary





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### City of Brenham – 2019 TIRZ Description

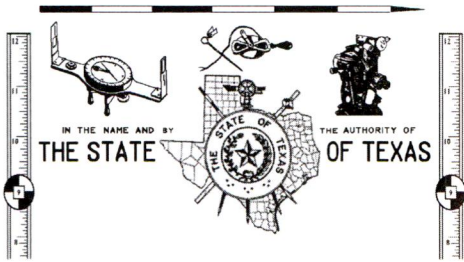
All that certain tract or parcel of land, lying and being situated in the City of Brenham, Washington County, Texas, part of the Philip Coe Survey, A-31, the A. Harrington Survey, A-55, the M. N. Combs Survey, A-124, the John Long Survey, A-156, the Isaac Lee Survey, A-77, the Hiram Lee Survey, A-76 and the John Carrington Survey, A-120, and being described as follows:

BEGINNING at a 1/2 inch iron rod found with Id. cap (RPLS 5650) on an East margin of N. Dixie Street for the Southwest corner of the Clayton M. Collier, et ux tract called 35.31 acres, as recorded in Volume 1601, Page 386, in the Official Records of Washington County, Texas, being the Northwest corner of Lot 1 of Little Sandy Subdivision, a map or plat recorded in Plat Cabinet File Slide Numbers 521B and 522A, in the Plat Records of Washington County, Texas, being a Northeast corner hereof;

THENCE in a Southerly direction, along East margins of said N. Dixie Street, being along the West line of said Lot 1 of said Little Sandy Subdivision, being along West lines of Lots 2, 3 and 4 of said Little Sandy Subdivision, crossing Westbrooke Cove with an East margin of said N. Dixie Street, being along the West line of Lot 10 of said Little Sandy Subdivision, being along the West line of the Norris Rohde tract called 17,500.0 square feet, as recorded in Volume 774, Page 39, in said Official Records, being along the West line of the Bernice Rohde tract, as conveyed in Volume 225, Page 279, in the Deed Records of Washington County, Texas and described in Volume 188, Page 278, in said Deed Records for an East line hereof to the Southwest corner of said Bernice Rohde tract, common with the Northwest corner of Lot One (called 1.360 acres) of the Boundary Line Adjustment Plat of Munz Addition, a map or plat recorded in Plat Cabinet File Slide Number 372A, in said Plat Records, being on an East margin of said N. Dixie Street for an interior corner hereon;

THENCE in an Easterly direction, being along the South line of said Bernice Rohde tract, being along the South line of the Norris Rohde tract called 0.54 acre, as recorded in Volume 321, Page 369, in said Deed Records, being along the North line of said Lot One (called 1.360 acres) and Lot Two (called 0.904 acre) of said Boundary Line Adjustment Plat, also crossing N. Drumm Street, and being along the South line of Lot 27 of Meadow Park Subdivision, Section 2, a map or plat recorded in Plat Cabinet File Slide Numbers 114A, 114B and 115A, in said Plat Records, being along the South line of the James Hanath and Debra L. Hanath tract called 0.294 acre, as recorded in Volume 1137, Page 779, in said Official Records, being along the North line of the Marvin G. Green and Nina McAllister tract called 0.1976 acre, as recorded in Volume 637, Page 416, in said Official Records, being along the North line of the Robert Frederick Weiss tract called 0.6962 acre (Tract 3), as conveyed in Volume 1113, Page 532, in said Official Records and described in Volume 568, Page 210, in said Official Records for a North line hereof to the Southeast corner of said Hanath tract called 0.294 acre, being the Northeast corner of said Weiss tract called 0.6962 acre, being on a West margin of Munz Street for an exterior corner hereof;





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THENCE in a Southeasterly direction, crossing said Munz Street for a Northeast line hereof to the Southwest corner of Lot 10 of the Woodson's Meadow Park Subdivision, Section No. 1, a map or plat recorded in Plat Cabinet File Slide Numbers 74A and 74B, in said Plat Records, being the Northwest corner of the Robert Frederick Weiss tract called 0.887 acre (Tract 2), as conveyed in Volume 1113, Page 532, in said Official Records and described in Volume 763, Page 87, in said Official Records, being on an East margin of said Munz Street for an interior corner hereof;

THENCE in an Easterly direction, along the South lines of Lots 10, 9, 8, 7, 6 and 5 of said Woodson's Meadow Park Subdivision, Section No. 1, being along the North line of said Weiss tract called 0.887 acre, being along the North line of the Four Seasons HVAC, Inc. tract called 0.407 acre, as recorded in Volume 1622, Page 327, in said Official Records, being along the North line of Reserve "A" (called 0.1225 acre), Tract 1 (called 0.6763 acre) and Tract 2 (called 0.7988 acre) of Pecht's Subdivision, a map or plat recorded in Plat Cabinet File Slide Number 328B, in said Plat Records, being along the North line of the Allan D. Stelter and 3 CS Investments, LLC tract called 27,356.5 square feet, as recorded in Volume 1519, Page 238, in said Official Records for a North line hereof to the Southeast corner of said Lot 5 of said Woodson's Meadow Park Subdivision, Section No. 1, being the Northeast corner of said Allan D. Stelter and 3 CS Investments, LLC tract called 27,356.5 square feet, being on the West line of the GGS Holdings, LTD. residue of original tract called 4.745 acres, as recorded in Volume 1314, Page 158, in said Official Records for an interior corner hereof;

THENCE in a Northerly direction, being along a portion of the West line of said GGS Holdings, LTD. residue of original tract called 4.745 acres, being along the East line of said Lot 5 of Woodson's Meadow Park Subdivision, Section No. 1 for a West line hereof to the Northeast corner of said Lot 5 of said Woodson's Meadow Park Subdivision, being the Southwest corner of Lot 6 (called 0.3666 acre) of Valley Meadow Subdivision, a map or plat recorded in Plat Cabinet File Slide Number 371B, in said Plat Records, being the Northwest corner of said GGS Holdings, LTD. residue of original tract called 4.745 acres for an exterior corner hereof;

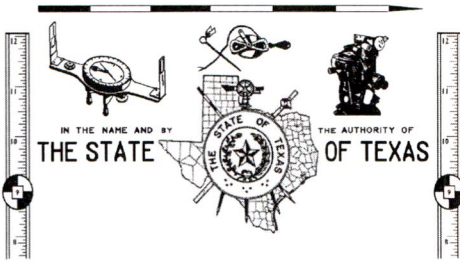
THENCE in an Easterly direction, being along the South line of Lot 6 of said Valley Meadow Subdivision, being along the North line of said GGS Holdings, LTD. residue of original tract called 4.745 acres, severing the City of Brenham, Texas tract called 0.6266 acre (additional right of way for Saeger Street), as recorded in Volume 859, Page 769, in said Official Records, for a North line hereof to the intersection of the projection of the South line of said Lot 6 of said Valley Meadow Subdivision with the East line of said City of Brenham, Texas tract called 0.6266 acre for an interior corner hereof, being on the occupied West margin of N. Saeger Street;

THENCE in a Northeasterly direction, crossing said N. Saeger Street for a Northwest line hereof to the Southwest corner of Lot 1 of West Park Subdivision, a map or plat recorded in Plat Cabinet File Slide Numbers 120B and 121A, in said Plat Records, being the Northwest corner of the Brandon Lockett Special Needs Trust, William J. Rankin, Trustee tract called 1.264 acres, as recorded in Volume 1010, Page 454, in said Official Records, being on an East margin of said N. Saeger Street for an exterior corner hereof;



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THENCE in an Easterly direction, being along the South line of said Lot 1 of said West Park Subdivision, being along the South lines of Lots 7, 8, 9 and 10 of said West Park Subdivision, being along the South line of the T.S.C.P., LLC tract called 0.2604 acre, as conveyed in Volume 1347, Page 306, in said Official Records and described in Volume 1263, Page 699, in said Official Records, being along the South lines of Lots 8, 9, 10, 11, 12, 13, 14 and 15 of Schumacher 2nd Addition, a map or plat recorded in Plat Cabinet File Slide Number 11B, in said Plat Records, being along the North line of said Brandon Lockett Special Needs Trust, William J. Rankin, Trustee tract called 1.264 acres, being along the North line of the Ryan J. Ogradowicz, et ux tract called 1.089 acres, as recorded in Volume 1616, Page 462, in said Official Records, being along the North line of Lot 1 (called 0.266 acre) of the Replat of the Ed. Roessler Tract of Ellwood Estates Addition, a map or plat recorded in Plat Cabinet File Slide Number 677A, in said Plat Records, being along the North line of a 20 feet wide private roadway of Ellwood Estates Addition, a map or plat recorded in Plat Cabinet File Slide Number 27A, in said Plat Records, being along the North lines of Lots 1, 2, 3, 4, 5, 6 and 7, Block B of said Ellwood Estates Addition, and crossing Schumacher Street also known as League Street (unopened) for a North line hereof to the intersection of the projection of last said line with the East margin of said Schumacher Street for an exterior corner hereof, being on a West line of a City of Brenham tract (deed not found);

THENCE in a Southerly direction, being along the East margin of said Schumacher Street, being along a West line, in part, of said City of Brenham tract for an East line hereof to an interior corner hereof, being situated in Martin Luther King Jr. Parkway and being at the intersection of the projection of the East margin of said Schumacher Street with the projection of the South line of Hudson Addition, a map or plat recorded in Plat Cabinet File Slide Number 249A, in said Plat Records;

THENCE in a Northeasterly direction, crossing said Martin Luther King Jr. Parkway, being along the South lines of Lots 15, 13, 12, 11, 10, 9, 8, 7, 6, 5 and 1, Block No. 2 of said Hudson Addition, being along the North margin of Hudson Street for a Northwest line hereof to the Southeast corner of said Lot 1, Block No. 2 of said Hudson Addition, being on a North margin of said Hudson Street at its intersection with a West margin of Lockett Street for a Northeast corner hereof;

THENCE in a Southerly direction, crossing said Hudson Street with a West margin of said Lockett Street, being along the East line of Lot 18, Block 1 of Boundary Line Adjustment Plat of a portion of Hudson Addition, a map or plat recorded in Plat Cabinet File Slide Number 299A, in said Plat Records, being along a portion of the East line of Lot 17, Block No. 1 of said Hudson Addition for an East line hereof to an interior corner hereof, being on an East line of said Lot 17, Block No. 1 of said Hudson Addition, and being at the intersection of the projection of the South line of Lot 9 of Autumn Run Subdivision, a map or plat recorded in Plat Cabinet File Slide Numbers 218A and 218B, in said Plat Records with a West margin of said Lockett Street;

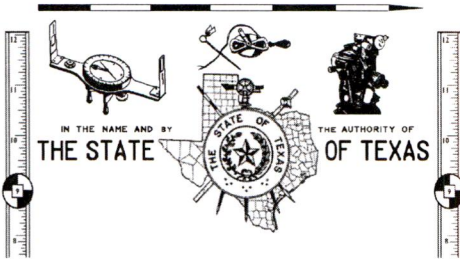
THENCE in an Easterly direction, crossing said Lockett Street, being along the South line of said Lot 9 of said Autumn Run Subdivision, being along a South line of the Jefferson Square Housing, Ltd. tract called 3.974 acres, as recorded in Volume 1553, Page 789, in said Official Records, being along North lines of Reserve A (called 1.354 acres) of said Autumn Run Subdivision for North lines hereof



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to a Southeast corner of said Jefferson Square Housing, Ltd. tract called 3.974 acres, being the Northeast corner of said Reserve A of said Autumn Run Subdivision, being on the West line of the Edward A. Hillery, et ux tract called 0.489 acre, as recorded in Volume 1230, Page 85, of said Official Records for an interior corner hereof;

THENCE in a Northerly direction, being along a portion of the West line of said Hillery tract called 0.489 acre, being along an East line of said Jefferson Square Housing, Ltd. tract called 3.974 acres for a West line hereof to an interior corner of said Jefferson Square Housing, Ltd. tract called 3.974 acres, being a Northwest corner of said Hillery tract called 0.489 acres for an exterior corner hereof;

THENCE in an Easterly direction, being along a South line of said Jefferson Square Housing, Ltd. tract called 3.974 acres, being along the North line of said Hillery tract called 0.489 acre for a North line hereof to an interior corner of said Jefferson Square Housing, Ltd. tract called 3.974 acres, being the Northeast corner of said Hillery tract called 0.489 acre for an exterior corner hereof;

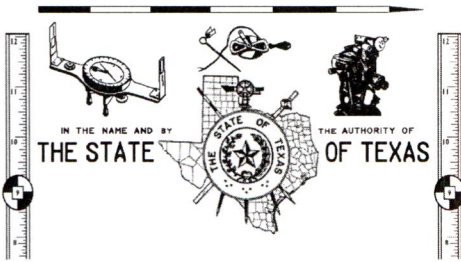
THENCE in a Southerly direction, being along a West line of said Jefferson Square Housing Ltd. tract called 3.974 acres, being along a portion of the East line of said Hillery tract called 0.489 acre for an East line hereof to a Southwest corner of said Jefferson Square Housing, Ltd. tract called 3.974 acres, being the Northwest corner of the Steven Chovanec, et ux tract called 0.353 acre, as recorded in Volume 1599, Page 398, in said Official Records, being on the East line of said Hillery tract called 0.489 acre for an interior corner hereof;

THENCE in an Easterly direction, being along a South line of said Jefferson Square Housing, Ltd. tract called 3.974 acres, being along the North line of said Chovanec tract called 0.353 acre for a North line hereof to a Southeast corner of said Jefferson Square Housing, Ltd., tract called 3.974 acres, being the Northeast corner of said Chovanec tract called 0.353 acre, being on the West line of the Zachary Dean Murphrey and Linsey Dean-Murphrey tract called 0.691 acre, as recorded in Volume 1431, Page 63, in said Official Records for an interior corner hereof;

THENCE in a Northerly direction, being along an East line of said Jefferson Square Housing, Ltd. tract called 3.974 acres, being along a portion of the West line of said Murphrey tract called 0.691 acre for a West line hereof to an interior corner of said Jefferson Square Housing, Ltd. tract called 3.974 acres, being the Northwest corner of said Murphrey tract called 0.691 acre for an exterior corner hereof;

THENCE in an Easterly direction, being along a South line of said Jefferson Square Housing, Ltd. tract called 3.974 acres, being along the North line of said Murphrey tract called 0.691 acre for a North line hereof to a Southeast corner of said Jefferson Square Housing, Ltd. tract called 3.974 acres, being the Northeast corner of said Murphrey tract called 0.691 acre, being on a West line of a 12 feet wide alley as mentioned in said Volume 1431, Page 63, in said Official Records for a Northeast corner hereof;





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THENCE in a Southerly direction, being along a portion of the East line of said Murphrey tract called 0.691 acre, being along a portion of a West line of said 12 feet wide alley for an East line hereof to an interior corner hereof, being on the East line of said Murphrey tract called 0.691 acre, being on a West line of said 12 feet wide alley at its intersection with the projection of the South line of the Randy W. Dean, et ux tract called 0.834 acre (Tract 2), as recorded in Volume 1218, Page 375, in said Official Records;

THENCE in an Easterly direction, crossing said 12 feet wide alley, being along the South line of said Dean tract called 0.834 acre, being along the North line of the Ronald Castro, et ux tract called 8,098.4 square feet, as recorded in Volume 1511, Page 27, in said Official Records, being along the North line of the Benjamin J. Menjares, et ux tract called 0.1944 acre, as recorded in Volume 1495, Page 467, in said Official Records, being along the North line of The Baroque Trust tract called 16,827 square feet, as recorded in Volume 1468, Page 111, in said Official Records for a North line hereof to the Southeast corner of said Dean tract called 0.834 acre, being the Northeast corner of said The Baroque Trust tract called 16,827 square feet, being on a West line of Mulberry Street for an interior corner hereof;

THENCE in a Northerly direction, being along a portion of a West margin of said Mulberry Street, being along a portion of the East line of said Dean tract called 0.834 acre for a West line hereof to an exterior corner hereof, being on a West margin of said Mulberry Street at its intersection with the projection of the South line of the Alfonso Rogelio Soto tract called 0.304 acre, as recorded in Volume 1420, Page 233, in said Official Records, being on an East line of said Dean tract called 0.834 acre;

THENCE in an Easterly direction, crossing said Mulberry Street, being along the South line of said Soto tract called 0.304 acre, being along the North line of the Akbarali Mohammad tract called 23,883 square feet, as recorded in Volume 1489, Page 541, in said Official Records and described in Volume 1472, Page 878, in said Official Records for a North line hereof to the Southeast corner of said Soto tract called 0.304 acre, being the Northeast corner of said Mohammad tract called 23,883 square feet, being on a West margin of Burleson Street for an interior corner hereof;

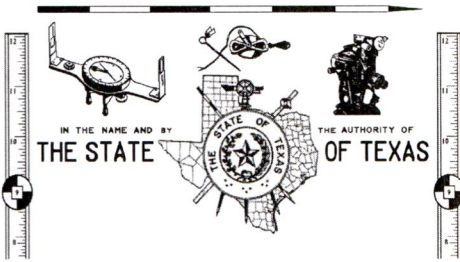
THENCE in a Northeasterly direction, crossing said Burleson Street for a Northwest line hereof to the Southwest corner of Lot 10 of Willow Place Subdivision, a map or plat recorded in Plat Cabinet File Slide Number 116A, in said Plat Records, being at the intersection of an East margin of said Burleson Street with a North margin of Vulcan Street for an exterior corner hereof;

THENCE in an Easterly direction, being along a North margin of said Vulcan Street, being along the South line of Lot 10 of said Willow Place Subdivision, being along the South lines of Lots 9 and 8 of said Willow Place Subdivision, being along the South line of Michelle L. Leakes tract called 0.2586 acre, as recorded in Volume 966, Page 220, in said Official Records for a North line hereof to the Southeast corner of said Leakes tract called 0.2586 acre, being at the intersection of a North margin of said Vulcan Street with a West margin of Rippetoe Street for an exterior corner hereof;



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THENCE in an Easterly direction, crossing said Rippetoe Street with a North margin of said Vulcan Street for a North line hereof to the Southwest corner of Lot 11 of Mrs. Imogene Chappel's Subdivision of the O.A. Seward Homestead, a map or plat recorded in Plat Cabinet File Slide Number 34B, in said Plat Records, being at the intersection of a North margin of said Vulcan Street with an East margin of said Rippetoe Street for an interior corner hereof;

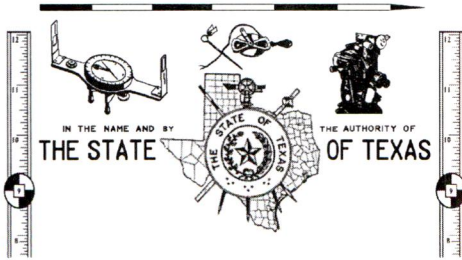
THENCE in an Easterly direction, being along a North margin of said Vulcan Street, being along the South line of said Lot 11 of said Mrs. Imogene Chappel's Subdivision of the O.A. Seward Homestead, crossing Schuereberg Street, being along the South line of Lot 12 of said Mrs. Imogene Chappel's Subdivision of the O.A. Seward Homestead, being along the South line of the Raina M. Arreola, et al tract called 0.310 acre, as recorded in Volume 1636, Page 518, in said Official Records, crossing Baber Street with a North margin of said Vulcan Street, being along the South lines of Lot No. 5, Lot No. 6 and Lot No. 7 of Schramm-Grabow Subdivision, a map or plat recorded in Volume 65, Page 103, in said Deed Records, being along the South line of Patricia Elledge tract called 0.218 acre, as recorded in Volume 1518, Page 530, in said Official Records, being along the South line of the Donald L. Boecker tract called 0.218 acre, as recorded in Volume 1088, Page 267, in said Official Records, being along the South line of the Bennie Lee Graves tract, as conveyed in Volume 1492, Page 935, in said Official Records and described as 10,447.50 square feet in Volume 784, Page 256, in said Official Records, being along the South line of the Russell W. Kuecker, et ux tract called 0.150 acre, as recorded in Volume 1194, Page 885, in said Official Records for a North line hereof to the Southeast corner of said Kuecker tract called 0.150 acre, being at the intersection of a North margin of said Vulcan Street with a West margin of N. Austin Street for an interior corner;

THENCE in a Northerly direction, being along West margins of said N. Austin Street, being along the East line of said Kuecker tract called 0.150 acre, being along the East line of the Kristopher T. Gore tract called 0.09 acre, as recorded in Volume 1428, Page 966, in said Official Records, being along the East line of the John J. Baird, et ux tract, as recorded in Volume 1006, Page 941, in said Official Records, being along the East line of the John L. McCorkle, et ux tract called 0.37 acre, as recorded in Volume 1585, Page 251, in said Official Records, being along the East line of the Alejandra Saldierna, et vir tract called 0.39 acre, as recorded in Volume 1591, Page 820, in said Official Records, being along the East line of the Marcupial Development, LLC tract called 0.163 acre, as recorded in Volume 1590, Page 711, in said Official Records, being along the East line of the Richard Eugene Laskoskie tract called 3,720 square feet, as recorded in Volume 1386, Page 110, in said Official Records, being along the East line of the Atlow Investments, LLC tract called 0.088 acre, as recorded in Vol. 1557, Page 160, in said Official Records, crossing W. Jefferson Street with a West margin of said N. Austin Street, being along the East line of the Tayler Williams tract called 0.146 acre, as recorded in Volume 1493, Page 793, in said Official Records, being along the East line of the Sergio Pinon Arellano tract, as conveyed in Volume 1304, Page 860, in said Official Records and described as 10,521 square feet, as recorded in Volume 999, Page 964, in said Official Records, being along East lines of the Iglesia Bautista Fuente de Vida tract called 1.462 acres, as recorded in Volume 1485, Page 450, in said Official Records, and crossing Martin Luther King Jr. Parkway for West lines hereof to a Northwest corner hereof, being on a North margin of said Martin Luther King Jr. Parkway at its intersection with the projection of an East line of said Iglesia Bautista Fuente de



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Vida tract called 1.462 acres, being on a South line of a tract or parcel of land apparently owned by Burlington Northern and Santa Fe Railroad (BNSF);

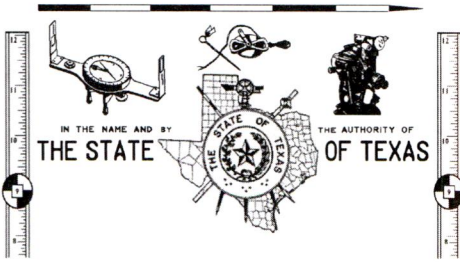
THENCE in an Easterly direction, being along the North margin of said Martin Luther King Jr. Parkway, being along a portion of the South line of said tract apparently owned by BNSF, and crossing the BNSF Railroad right of way, being along the South line of the Data Commercial Realty, LLC tract called 1.433 acres, as recorded in Volume 1480, Page 430, in said Official Records, being along the South line of the City of Brenham, Texas tract called 5.07 acres, as recorded in Volume 119, Page 384, in said Deed Records for a North line hereof to the Southeast corner of said City of Brenham, Texas tract called 5.07 acres, being at the intersection of a North margin of said Martin Luther King, Jr. Parkway with a West margin of N. Park Street for an interior corner hereof;

THENCE in a Northerly direction, being along West margins of said N. Park Street, being along East lines of said City of Brenham, Texas tract called 5.07 acres, being along an East line of the City of Brenham, Fireman's Park tract, being part of a tract called 14-1/2 acres, transferred at a Regular Meeting dated March 14, 1917 and described in Volume 16, Page 385, in said Deed Records for a West line hereof to a Northwest corner hereof, being on a West margin of said N. Park Street, and being at the Northwest corner of the Bridge on said N. Park Street;

THENCE in an Easterly direction, crossing said N. Park Street for a North line hereof to the most Northern Northeast corner hereof, being on an East margin of said N. Park Street at its intersection with a Northeast margin of N. Market Street, being at the Southeast corner of said Bridge, being on a Southwest line of the City of Brenham, Henderson Park tract, being part of a called 4.67 acres (Tract No. 2), as recorded in Volume 167, Page 1, in said Deed Records;

THENCE in a Southeasterly and Southerly direction, being along Northeast and East margins of said N. Market Street, being along Southwest and South lines of said City of Brenham, Henderson Park tract, crossing N. Valley Street with a Northeast margin of said N. Market Street, being along the South line of the Laura-Ann Bazan, et vir tract called 0.2297 acre, as recorded in Volume 1394, Page 437, in said Official Records, being along the Southwest line of the Brazos Valley Vending, Inc. tract called 11,281.1 square feet (Tract 1), as recorded in Volume 1574, Page 125, in said Official Records and described in Volume 324, Page 840, in said Deed Records, being along the South line of the Brazos Valley Vending, Inc. tract called 1,046 square feet (Tract 2), as recorded in Volume 1574, Page 125, of said Official Records and described in Volume 486, Page 320, in said Official Records, crossing the Old Market Street with a Northeast margin of said N. Market Street, being along West lines of the Towers of Belle, LP tract called 2.478 acres, as recorded in Volume 1499, Page 702, in said Official Records, being along the West line of the John Jarred Patout tract called 9,251 square feet, as recorded in Volume 955, Page 300, in said Official Records, crossing E. Academy Street with an East margin of said N. Market Street, being along the West line of The First Baptist Church of Brenham tract, as recorded in Volume 857, Page 278, in said Official Records, being along the West line of the First Baptist Church of Brenham tract called 0.647 acre (Fifth Tract), as recorded in Volume 691, Page 160, in said Official Records, crossing Pahl Street with an East margin of said N. Market Street, being along West lines of The First Baptist Church of Brenham, Texas tract called





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2.932 acres, as recorded in Volume 807, Page 334, in said Official Records, crossing Sycamore Street with an East margin of said N. Market Street, being along the West line of The First Baptist Church of Brenham, Texas tract called 0.631 acre, as recorded in Volume 879, Page 744, in said Official Records for Northeast and East lines hereof to the Southwest corner of said The First Baptist Church of Brenham, Texas tract called 0.631 acre, being the Northwest corner of the Coastal Banc Savings Association tract called 0.380 acre (Tract Two), as recorded in Volume 701, Page 117, in said Official Records, being on an East margin of said N. Market Street for an interior corner hereof;

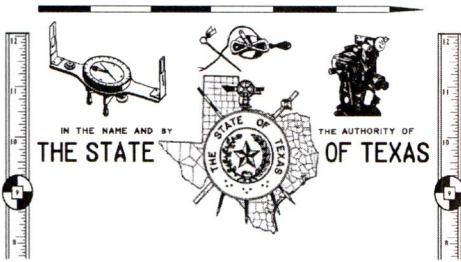
THENCE in an Easterly direction, being along the South line of said The First Baptist Church of Brenham, Texas tract called 0.631 acre, being along the North line of said Coastal Banc Savings Association tract called 0.380 acre, being along the North line of the Coastal Banc Savings Association tract called 7,879.9 square feet (Tract One), as recorded in Volume 701, Page 117, in said Official Records, being along the North line of the William M. Witte, et ux tract called 0.6448 acre, as recorded in Volume 628, Page 746, in said Official Records, being along the North line of the Mary Louise Thornhill tract called 0.444 acre, as recorded in Volume 1503, Page 115, in said Official Records for a North line hereof to the Southeast corner of said The First Baptist Church of Brenham, Texas tract called 0.631 acres, being the Northeast corner of said Thornhill tract called 0.444 acre, being on the West line of the Marjorie Routt Young tract (Tract 3), as recorded in Volume 1299, Page 626, in said Official Records for an exterior corner hereof;

THENCE in a Southerly direction, being along a portion of the West line of said Young tract (Tract 3), being along a portion of the East line of said Thornhill tract called 0.444 acre for an East line hereof to the Southwest corner of said Young tract (Tract 3), being the Northwest corner of the Regal Villa Town Houses Subdivision, a map or plat recorded in the Plat Cabinet File Slide Numbers 164B through 167B, in said Plat Records, being on the East line of said Thornhill tract called 0.444 acre for an interior corner hereof;

THENCE in an Easterly direction, being along the South line of said Young tract (Tract 3), being along the South line of the Marjorie Routt Young tract called 9,030 square feet (Tract 4), as recorded in Volume 1299, Page 626, in said Official Records, being along the North line of said Regal Villa Town Houses Subdivision for a North line hereof to the Southeast corner of said Young tract called 9,030 square feet (Tract 4), being the Northeast corner of said Regal Villa Town Houses Subdivision, being on the West line of the Colonial Oaks Apartments, LLC tract called 0.562 acre, as recorded in Volume 1504, Page 242, in said Official Records for an exterior corner hereof;

THENCE in a Southerly direction, being along a portion of the West line of said Colonial Oaks Apartments, LLC tract called 0.562 acre, being along the East line of said Regal Villa Town Houses Subdivision for an East line hereof to the Southwest corner of said Colonial Oaks Apartments, LLC tract called 0.562 acres, being the Southeast corner of said Regal Villa Town Houses Subdivision, being on the North margin of E. Main Street for an interior corner hereof;





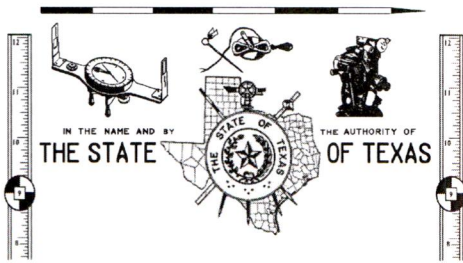
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THENCE in an Easterly direction, being along North margins of said E. Main Street, being along the South line of said Colonial Oaks Apartments, LLC tract called 0.562 acre, being along the South line of the 409 East Main, LLC tract called 0.588 acre, as recorded in Volume 1550, Page 311, in said Official Records, being along the South line of the Cindy Sue Clay-Schumpert tract, as recorded in Volume 1125, Page 795, in said Official Records, being along the South line of the William D. Gilbert, et ux tract called 0.479 acre, as recorded in Volume 1636, Page 693, in said Official Records, being along the South line of the Rodney Lacina tract, as recorded in Volume 1156, Page 289, in said Official Records, being along the South line of The Heritage Society of Washington County tract called 0.30445 acre, as recorded in Volume 1417, Page 1, in said Official Records, crossing Ross Street with a North margin of said E. Main Street, being along the South line of the CGR, L.L.C. tract called 1.265 acres, as conveyed in Volume 1195, Page 77, in said Official Records and described in Volume 271, Page 155, in said Deed Records, being along the South line of the Rodolfo Vazquez-Alvarez and Edith Gutierrez-Gutierrez tract called 0.283 acre, as recorded in Volume 1376, Page 617, in said Official Records, being along the South line of the Mary Sealy tract called 0.286 acre, as recorded in Volume 1541, Page 479, in said Official Records, being along the South line of the Donald Dickerson and Mark Dickerson tract, as conveyed in Volume 1574, Page 99, in said Official Records and described in Volume 293, Page 499, in said Deed Records, being along the South line of the Tracy Rene Haack and Sheila Marie Webb tract (Tract Three), as conveyed in Volume 1646, Page 558, in said Official Records and described in Volume 1420, Page 707, in said Official Records, being along the South line of the Abel A. Espinoza, et ux tract called 0.344 acre, as recorded in Volume 776, Page 631, in said Official Records, being along the South line of The City of Brenham, Texas tract, as recorded in Volume 355, Page 317, in said Official Records, being along the South line of The City of Brenham, Texas tract called 0.581 acre, as recorded in Volume 353, Page 777, in said Official Records, being along the South line of The City of Brenham, Texas tract called 0.521 acre, as recorded in Volume 333, Page 648, in said Official Records, crossing N. Chappell Hill Street with a North margin of said E. Main Street for a North line hereof to an "X" found cut in concrete on a North margin of said E. Main Street at its intersection with an East margin of N. Chappell Hill Street for the Southwest corner of Reserve #3 (called 0.912 acre) of L.D. Brown Subdivision, a map or plat recorded in Plat Cabinet File Slide Number 182A, in said Plat Records, being a Northeast corner hereof;

THENCE in a Southerly direction, being along East margins of said N. Chappell Hill Street and along East margins of S. Chappell Hill Street, crossing said E. Main Street with an East margin of said S. Chappell Hill Street, being along the West line of the StanPac USA, LLC tract, as recorded in Volume 1445, Page 563, in said Official Records, crossing E. Alamo Street with an East margin of said S. Chappell Hill Street, being along the West line of The City of Brenham, Texas tract called 1.851 acres, as recorded in Volume 334, Page 12, in said Official Records, crossing Mangrum Street with an East margin of said S. Chappell Hill Street, being along the West line of the Brenham Independent School District tract called 1.72 acres, as recorded in Volume 321, Page 60, in said Official Records, crossing Burlington Northern & Santa Fe Railroad (BNSF) and Seelhorst Street with an East margin of said S. Chappell Hill Street for East lines hereof to the Northwest corner of the Blue Bell Creameries, L.P. tract called 2.779 acres (Tract 8), as recorded in Volume 1324, Page 838, in said





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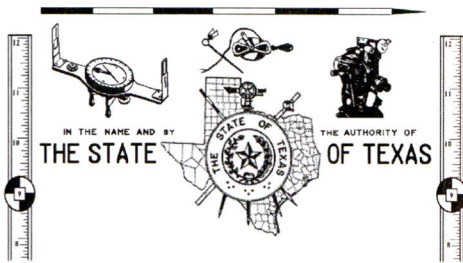
Official Records, being on an East margin of said S. Chappell Hill Street at its intersection with a South margin of said Seelhorst Street for a Southeast corner hereof;

THENCE in a Westerly direction, crossing said S. Chappell Hill Street with a South margin of said Seelhorst Street, being along the North line of the Blue Bell Creameries, L.P. tract, as conveyed in Volume 1020, Page 280, in said Official Records and described as 2.496 acres (Tract 9) in Volume 981, Page 146, in said Official Records, being along the North line of the Blue Bell Creameries, L.P. tract called 0.175 acre (Tract 6), as recorded in Volume 1324, Page 838, in said Official Records, being along the North line of the Naylor's Wood Floors, LLC tract called 5.649 acres, as recorded in Volume 1371, Page 322, in said Official Records, being along the North line of Tract 2 (called 0.205 acre) of Scheel Subdivision, a map or plat recorded in Plat Cabinet File Slide Number 408A, in said Plat Records, being along the North line of the M&T Gonzales Corporation tract called 4,578 square feet (Tract Two), as recorded in Volume 1571, Page 599, in said Official Records, being along North lines of the residue of Tract 1 (called 2.543 acres) of said Scheel Subdivision, being along the North line of the Burleson Holdings, LTD. tract called 0.8285 acre (Sixth Tract), as recorded in Volume 762, Page 474, in said Official Records, crossing Dark Street with a South margin of said Seelhorst Street, being along the North line of the Ewald Investments LLC tract, as recorded in Volume 1626, Page 625, in said Official Records, being along the North line of the Wilbert Adler and Rosemary Adler tract called 8,825.0 square feet, as recorded in Volume 268, Page 69, in said Deed Records, being along the North line of the Tommie Wellmann tract called 0.276 acre, as recorded in Volume 1204, Page 726, in said Official Records, crossing Mills Street with a South margin of said Seelhorst Street, being along the North line of the Big Investment Group, LLC tract called 0.197 acre (Tract Three), as recorded in Volume 1384, Page 401, in said Official Records, being along the North line of the Big Investment Group, LLC tract called 0.184 acre (Tract One), as recorded in Volume 1384, Page 401, in said Official Records for South lines hereof to the Northwest corner of said Big Investment Group, LLC tract called 0.184 acre, being at the intersection of a South margin of said Seelhorst Street with an East margin of Clinton Street for an exterior corner hereof;

THENCE in a Northwesterly direction, being along a Southwest line hereof, crossing said Clinton Street to the Northeast corner of the City of Brenham tract called 0.658 acre, as recorded in Volume 1427, Page 875, in said Official Records, being on a South right of way line of said Burlington Northern & Santa Fe Railroad (BNSF) at its intersection with a West margin of said Clinton Street for an interior corner hereof;

THENCE in a Westerly direction, being along a South right of way line of said Burlington Northern & Santa Fe Railroad (BNSF), being along a North line of said City of Brenham tract called 0.658 acre for a South line hereof to the most Northern Northwest corner of said City of Brenham tract called 0.658 acre, being the Northeast corner of the City of Brenham, Texas tract called Regulator Station Site sometimes referred to as Lot 6 of Noel's Addition, as recorded in Volume 224, Page 602, in said Deed Records, being on a South right of way line of said BNSF Railroad for an interior corner hereof;





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THENCE in a Southerly direction, being along West lines of said City of Brenham tract called 0.658 acre, being along the East line of said City of Brenham, Texas tract called Regulator Station Site, being along the East line of The City of Brenham, Texas tract called 4,947 square feet, as recorded in Volume 349, Page 412, in said Deed Records for an East line hereof to an interior corner of said City of Brenham tract called 0.658 acre, being the Southeast corner of said The City of Brenham, Texas tract called 4,947 square feet for an exterior corner hereof;

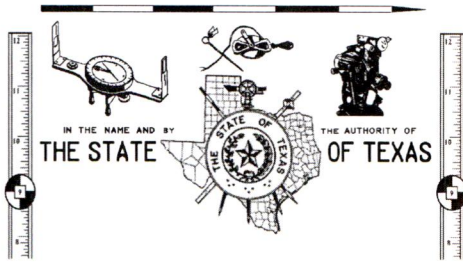
THENCE in a Westerly direction, being along a North line of said City of Brenham tract called 0.658 acre, being along the South line of said The City of Brenham, Texas tract called 4,947 square feet for a South line hereof to a Northwest corner of said City of Brenham tract called 0.658 acre, being the Southwest corner of said The City of Brenham, Texas tract called 4,947 square feet, being the Northeast corner of the Carterbug Holdings, LLC tract called 0.428 acre, as recorded in Volume 1507, Page 312, in said Official Records for an interior corner hereof;

THENCE in a Southerly direction, being along a West line of said City of Brenham tract called 0.658 acre, being along the East line of said Carterbug Holdings, LLC tract called 0.428 acre, being along an East line of the Allan Ray Michalak, et ux tract, as conveyed in Volume 724, Page 564, in said Official Records and described in Volume 82, Page 335, in said Deed Records for an East line hereof to the Southwest corner of said City of Brenham tract called 0.658 acre, being an interior corner of said Michalak tract for an interior corner hereof;

THENCE in an Easterly direction, being along a South line of said City of Brenham tract called 0.658 acre, being along a North line of said Michalak tract for a North line hereof to a Southeast corner of said City of Brenham tract called 0.658 acre, being a Northeast corner of said Michalak tract, being on a West line of the Allen T. Fabisack, et ux tract called 0.278 acre, as recorded in Volume 931, Page 787, in said Official Records for an exterior corner hereof;

THENCE in a Southerly direction, being along a portion of the West line of said Fabisack tract called 0.278 acre, being along the West line of the Mark S. Pieratt, et al Last Will of Marie L. Pieratt tract, as conveyed in Volume 1339, Page 132, in said Official Records and described as 0.1156 acre (Tract Two) in Volume 1169, Page 620, in said Official Records, being along the West line of the Mark S. Pieratt, et al Last Will of Marie L. Pieratt tract, as conveyed in Volume 1339, Page 132, in said Official Records and described as 0.1005 acre (Tract One) in Volume 1169, Page 620, in said Official Records, being along an East line of said Michalak tract, being along the East line of the Dorothy Lee Michalak tract called 23,249 square feet, as recorded in Volume 1042, Page 35, in said Official Records and described in Volume 204, Page 131, in said Deed Records for an East line hereof to the Southwest corner of said Pieratt tract called 0.1005 acre, being the Southeast corner of said Dorothy Lee Michalak tract called 23,249 square feet, being on the North line of the Kevin Wayne Lampe, et al tract called 0.258 acre, as recorded in Volume 1436, Page 928, in said Official Records for an exterior corner hereof;





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THENCE in a Westerly direction, being along a portion of the North line of said Lampe tract called 0.258 acre, being along a South line of said Dorothy Lee Michalak tract called 23,249 square feet for a South line hereof to the Northwest corner of said Lampe tract called 0.258 acre, being an exterior angle point of said Dorothy Lee Michalak tract called 23,249 square feet, being a Northeast corner of the Raymond P. Bass, et ux tract called 0.725 acre, as recorded in Volume 1519, Page 375, in said Official Records for an interior corner hereof;

THENCE in a Southerly direction, being along the West line of said Lampe tract called 0.258 acre, being along an East line of said Bass tract called 0.725 acre for an East line hereof to the Southwest corner of said Lampe tract called 0.258 acre, being an interior corner of said Bass tract called 0.725 acre for an interior corner hereof;

THENCE in an Easterly direction, being along a portion of the South line of said Lampe tract called 0.258 acre, being along a North line of said Bass tract called 0.725 acre for a North line hereof to a Northeast corner of said Bass tract called 0.725 acre, being the Northwest corner of Lot 16A-2 (called 0.245 acre) of Boundary Line Adjustment of Clinton Street Addition, a map or plat recorded in Plat Cabinet File Slide Number 314A, in said Plat Records, being on the South line of said Lampe tract called 0.258 acre for an exterior corner hereof;

THENCE in a Southerly direction, being along the West line of said Lot 16A-2 of said Boundary Line Adjustment of Clinton Street Addition, being along an East line of said Bass tract called 0.725 acre for an East line hereof to the Southwest corner of said Lot 16A-2 of said Boundary Line Adjustment of Clinton Street Addition, being the Southeast corner of said Bass tract called 0.725 acre, being on the North line of the Kay Briscoe tract called 21,060 square feet, as recorded in Volume 1444, Page 383, in said Official Records for an exterior corner hereof;

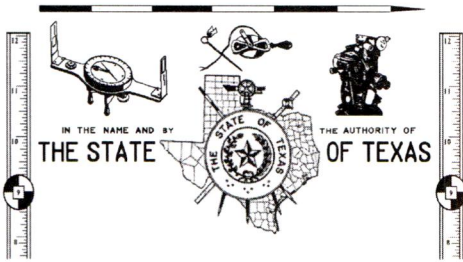
THENCE in a Westerly direction, being along a portion of the North line of said Briscoe tract called 21,060 square feet, being along a portion of the South line of said Bass tract called 0.725 acre for a South line hereof to the Northwest corner of said Briscoe tract called 21,060 square feet, being the Northeast corner of the Kay Briscoe tract called 0.283 acre, as recorded in Volume 1394, Page 523, in said Official Records, being on the South line of said Bass tract called 0.725 acre for an interior corner hereof;

THENCE in a Southerly direction, being along the West line of said Briscoe tract called 21,060 square feet, being along the East line of said Briscoe tract called 0.283 acre, being along the East line of the Kay Briscoe tract called 0.279 acre, as recorded in Volume 1394, Page 513, in said Official Records for an East line hereof to the Southwest corner of said Briscoe tract called 21,060 square feet, being the Southeast corner of said Briscoe tract called 0.279 acre, being on the North line of the Isaac Bowie Jones, et ux tract, as recorded in Volume 640, Page 485, in said Official Records for an exterior corner hereof;



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THENCE in a Westerly direction, being along a portion of the North line of said Jones tract, being along a portion of the South line of said Briscoe tract called 0.279 acre for a South line hereof to the Northwest corner of said Jones tract, being the Northeast corner of the Paul W. Briscoe, et al tract called 12,782 square feet, as recorded in Volume 1452, Page 757, in said Official Records, being on the South line of said Briscoe tract called 0.279 acre for an interior corner hereof;

THENCE in a Southerly direction, being along the West line of said Jones tract, being along the East line of said Briscoe tract called 12,782 square feet for an East line hereof to the Southwest corner of said Jones tract, being the Southeast corner of said Briscoe tract called 12,782 square feet, being on the North line of the Todd Routh, et al tract called 2.872 acres, as recorded in Volume 964, Page 508, in said Official Records for an interior corner hereof;

THENCE in an Easterly direction, being along a portion of the North line of said Routh tract called 2.872 acres, being along the South line of said Jones tract for a North line hereof to the Northeast corner of said Routh tract called 2.872 acres, being the Southeast corner of said Jones tract, being on a West margin of said Clinton Street for a Northeast corner hereof;

THENCE in a Southerly direction, being along a West margin of said Clinton Street, being along the East line of said Routh tract called 2.872 acres for an East line hereof to the Southeast corner of said Routh tract called 2.872 acres, being the Northeast corner of the Mary Evelyn Wilder Lot 3B as shown on a map recorded in Volume 1080, Page 6, in said Official Records, being on a West margin of said Clinton Street for an exterior corner hereof;

THENCE in a Westerly direction, being along a portion of the South line of said Routh tract called 2.872 acres, being along the North line of said Wilder Lot 3B for a South line hereof to the Northwest corner of said Wilder Lot 3B, being the Northeast corner of the Mary Evelyn Wilder Lot 2B as shown on a map recorded in Volume 1049, Page 251, in said Official Records, being on the South line of said Routh tract called 2.872 acres for an interior corner hereof;

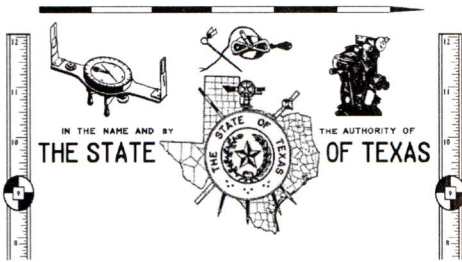
THENCE in a Southerly direction, being along the West line of said Wilder Lot 3B, being along the East line of said Wilder Lot 2B for an East line hereof to the Southwest corner of said Wilder Lot 3B, being the Southeast corner of said Wilder Lot 2B, being the Northwest corner of the Mary Evelyn Wilder Lot 3C as shown on a map recorded in Volume 1080, Page 3, in said Official Records, being the Northeast corner of the Mary Evelyn Wilder Lot 2C as shown on a map recorded in Volume 1049, Page 251, in said Official Records for an exterior corner hereof;

THENCE in a Westerly direction, being along the South line of said Wilder Lot 2B, being along the North line of said Wilder Lot 2C for a South line hereof to the Southwest corner of said Wilder Lot 2B, being the Northwest corner of said Wilder Lot 2C, being the Southeast corner of the Mary E. Wilder Lot 1B, as recorded in Volume 1022, Page 52, in said Official Records and as shown on a map recorded in Volume 1049, Page 251, in said Official Records, being the Northeast corner of the Mary E. Wilder Lot 1C, as recorded in Volume 1022, Page 52, in said Official Records and as shown on a map recorded in Volume 1049, Page 251, in said Official Records for an interior corner hereof;



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THENCE in a Southerly direction, being along the West line of said Wilder Lot 2C, being along the East line of said Wilder Lot 1C, crossing Pecan Street, being along the West line of the Barbara Ann B. Abshier tract called 10,951 square feet, as recorded in Volume 933, Page 251, in said Official Records, being along an East line of the Dippel and Alfred Interests residue of original tract called 29,762 square feet (First Tract), as recorded in Volume 376, Page 598, in said Deed Records for an East line hereof to the Southwest corner of said Abshier tract called 10,951 square feet, being an interior corner of said Dippel and Alfred Interests residue of original tract called 29,762 square feet for an interior corner hereof;

THENCE in an Easterly direction, being along a portion of the South line of said Abshier tract called 10,951 square feet, being along a North line of said Dippel and Alfred Interest residue of original tract called 29,762 square feet for a North line hereof to a Northeast corner of said Dippel and Alfred Interests residue of original tract called 29,762 square feet, being the Northwest corner of the Virgil Stiewert, et ux tract, as conveyed in Volume 999, Page 178, in said Official Records and described as 9,020 square feet in Volume 910, Page 310, in said Official Records, being on the South line of said Abshier tract called 10,951 square feet for an exterior corner hereof;

THENCE in a Southerly direction, being along a portion of the West line of said Stiewert tract called 9,020 square feet, being along an East line of said Dippel and Alfred Interests residue of original tract called 29,762 square feet for an East line hereof to the Southeast corner of said Dippel and Alfred Interests residue of original tract called 29,762 square feet, being the Northeast corner of the Dippel and Alfred Interests residue of original tract called 5,544 square feet (Second Tract), as recorded in Volume 376, Page 598, in said Deed Records, being on the West line of said Stiewert tract called 9,020 square feet for an exterior corner hereof;

THENCE in a Westerly direction, being along a South line of the Dippel and Alfred Interests residue of original tract called 29,762 square feet, being along the North line of said Dippel and Alfred Interests residue of original tract called 5,544 square feet for a South line hereof to the Southeast corner of the Pak Tex Group, Inc. tract called 4,771 square feet, as recorded in Volume 999, Page 848, in said Official Records, being a Southwest corner of said Dippel and Alfred Interests residue of original tract called 29,762 square feet, being the Northwest corner of said Dippel and Alfred Interest residue of original tract called 5,544 square feet, being the Northeast corner of the Pak Tex Group, Inc. residue of original tract called 15,028 square feet, as recorded in Volume 999, Page 851, in said Official Records for an interior corner hereof;

THENCE in a Southerly direction, being along the West line of said Dippel and Alfred Interests residue of original tract called 5,544 square feet, being along the East line of said Pak Tex Group, Inc. residue of original tract called 15,028 square feet, crossing E. Germania Street for an East line hereof to an interior corner hereof, being on a South margin of said E. Germania Street at its intersection with the projection of the East line of said Pak Tex Group, Inc. residue of original tract called 15,028 square feet, being on the North line of the Larry Wahrmond, et ux tract called 12,500 square feet (Tract One), as recorded in Volume 1089, Page 661, in said Official Records;



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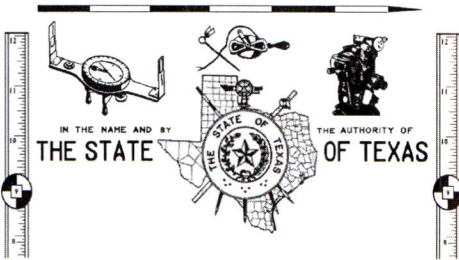
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THENCE in an Easterly direction, being along a portion of a South margin of said E. Germania Street, being along a portion of the North line of said Wahrmund tract called 12,500 square feet, being along the North line of the Larry Wahrmund, et ux tract called 2,900 square feet (Tract Two), as recorded in Volume 1089, Page 661, in said Official Records for a North line hereof to the Northeast corner of said Wahrmund tract called 2,900 square feet, being the most Northern Northwest corner of the Brenham Lodge No. 6, O.D.H.S. residue of original tract called 1.064 acres, as recorded in Volume 245, Page 237, in said Deed Records, being on a South margin of said E. Germania Street for an exterior corner hereof;

THENCE in a Southerly direction, being along the East line of said Wahrmund tract called 2,900 square feet, being along a West line of said Brenham Lodge No. 6 residue of original tract called 1.064 acres for an East line hereof to the Southeast corner of said Wahrmund tract called 2,900 square feet, being an interior corner of said Brenham Lodge No. 6 residue of original tract called 1.064 acres for an exterior corner hereof;

THENCE in a Westerly direction, being along the South line of said Wahrmund tract called 2,900 square feet, being along a North line of said Brenham Lodge No. 6 residue of original tract called 1.064 acres for a South line hereof to the Southwest corner of said Wahrmund tract called 2,900 square feet, being the Southeast corner of said Wahrmund tract called 12,500 square feet, being the Northeast corner of the Brenham Produce Co. tract, as recorded in Volume 897, Page 157, in said Official Records, being a Northwest corner of said Brenham Lodge No. 6 residue of original tract called 1.064 acres for an interior corner hereof;

THENCE in a Southerly direction, being along a West line of said Brenham Lodge No. 6 residue of original tract called 1.064 acres, being along the East line of said Brenham Produce Co. tract, Volume 897, Page 157 for an East line hereof to the Southwest corner of said Brenham Lodge No. 6 residue of original tract called 1.064 acres, being the Southeast corner of said Brenham Produce Co. tract, Volume 897, Page 157, being on a North line of the Brenham Produce Co. tract called 54,595 square feet, as recorded in Volume 299, Page 254, in said Deed Records for an interior corner hereof;

THENCE in an Easterly direction, being along the South line of said Brenham Lodge No. 6 residue of original tract called 1.064 acres, being along a portion of the South line of the Brenham Lodge No. 979 Benevolent & Protective Order of Elks tract, as recorded in Volume 98, Page 187, in said Deed Records for a North line hereof to a Northwest corner of the Brenham Independent School District tract called 1.68 acres, as recorded in Volume 139, Page 247, in said Deed Records, being the Northeast corner of said Brenham Produce Co. tract called 54,595 square feet, being on a South line of said Brenham Lodge No. 979 for an exterior corner hereof;

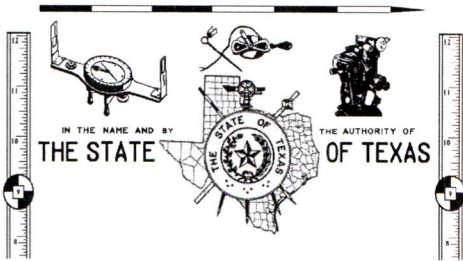
THENCE in a Southerly direction, being along a West line of said Brenham Independent School District tract called 1.68 acres, being along the East line of said Brenham Produce Co. tract called 54,595 square feet for an East line hereof to an interior corner of said Brenham Independent School District tract called 1.68 acres, being the Southeast corner of said Brenham Produce Co. tract called 54,595 square feet for an exterior corner hereof;



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THENCE in a Westerly direction, being along a North line of said Brenham Independent School District tract called 1.68 acres, being along a South line of said Brenham Produce Co. tract called 54,595 square feet for a South line hereof to a Northwest corner of said Brenham Independent School District tract called 1.68 acres, being the Northeast corner of the John T. Young tract called 0.777 acre, as recorded in Volume 1404, Page 746, in said Official Records, being on a South line of said Brenham Produce Co. tract called 54,595 square feet for an interior corner hereof;

THENCE in a Southerly direction, being along a West line of said Brenham Independent School District tract called 1.68 acres, being along the East line of said Young tract called 0.777 acre for an East line hereof to the Southwest corner of said Brenham Independent School District tract called 1.68 acres, being the Southeast corner of said Young tract called 0.777 acre, being on a North margin of E. Sixth Street for a Southeast corner hereof;

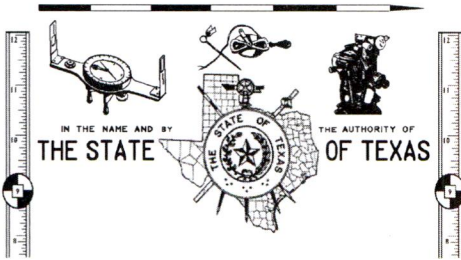
THENCE in a Westerly direction, being along a North margin of said E. Sixth Street, being along the South line of said Young tract called 0.777 acre for a South line hereof to the Southwest corner of said Young tract called 0.777 acre, being on a North margin of said E. Sixth Street at its intersection with an East margin of said S. Market Street for an interior corner hereof;

THENCE in a Southerly direction, crossing said E. Sixth Street with an East margin of said S. Market Street, being along East margins of said S. Market Street, being along West lines of the Brenham Independent School District tract, as conveyed in Volume 86, Page 365, in said Deed Records, being along the West end of Seventh Street, being along the West line of the Brenham Independent School District tract, as recorded in Volume 188, Page 417, in said Deed Records, being along West lines of Donald Kasprovicz and Johnelle Kasprovicz residue of original tract, as recorded in Volume 1353, Page 317, in said Official Records, being along East lines of the City of Brenham tract called 0.021 acre, as recorded in Volume 671, Page 682, in said Official Records for East lines hereof to the Northeast corner of said City of Brenham tract called 0.021 acre, being the Southwest corner of said Kasprovicz residue of original tract, being on a North margin of E. Tom Green Street for an exterior corner hereof;

THENCE in a Southerly direction, crossing said E. Tom Green Street for an East line hereof to the Northeast corner of the City of Brenham tract called 0.005 acre, as recorded in Volume 672, Page 293, in said Official Records, being the Northwest corner of the S & B Food Service, L.L.C. residue of original tract called 0.3380 acre, as recorded in Volume 1019, Page 288, in said Official Records, being on a South margin of said E. Tom Green Street for an interior corner hereof;

THENCE in an Easterly direction, being along a portion of a South margin of said E. Tom Green Street, being along the North line of said S & B Food Service, L.L.C. residue of original tract called 0.3380 acre for a North line hereof to the Northeast corner of said S & B Food Service, L.L.C. residue of original tract called 0.3380 acre, being the Northwest corner of the David W. Januszewski tract called 9,947.5 square feet (Tract A), as recorded in Volume 1066, Page 569, in said Official Records, being on a South margin of said E. Tom Green Street for a Northeast corner hereof;





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THENCE in a Southerly direction, being along the West line of said Januszewski tract called 9,947.5 square feet, being along the East line of said S & B Food Service, L.L.C. residue of original tract called 0.3380 acre for an East line hereof to a Southwest corner of said Januszewski tract called 9,947.5 square feet, being the Southeast corner of said S & B Food Service, L.L.C. residue of original tract called 0.3380 acre, being on the North line of the Gina Carol Draehn tract called 0.333 acre (Second Tract), as recorded in Volume 1637, Page 852, in said Official Records for an interior corner hereof;

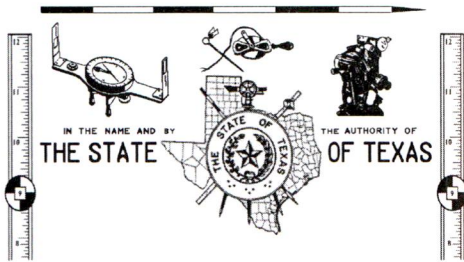
THENCE in an Easterly direction, being along a portion of the South line of said Januszewski tract called 9,947.5 square feet, being along a portion of the North line of said Draehn tract called 0.333 acre for a North line hereof to the Northeast corner of said Draehn tract called 0.333 acre, being the Northwest corner of the David W. Januszewski tract called 5,177.5 square feet (Tract B), as recorded in Volume 1066, Page 569, in said Official Records, being on the South line of said Januszewski tract called 9,947.5 square feet for an exterior corner hereof;

THENCE in a Southerly direction, being along the West line of said Januszewski tract called 5,177.5 square feet, being along the East line of said Draehn tract called 0.333 acre, being along the East line of the Gina Carol Draehn tract called 0.049150 acre (Third Tract), as recorded in Volume 1637, Page 852, in said Official Records for an East line hereof to the Southwest corner of said Januszewski tract called 5,177.5 square feet, being the Southeast corner of said Draehn tract called 0.049150 acre, being on the North line of the Rogaciano Rodriguez and Marcela Castaneda tract called 0.8399 acre, as recorded in Volume 1367, Page 449, in said Official Records for an interior corner hereof;

THENCE in an Easterly direction, being along a portion of the North line of said Rodriguez and Castaneda tract called 0.8399 acre, being along the South line of said Januszewski tract called 5,177.5 square feet for a North line hereof to the Southeast corner of said Januszewski tract called 5,177.5 square feet, being the Southwest corner of the Ronnie L. Zientek tract called 0.452 acre, as recorded in Volume 1578, Page 563, in said Official Records, being the Northeast corner of said Rodriguez and Castaneda tract called 0.8399 acre, being the Northwest corner of Lot 6, Block 5 of the M.H. Schomburg Addition, Section 2, map or plat recorded in Plat Cabinet File Slide Numbers 44B and 45A, in said Plat Records for a Northeast corner hereof;

THENCE in a Southerly direction, being along the East line of said Rodriguez and Castaneda tract called 0.8399 acre, being along the West line of said Lot 6, Block 5 of said M.H. Schomburg Addition, Section 2, being along the West line of Lot 5, Block 5 of said M.H. Schomburg Addition, Section 2, being along a portion of the West line of Lot 4, Block 5 of said M.H. Schomburg Addition, Section 2 for an East line hereof to the Southeast corner of said Rodriguez and Castaneda tract called 0.8399 acre, being the Northeast corner of the Max Mini Storage, LLC tract called 0.593 acre, as recorded in Volume 1391, Page 710, in said Official Records, being on the West line of said Lot 4, Block 5 of said M.H. Schomburg Addition, Section 2 for an exterior corner hereof;





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THENCE in a Westerly direction, being along a portion of the South line of said Rodriguez and Castaneda tract called 0.8399 acre, being along a North line of said Max Mini Storage, LLC tract called 0.593 acre for a South line hereof to the Northwest corner of said Max Mini Storage, LLC tract called 0.593 acre, being the Northeast corner of the John T. Young tract called 0.5181 acre, as recorded in Volume 1097, Page 767, in said Official Records, being on the South line of said Rodriguez and Castaneda tract called 0.8399 acre for an interior corner hereof;

THENCE in a Southerly direction, being along a West line of said Max Mini Storage, LLC tract called 0.593 acre, being along the East line of said Young tract called 0.5181 acre for an East line hereof to an interior corner of said Max Mini Storage, LLC tract called 0.593 acre, being the Southeast corner of said Young tract called 0.5181 acre for an exterior corner hereof;

THENCE in a Westerly direction, being along a portion of the South line of said Young tract called 0.5181 acre, being along a North line of said Max Mini Storage, LLC tract called 0.593 acre for a South line hereof to a Northwest corner of said Max Mini Storage, LLC tract called 0.593 acre, being the Northeast corner of the Paul J. Lemm tract called 0.2280 acre, as recorded in Volume 367, Page 214, in said Deed Records, being on the South line of said Young tract called 0.5181 acre for an interior corner hereof;

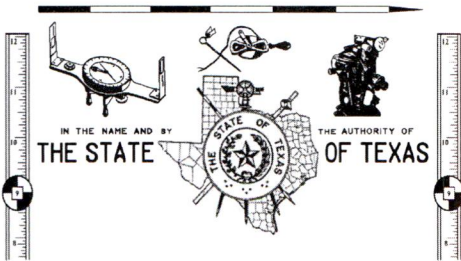
THENCE in a Southerly direction, being along a West line of said Max Mini Storage, LLC tract called 0.593 acre, being along the East line of said Lemm tract called 0.2280 acre for an East line hereof to the Southwest corner of said Max Mini Storage, LLC tract called 0.593 acre, being the Southeast corner of said Lemm tract called 0.2280 acre, being on a North margin of E. Mansfield Street for an exterior corner hereof;

THENCE in a Westerly direction, being along a portion of a North margin of said E. Mansfield Street, being along the South line of said Lemm tract called 0.2280 acre for a South line hereof to the Southwest corner of said Lemm tract called 0.2280 acre, being on a North margin of said E. Mansfield Street at its intersection with an East margin of said S. Market Street for an interior corner hereof;

THENCE in a Southerly direction, crossing said E. Mansfield Street with an East margin of said S. Market Street for an East line hereof to the Northwest corner of the Joe Dale Robinson tract called 9,305 square feet, as recorded in Volume 1569, Page 161, in said Official Records, being on a South margin of said E. Mansfield Street at its intersection with an East margin of said S. Market Street for an interior corner hereof;

THENCE in an Easterly direction, being along a South margin of said E. Mansfield Street, being along the North line of said Robinson tract called 9,305 square feet for a North line hereof to the Northeast corner of said Robinson tract called 9,305 square feet, being the Northwest corner of the Herman Brending tract called 10,742 square feet, as recorded in Volume 1288, Page 183, in said Official Records, being on a South margin of said E. Mansfield Street for an exterior corner hereof;





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THENCE in a Southerly direction, being along the West line of said Brending tract called 10,742 square feet, being along the East line of said Robinson tract called 9,305 square feet for an East line hereof to the Southwest corner of said Brending tract called 10,742 square feet, being the Southeast corner of said Robinson tract called 9,305 square feet, being on a North line of the Ira L. Hughes and Lillian E. Hughes as Trustees of the Ira L. Hughes and Lillian E. Hughes Revocable Living Trust tract called 0.1483 acre, as recorded in Volume 1286, Page 297, in said Official Records and described in Volume 872, Page 635, in said Official Records for an interior corner hereof;

THENCE in an Easterly direction, being along the South line of said Brending tract called 10,742 square feet, being along a portion of the North line of said Hughes Revocable Living Trust tract called 0.1483 acre, being along the North line of the Wayne C. Wright, et ux residue of original tract called 24/100 acre (Tract Two), as recorded in Volume 884, Page 559, in said Official Records for a North line hereof to the Southeast corner of said Brending tract called 10,742 square feet, being the Northeast corner of said Wright residue of original tract called 24/100 acre, being on the West line of the Alan D. Lehmann, et ux tract called 13,526 square feet, as recorded in Volume 964, Page 632, in said Official Records for a Northeast corner hereof;

THENCE in a Southerly direction, being along a portion of the West line of said Lehmann tract called 13,526 square feet, being along a West line of Lot 3B (called 0.8403 acre) of a Subdivision of Tract 3 of a Boundary Line Adjustment, a map or plat recorded in Plat Cabinet File Slide Number 421A, in said Plat Records, being along the East line of said Wright residue of original tract called 24/100 acre, being along the East line of the Wayne C. Wright, et ux tract called 0.239 acre (Tract One), as recorded in Volume 884, Page 559, in said Official Records, being along the East line of the Wayne C. Wright, et ux tract called 1/4 acre (Tract Three), as recorded in Volume 884, Page 559, in said Official Records for an East line hereof to the Southeast corner of said Wright tract called 1/4 acre, being a Southwest corner of said Lot 3B (called 0.8403 acre) of said Subdivision of Tract 3 of a Boundary Line Adjustment, being on the North line of the Puro County Living, LLC tract called 0.576 acre, as recorded in Volume 1477, Page 584, in said Official Records for an interior corner hereof;

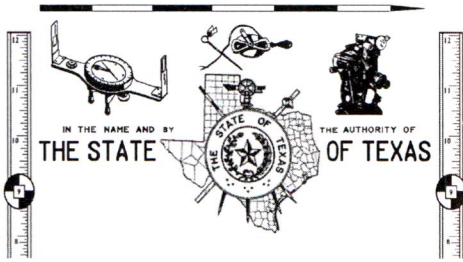
THENCE in an Easterly direction, being along a portion of the North line of said Puro County Living, LLC tract called 0.576 acre, being along a South line of said Lot 3B (called 0.8403 acre) of said Subdivision of Tract 3 of a Boundary Line Adjustment for a North line hereof to an interior corner of said Lot 3B (called 0.8403 acre) of said Subdivision of Tract 3 of a Boundary Line Adjustment, being the Northeast corner of said Puro County Living, LLC tract called 0.576 acre for an exterior corner hereof;

THENCE in a Southerly direction, being along a West line of said Lot 3B (called 0.8403 acre) of said Subdivision of Tract 3 of a Boundary Line Adjustment, being along the East line of said Puro County Living, LLC tract called 0.576 acre for an East line hereof to a Southwest corner of said Lot 3B (called 0.8403 acre) of said Subdivision of Tract 3 of a Boundary Line Adjustment, being the Southeast corner of said Puro County Living, LLC tract called 0.576 acre, being on the North line of Lot 3A (called 0.5066 acre) of said Subdivision of Tract 3 of a Boundary Line Adjustment for a Southeast corner hereof;



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THENCE in a Westerly direction, being along a portion of the South line of said Puro County Living, LLC tract called 0.576 acre, being along a portion of the North line of said Lot 3A (called 0.5066 acre) of said Subdivision of Tract 3 of a Boundary Line Adjustment for a South line hereof to the Northwest corner of said Lot 3A (called 0.5066 acre) of said Subdivision of Tract 3 of a Boundary Line Adjustment, being the Northeast corner of the Schlottmann Properties, LLC tract (Tract 1), as conveyed in Volume 1391, Page 234, in said Official Records and described as 0.592 acre in Volume 310, Page 845, in said Deed Records, being on the South line of said Puro County Living, LLC tract called 0.576 acre for an interior corner hereof;

THENCE in a Southerly direction, being along the West line of said Lot 3A (called 0.5066 acre) of said Subdivision of Tract 3 of a Boundary Line Adjustment, being along the East line of said Schlottmann Properties, LLC tract called 0.592 acre for an East line hereof to the Southwest corner of said Lot 3A (called 0.5066 acre) of said Subdivision of Tract 3 of a Boundary Line Adjustment, being the Southeast corner of said Schlottmann Properties, LLC tract called 0.592 acre, being on a North margin of E. Lubbock Street for a Southeast corner hereof;

THENCE in a Westerly direction, being along a North margin of said E. Lubbock Street, being along the South line of said Schlottmann Properties, LLC tract called 0.592 acre for a South line hereof to the Southwest corner of said Schlottmann Properties, LLC tract called 0.592 acre, being on a North margin of said E. Lubbock Street at its intersection with an East margin of said S. Market Street for an interior corner hereof;

THENCE in a Southerly direction, crossing said E. Lubbock Street with East margins of said S. Market Street, being along West lines of Lot 1 (called 2.342 acres) of Lincoln Place Replat Two, a map or plat recorded in Plat Cabinet File Slide Number 465A, in said Plat Records, being along the West line of the Mark Nelson tract called 0.0386 acre (Tract Two), as recorded in Volume 1274, Page 450, in said Official Records, being along the West line of the Mark Nelson tract (Tract One), as recorded in Volume 1274, Page 450, in said Official Records, being along East margins of said S. Market Street for East lines hereof to the Southwest corner of said Nelson tract (Tract One), being the Northwest corner of the R. B. Schawe commercial lot containing 9,188 square feet, as conveyed in Volume 572, Page 455, in said Official Records and being part of a 0.183 acre described in Volume 341, Page 410, in said Deed Records, being on an East margin of said S. Market Street for an interior corner hereof;

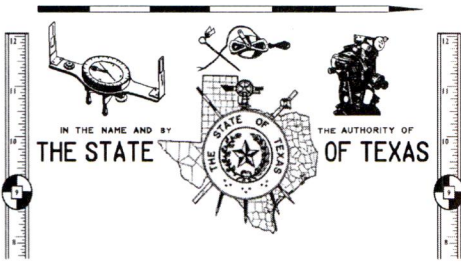
THENCE in an Easterly direction, being along the South line of said Nelson tract (Tract One), being along a portion of a South line of said Lot 1 (called 2.342 acres) of said Lincoln Place Replat Two, being along the North line of said Schawe original tract called 0.183 acre, being along the North line of the R. B. Schawe commercial lot containing 9,188 square feet, as conveyed in Volume 572, Page 455, in said Official Records and being part of a 0.137 acre described in Volume 341, Page 407, in said Deed Records for a North line hereof to an interior corner of said Lot 1 (called 2.342 acres) of said Lincoln Place Replat Two, being the Northeast corner of said Schawe original tract called 0.137 acre for a Northeast corner hereof;



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THENCE in a Southerly direction, being along a West line of said Lot 1 (called 2.342 acres) of said Lincoln Place Replat Two, being along the West line of the Steven D. Wilson, et ux tract called 0.229 acre, as recorded in Volume 1335, Page 718, in said Official Records, being along the East line of said Schawe residue of original tract called 0.137 acre, being along the East line of the Bobby Finke, et ux tract called 4,750 square feet (First Tract), as recorded in Volume 432, Page 32, in said Deed Records, being along the East line of the Rosenbaum-Schoenvogel Investments, LP tract called 0.31 acre (Tract Five), as conveyed in Volume 1348, Page 842, in said Official Records and being part of a 0.628 acre described in Volume 248, Page 9, in said Deed Records for an East line hereof to the Southwest corner of said Wilson tract called 0.229 acre, being the Southeast corner of said Rosenbaum-Schoenvogel Investments, LP residue of original tract called 0.628 acre, being on a North margin of Giddings Lane for an interior angle point hereof;

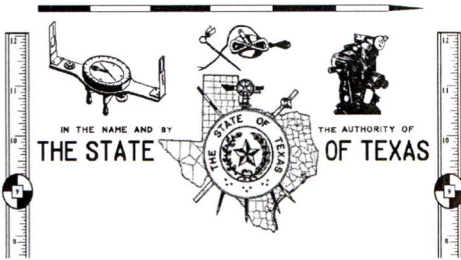
THENCE in a Southeasterly direction, being along a Northeast line hereof, crossing said Giddings Lane to the Northwest corner of the Thomas L. Nugent, et ux tract called 0.416 acre, as recorded in Volume 1536, Page 688, in said Official Records, being the Northeast corner of the Michael R. Brannon, et ux tract called 0.862 acre, as recorded in Volume 947, Page 31, in said Official Records, being on a South margin of said Giddings Lane for an exterior angle point hereof;

THENCE in a Southerly direction, being along the West line of said Nugent tract called 0.416 acre, being along the East line of said Brannon tract called 0.862 acre, crossing E. Stone Street for an East line hereof to an interior corner hereof, being on a South margin of said E. Stone Street at its intersection with the projection of the West line of said Nugent tract called 0.416 acre, being on the North line of the John T. Young tract called 1.035 acres, as recorded in Volume 1410, Page 329, in said Official Records;

THENCE in an Easterly direction, being along a portion of a South margin of said E. Stone Street, being along a portion of the North line of said Young tract called 1.035 acres for a North line hereof to the Northeast corner of said Young tract called 1.035 acres, being the Northwest corner of Lot 1 of Sunset Meadow, Unit I Subdivision, a map or plat recorded in Plat Cabinet File Slide Numbers 128B, 129A and 129B, in said Plat Records, being on a South margin of said E. Stone Street for a Northeast corner hereof;

THENCE in a Southerly direction, being along the East line of said Young tract called 1.035 acres, being along the West line of said Lot 1 of said Sunset Meadow, Unit I Subdivision, being along the West lines of Lots 3 and 4 of said Sunset Meadow, Unit I Subdivision, being along an East line of Lot 16 (called 0.628 acre) of said Sunset Meadow, Unit I Subdivision for an East line hereof to the Southwest corner of said Lot 4 of said Sunset Meadow, Unit I Subdivision, being the Southeast corner of said Lot 16 (called 0.628 acre) of said Sunset Meadow, Unit I Subdivision, being on the North line of the Sandra Krueger, et vir tract called 0.8648 acre, as recorded in Volume 1378, Page 989, in said Official Records for an interior corner hereof;





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THENCE in an Easterly direction, being along a portion of the South line of said Lot 4 of said Sunset Meadow, Unit I Subdivision, being along a portion of the North line of said Krueger tract called 0.8648 acre for a North line hereof to the Northern exterior corner of said Krueger tract called 0.8648 acre, being the West corner of the Jennie Meier tract called 0.086 acre, as recorded in Volume 1552, Page 563, in said Official Records, being on the South line of said Lot 4 of said Sunset Meadow, Unit I Subdivision for an exterior angle point hereof;

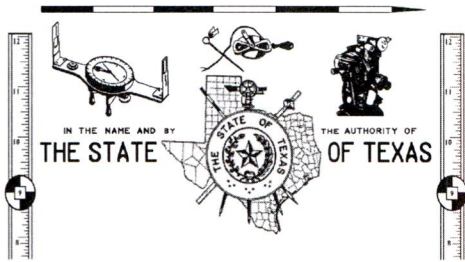
THENCE in a Southeasterly direction, being along the South line of said Meier tract called 0.086 acre, being along the South lines of Lots 5, 7, 8 and 9 of said Sunset Meadow, Unit I Subdivision, being along the North line of said Krueger tract called 0.8648 acre, being along the North line of the T-N-T Car Wash, LLC tract called 0.7050 acre (First Tract), as recorded in Volume 1226, Page 730, in said Official Records, being along the North line of the 3TF Enterprises, LLC tract called 0.578 acre, as recorded in Volume 1548, Page 314, in said Official Records, being along the North line of the Ben B. Rice, II tract, as conveyed in Volume 1515, Page 323, in said Official Records and described as 0.322 acre in Volume 820, Page 546, in said Official Records, being along the North line of the Cody Melcher tract called 0.5700 acre, as recorded in Volume 1423, Page 164, in said Official Records for a North line hereof to the Southeast corner of said Lot 9 of said Sunset Meadow, Unit I Subdivision, being the Northeast corner of said Melcher tract called 0.5700 acre, being on the West line of Lot Two (called 2.500 acres) of the Appel-Market Street Subdivision, a map or plat recorded in Plat Cabinet File Slide Number 260A, in said Plat Records for an exterior corner hereof;

THENCE in a Southerly direction, being along a portion of the West line of said Lot Two (called 2.500 acres) of said Appel-Market Street Subdivision, being along a portion of the East line of said Melcher tract called 0.5700 acre for an East line hereof to the Southwest corner of said Lot Two (called 2.500 acres) of said Appel-Market Street Subdivision, being the Northwest corner of Lot One (called 0.730 acre) of said Appel-Market Street Subdivision, being on the East line of said Melcher tract called 0.5700 acre for an interior angle hereof;

THENCE in an Easterly direction, being along South lines of said Lot Two (called 2.500 acres) of said Appel-Market Street Subdivision, being along North lines of said Lot One (called 0.730 acre) of said Appel-Market Street Subdivision for North lines hereof to the Southeast corner of said Lot Two (called 2.500 acres) of said Appel-Market Street Subdivision, being the Northeast corner of said Lot One (called 0.730 acre) of said Appel-Market Street Subdivision, being on a West line of the South Zacks, LLC tract called 0.778 acre, as recorded in Volume 1513, Page 276, in said Official Records for an exterior angle hereof;

THENCE in a Southerly direction, being along a portion of a West line of said South Zacks, LLC tract called 0.778 acre, being along an East line of said Lot One (called 0.730 acre) of said Appel-Market Street Subdivision for an East line hereof to the Southwest corner of said South Zacks, LLC tract called 0.778 acre, being a Southeast corner of said Lot One (called 0.730 acre) of said Appel-Market Street Subdivision, being an interior angle point of the Danica Key tract called 1.578 acres, as recorded in Volume 1470, Page 3, in said Official Records for an interior corner hereof;





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THENCE in an Easterly direction, being along South lines of said South Zacks, LLC tract called 0.778 acre, being along North lines of said Key tract called 1.578 acres for North lines hereof to a Southeast corner of said South Zacks, LLC tract called 0.778 acre, being on the West line of the Kiran and Geeta LLC tract called 3.1535 acres, as recorded in Volume 1447, Page 680, in said Official Records for an interior corner hereof;

THENCE in a Northerly direction, being along a portion of a West line of said Kiran and Geeta LLC tract called 3.1535 acres, being along an East line of said South Zacks, LLC tract called 0.778 acre for a West line hereof to an interior corner of said South Zacks, LLC tract called 0.778 acre, being the Northwest corner of said Kiran and Geeta LLC tract called 3.1535 acres for a Northwest corner hereof;

THENCE in an Easterly direction, being along a South line of South Zacks, LLC tract called 0.778 acre, being along the South line of the South Zacks Investments, LLC tract called 0.4477 acre, as recorded in Volume 1616, Page 487, in said Official Records, being along the North line of said Kiran and Geeta LLC tract called 3.1535 acres, crossing said S. Chappell Hill Street for a North line hereof to an exterior corner hereof, being on an East margin of said S. Chappell Hill Street at its intersection with the projection of the North line of said Kiran and Geeta LLC tract called 3.1535 acres, being on an East line of the City of Brenham tract called 0.0208 acre, as recorded in Volume 1490, Page 829, in said Official Records, being on a West line of the residue of Lot 1 of Lawndale South Subdivision, a map or plat recorded in Plat Cabinet File Slide Number 334A, in said Plat Records;

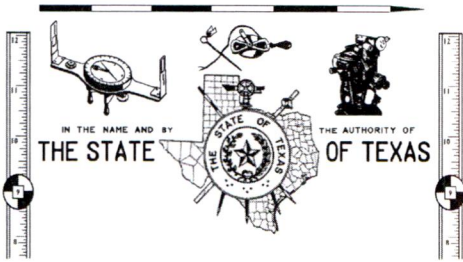
THENCE in a Southerly direction, being along East margins of said S. Chappell Hill Street, being along a portion of a West line of said residue of Lot 1 of said Lawndale South Subdivision, being along a West line of the residue of Reserve B of the Highland Meadows Subdivision, Section III, a map or plat recorded in Plat Cabinet File Slide Numbers 212A, 212B and 213A, in said Plat Records, being along East lines of said City of Brenham tract called 0.0208 acre, being along an East line of the City of Brenham tract called 0.0392 acre, as recorded in Volume 1490, Page 829, in said Official Records for an East line hereof to the Southeast corner of said City of Brenham tract called 0.0392 acre, being a Southwest corner of said residue of Reserve B of said Highland Meadows Subdivision, Section III, being the Northwest corner of the Brenham Heating and Air Conditioning Company tract called 0.3726 acre, as recorded in Volume 1467, Page 265, in said Official Records, being on an East margin of said S. Chappell Hill Street for an interior corner hereof;

THENCE in an Easterly and Southerly direction, being along South and West lines of the residue of said Reserve B of said Highland Meadows Subdivision, Section III, being along North and East lines of said Brenham Heating & Air Conditioning Company tract called 0.3726 acre, being along the North line of the Thielemann Development Company L.P. tract called 1.0142 acres (Tenth Tract), as recorded in Volume 847, Page 19, in said Official Records for North and East lines hereof to the Southeast corner of said Reserve B of said Highland Meadows Subdivision, Section III, being the Northeast corner of said Thielemann Development Company L.P. tract called 1.0142 acres, being on a West line of The Sandra Corporation tract, as recorded in Volume 1286, Page 605, in said Official Records for an interior corner hereof;



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THENCE in a Northerly direction, being along an East line of said residue of Reserve B of said Highland Meadows Subdivision, Section III, being along a portion of the West line of said The Sandra Corporation tract for a West line hereof to an exterior angle point of said residue of Reserve B of said Highland Meadows Subdivision, Section III, being the Northwest corner of said The Sandra Corporation tract, being the Southwest corner of Lot 25 of said Highland Meadows Subdivision, Section III for an exterior corner hereof;

THENCE in an Easterly direction, being along the South line of said Lot 25 of said Highland Meadows Subdivision, Section III, being along the South lines of Lots 24, 23, 22, 21, 20, 19, 18 and 17 and along a portion of the South line of Lot 16 of said Highland Meadows Subdivision, Section III, being along the North of said The Sandra Corporation tract, being along the North line of the John Young tract called 0.6333 acre (Tract Two), as recorded in Volume 1577, Page 601, in said Official Records, being along North lines of Lot 1 (called 0.3738 acre) and Lot 3 (called 0.9496 acre) of Lots 1-3 of the Roger Chambers residue of 1.638 acres tract, a map or plat recorded in Plat Cabinet File Slide Number 394A, in said Plat Records, being along North lines of the John T. Young, et ux residue of original tract called 4.487 acres, as recorded in Volume 1537, Page 851, in said Official Records for North lines hereof to an interior angle point of said Lot 16 of said Highland Meadows Subdivision, Section III, being the Northeast corner of said Young residue of original tract called 4.487 acres, being the Northwest corner of Lot 4 of Highland Meadows Subdivision, Section IX, a map or plat recorded in Plat Cabinet File Slide Number 512A, in said Plat Records for an exterior corner hereof;

THENCE in a Southerly direction, being along the West line of said Lot 4 of said Highland Meadows Subdivision, Section IX, and being along the West line of Lot 3 of said Highland Meadows Subdivision, Section IX, being along a portion of the East line of said Young residue of original tract called 4.487 acres for an East line hereof to the Southwest corner of said Lot 3 of said Highland Meadows Subdivision, Section IX, being the Northwest corner of the Herbert L. T. Miles tract called 0.50 acre, as recorded in Volume 1260, Page 285, in said Official Records, being on the East line of said Young residue of original tract called 4.487 acres for an interior corner hereof;

THENCE in an Easterly direction, being along the South line of said Lot 3 of said Highland Meadows Subdivision, Section IX, being along a South line of Lot 2 of said Highland Meadows Subdivision, Section IX, being along the North line of said Miles tract called 0.50 acre, being along the North line of the Nader Kouhestani tract called 21,726 square feet, as recorded in Volume 944, Page 501, in said Official Records for a North line hereof to an interior corner of said Lot 2 of said Highland Meadows Subdivision, Section IX, being the Northeast corner of said Kouhestani tract called 21,726 square feet for an exterior corner hereof;

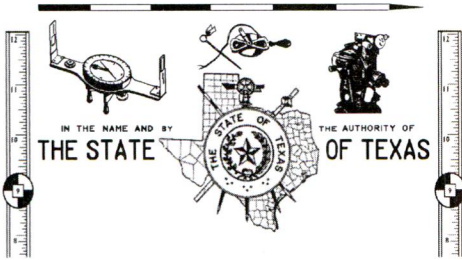
THENCE in a Southerly direction, being along a West line of said Lot 2 of said Highland Meadows Subdivision, Section IX, being along a portion of the East line of said Kouhestani tract called 21,726 square feet for an East line hereof to a Southwest corner of said Lot 2 of said Highland Meadows Subdivision, Section III, being the Northwest corner of the Guadalupe Cienega tract called 0.476 acre, as recorded in Volume 1127, Page 1, in said Official Records, being on the East line of said Kouhestani tract called 21,726 square feet for an interior corner hereof;



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THENCE in an Easterly direction, being along a South line of said Lot 2 of said Highland Meadows Subdivision, Section IX, being along a portion of the North line of said Cienega tract called 0.476 acre for a North line hereof to the Southeast corner of said Lot 2 of said Highland Meadows Subdivision, Section IX, being a Southwest corner of the Jacky S. Hill and Claudia J. Hill tract called 2.795 acres, as recorded in Volume 1482, Page 761, in said Official Records, being on the North line of said Cienega tract called 0.476 acre for an interior corner hereof;

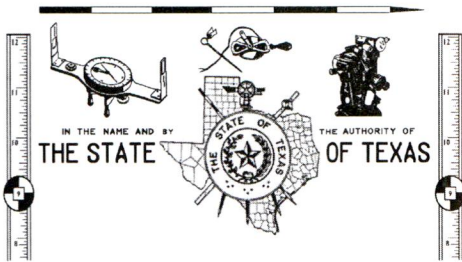
THENCE in a Northerly direction, being along the East line of said Lot 2 and along an East line of Lot 1 of said Highland Meadows Subdivision, Section IX, being along a West line of said Hill tract called 2.795 acres for a West line hereof to an interior angle point of said Lot 1 of said Highland Meadows Subdivision, Section IX, being the Northwest corner of said Hill tract called 2.795 acres, being the Southwest corner of Lot 13 of said Highland Meadows Subdivision, Section III for an exterior corner hereof;

THENCE in an Easterly direction, being along the South lines of Lots 13, 12, 11, 10 and 9 of said Highland Meadows Subdivision, Section III, being along a portion of a South line of Lot 8 of said Highland Meadows Subdivision, Section III, being along the North line of said Hill tract called 2.795 acres for a North line hereof to an interior angle point of said Lot 8 of said Highland Meadows Subdivision, Section III, being the Northeast corner of said Hill tract called 2.795 acres, being the Northwest corner of the Jane F. Herzog tract called 3.780 acres, as recorded in Volume 1324, Page 8, in said Official Records for an exterior angle point hereof;

THENCE in a Southeasterly direction, being along a Southwest line of said Lot 8 of said Highland Meadows Subdivision, Section III, being along Southwest lines of Lots 7, 6 and 5 of said Highland Meadows Subdivision, Section III, being along South and West lines of Lot 4 of said Highland Meadows Subdivision, Section III, being along Northeast, North and East lines of said Herzog tract called 3.780 acres for Northeast, North and East lines hereof to the South corner of said Lot 4 of said Highland Meadows Subdivision, Section III, being a Southern exterior corner of Lot 3 of said Highland Meadows Subdivision, Section III, being the Northwest corner of the Arlen Thielemann, et ux tract called 0.68 acre, as recorded in Volume 867, Page 468, in said Official Records, being on the East line of said Herzog tract called 3.780 acres for an interior corner hereof;

THENCE in an Easterly direction, being along the South line of said Lot 3 of said Highland Meadows Subdivision, Section III, being along the South line of Lot 2 of said Highland Meadows Subdivision, Section III, being along a South line of Lot 1 of said Highland Meadows Subdivision, Section III, being along the North line of said Thielemann tract called 0.68 acre, being along the North line of the Arlen Thielemann, et ux tract called 0.68 acre (Tract 1), as recorded in Volume 1481, Page 319, in said Official Records for a North line hereof to an exterior angle point of said Lot 1 of said Highland Meadows Subdivision, Section III, being the Northeast corner of said Thielemann tract called 0.68 acre (Tract 1), being the Western Northwest corner of the residue of Reserve A of said Highland Meadows Subdivision, Section III for an interior angle point hereof;





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THENCE in an Easterly and Northeasterly direction, being along North and Northwest lines of said residue of Reserve A of said Highland Meadows Subdivision, Section III, being along South and Southeast lines of said Lot 1 of said Highland Meadows Subdivision, Section III for North and Northwest lines hereof to the West corner of Lot 8 of the Highland Meadows Subdivision, Section V, a map or plat recorded in Plat Cabinet File Slide Number 356A, in said Plat Records, being on the Southeast line of said Lot 1 of said Highland Meadows Subdivision, Section III, being the North corner of said residue of Reserve A of said Highland Meadows Subdivision, Section III for an exterior corner hereof;

THENCE in a Southeasterly direction, being along the Southwest line of said Lot 8 of said Highland Meadows Subdivision, Section V, being along the Northeast line of said residue of Reserve A of said Highland Meadows Subdivision, Section III for a Northeast line hereof to the South corner of said Lot 8 of said Highland Meadows Subdivision, Section V, being the East corner of said residue of Reserve A of said Highland Meadows Subdivision, Section III, being on a West margin of Ryan Street for an interior angle point hereof;

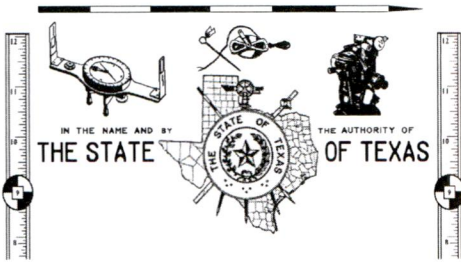
THENCE in a Southeasterly direction, crossing said Ryan Street with a Northeast line hereof to the Southwest corner of Lot 14 of Highland Meadows Subdivision, Section VI, a map or plat recorded in Plat Cabinet File Slide Number 386A, in said Plat Records, being the Northwest corner of the NeSa Properties LLC tract called 1.033 acres, as recorded in Volume 1451, Page 136, in said Official Records, being on an East margin of said Ryan Street for an exterior angle point hereof;

THENCE in a Southeasterly direction, being along the Southwest lines of Lots 14, 13, 12, 11, 10, 9 and 8, of said Highland Meadow Subdivision, Section VI, being along the Northeast line of said NeSa Properties LLC tract called 1.033 acres, being along Northeast lines of a 3.5784 acres - Reserve of said Highland Meadows Subdivision, Section VI for Northeast lines hereof to the Southeast corner of said Lot 8 of said Highland Meadows Subdivision, Section VI, being the Northeast corner of said 3.5784 acres - Reserve of said Highland Meadows Subdivision, Section VI, being on a West margin of Cantey Street for an interior corner hereof;

THENCE in a Northerly direction, being along West margins of said Cantey Street, being along the East line of said Lot 8 of said Highland Meadows Subdivision, Section VI, crossing Allison Street with an West margin of said Cantey Street, being along the East line of Lot 7 of said Highland Meadows Subdivision, Section VI for a West line hereof to the Northeast corner of said Lot 7 of said Highland Meadows Subdivision, Section VI, being the Southeast corner of Lot 16 of Highland Gardens Subdivision, Section 1, in map or plat recorded in Plat Cabinet File Slide Numbers 512B and 513A, in said Plat Records, being on a West margin of said Cantey Street for an exterior corner hereof;

THENCE in a Southeasterly direction, crossing said Cantey Street with a Northeast line hereof to the Southwest corner of Lot 1, Block 1 of Heritage Oaks Subdivision, Section 1, a map or plat recorded in Plat Cabinet File Slide Numbers 684B and 685A, in said Plat Records, being the Northwest corner of Lot 1 (called 33.337 acres) of FBC Brenham Subdivision, a map or plat recorded in Plat Cabinet





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File Slide Numbers 687A and 687B, in said Plat Records, being on an East margin of said Cantey Street for an interior angle point hereof;

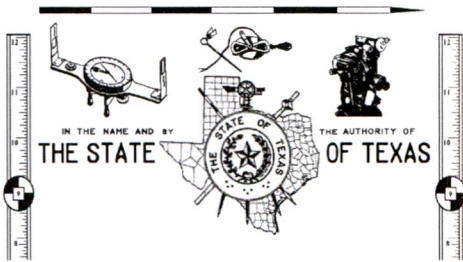
THENCE in an Easterly and Northeasterly direction, being along North and Northwest lines of said Lot 1 (called 33.337 acres) of said FBC Brenham Subdivision, being along the South line of said Lot 1, Block 1 of said Heritage Oaks Subdivision, being along the South lines of Lots 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11, Block 1 of said Heritage Oaks Subdivision, being along the Southeast lines of Lots 11, 12 and 13, Block 1 of said Heritage Oaks Subdivision for North and Northwest lines hereof to an exterior corner of said Lot 1 (called 33.337 acres) of said FBC Brenham Subdivision, being the East corner of said Lot 13, Block 1 of said Heritage Oaks Subdivision, being the Southwest corner of Lot 8 (called 0.603 acre) of Gun & Rod Circle Subdivision, a map or plat recorded in Plat Cabinet File Slide Number 329B, in said Plat Records for an exterior corner hereof;

THENCE in an Easterly direction, being along a North line of said Lot 1 (called 33.337 acres) of said FBC Brenham Subdivision, being along the South line of said Lot 8 (called 0.603 acre) of said Gun & Rod Circle Subdivision, being along the South line of Lot 9 (called 0.531 acre) of said Gun & Rod Circle Subdivision for a North line hereof to the Northeast corner of said Lot 1 (called 33.337 acres) of said FBC Brenham Subdivision, being the Southeast corner of said Lot 9 (called 0.531 acre) of said Gun & Run Circle Subdivision, being on the West line of Lot 1 (called 0.552 acre) of Rosedale Subdivision, Section Two, a map or plat recorded in Plat Cabinet File Slide Number 606A, in said Plat Records for a Northeast corner hereof;

THENCE in a Southerly direction, being along East lines of said Lot 1 (called 33.337 acres) of said FBC Brenham Subdivision, being along a portion of the West line of said Lot 1 (called 0.552 acre) of said Rosedale Subdivision, Section Two, being along the West line of Lot 6 (called 0.829 acre) of Rosedale Subdivision, Section One, a map or plat recorded in Plat Cabinet File Slide Number 334B, in said Plat Records, being along the West line of the Dorothy Lee Dierking tract called 0.880 acre, as recorded in Volume 381, Page 325, in said Deed Records, being along the West lines of Lot 5 (called 0.645 acre) and Lot 4 (called 0.745 acre) of said Rosedale Subdivision, Section One, being along the West lines of Lots 16A, 15A, 14A, 13A, 12A, 11A, 7A, 6A, 5A, 4A, 3, 2 and 1 of the Replat of a portion of Springcreek Village Subdivision, a map or plat recorded in Plat Cabinet File Slide Number 542A, in said Plat Records for East lines hereof to the Southeast corner of said Lot 1 (called 33.337 acres) of said FBC Brenham Subdivision, being the Southwest corner of said Lot 1 of said Replat of a portion of Springcreek Village Subdivision, being on a North right of way line of S. Market Street (U.S. Highway 290 - Business) for an interior corner hereof;

THENCE in an Easterly direction, being along a North right of way line of said S. Market Street (U.S. Highway 290 - Business), being along the South line of said Lot 1 of said Replat of a portion of Springcreek Village Subdivision, being along the South line of Lot 52 of said Replat of a portion of Springcreek Village Subdivision, crossing the South end of Springwood Drive with a North right of way line of said S. Market Street (U.S. Highway 290 - Business) for a North line hereof to the South corner of said Lot 52 of said Replat of a portion of Springcreek Village Subdivision, being the West





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corner of the Maria Wong Guerrero tract called 0.383 acre, as recorded in Volume 1592, Page 937, in said Official Records for an interior corner hereof

THENCE in a Northeasterly direction, being along the Southeast line of said Lot 52 of said Replat of a portion of Springcreek Village Subdivision, being along the Southeast lines of Lots 48, 47, 46, 35 and 34 of said Replat of a portion of Springcreek Village Subdivision, being along the Southeast lines of Lots 16, 17, 18 and 27 of Springwood Subdivision, Section I, a map or plat recorded in Plat Cabinet File Slide Number 356B, in said Plat Records, being along the Northwest line of said Guerrero tract called 0.383 acre, being along the Northwest line of Tract 1 (called 1.314 acres) and the Northwest line of Tract 2 (called 1.316 acres) of Hinze Subdivision, a map or plat recorded in Plat Cabinet File Slide Number 526B, in said Plat Records, being along the Northwest line of the Judy Jurnell Rudloff tract called 1.625 acres, as conveyed in Volume 877, Page 322, in said Official Records and being part of a 2.175 acres described in Volume 621, Page 399, in said Official Records, being along the Northwest line of the Brenham Church of Christ tract called 6.706 acres, as recorded in Volume 699, Page 608, in said Official Records, being along the Northwest line of the Brenham Church of Christ tract called 0.1225 acre, as conveyed in Volume 948, Page 706, in said Official Records being the residue of original tract called 14.842 acres, as recorded in Volume 498, Page 148, in said Official Records for a Northwest line hereof to the East corner of said Lot 27 of said Springwood Subdivision, Section I, being the North corner of said Brenham Church of Christ tract called 0.1225 acre, being on a Southwest margin of Victory Lane for a North corner hereof;

THENCE in a Southeasterly direction, being along Southwest margins of said Victory Lane, being along the Northeast line of said Brenham Church of Christ tract called 0.1225 acre, being along Northeast lines of said Brenham Church of Christ tract called 6.706 acres for Northeast lines hereof to the Southeast corner of said Brenham Church of Christ tract called 6.706 acres, being on a Southwest margin of said Victory Lane at its intersection with a Northwest right of way line of S. Blue Bell Road (F.M. Highway No. 577) for an interior angle point hereof;

THENCE in a Southeasterly direction, crossing said S. Blue Bell Road (F.M. Highway No. 577) with a Northeast line hereof to a concrete monument (highway r/w marker) found at a flare of a Southeast right of way line of said S. Blue Bell Road (F.M. Highway No. 577), being at an exterior angle point of the Blue Bell Creameries, L.P. tract, as conveyed in Volume 1020, Page 280, in said Official Records and described as 44.332 acres (Tract 7) in Volume 981, Page 146, in said Official Records for an exterior corner hereof;

THENCE in a Southerly direction, crossing U.S. Highway No. 290 E. with an East line hereof to the Northwest corner of Reserve "A" (called 0.794 acre) of Brenham Business Center, Phase I, a map or plat recorded in Plat Cabinet File Slide Number 403A, in said Plat Records, being on an East margin of said S. Blue Bell Road at its intersection with a South right of way line of said U.S. Highway No. 290 E. for an interior angle point hereof;



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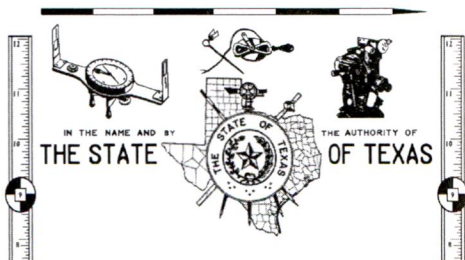
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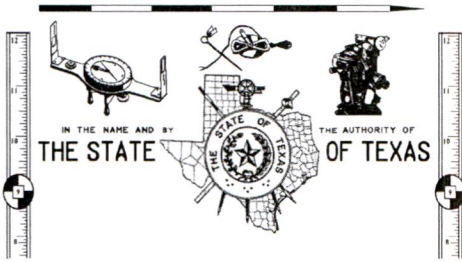
THENCE in a Southerly and Southwesterly direction, being along East and Southeast margins of said S. Blue Bell Road, being along West lines of said Reserve "A" (called 0.794 acre) of said Brenham Business Center, Phase I, being along the Northwest line of Lot One (called 2.000 acres) of a Replat of Brenham Business Center, Phase I, a map or plat recorded in Plat Cabinet File Slide Number 480A, in said Plat Records, being along Northwest lines of Lot Two (called 10.560 acres) of a Replat of Brenham Business Center, Phase I, a map or plat recorded in Plat Cabinet File Slide Number 518A, in said Plat Records, being along a Northwest line of residue of Reserve "B" (called 27.996 acres) of a Replat of Brenham Business Center, Phase I, a map or plat recorded in Plat Cabinet File Slide Number 442B, in said Plat Records, being along the Northwest line of Lot 3 (called 9.3353 acres) of a Replat of Brenham Business Center, Phase I, a map or plat recorded in Plat Cabinet File Slide Number 592A, in said Plat Records, being along Northwest and West lines of Lot 4, Reserve "B" (called 4.929 acres) of a Replat of Brenham Business Center, Phase I, a map or plat recorded in Plat Cabinet File Slide Number 631A, in said Plat Records, being along a Northwest line of part of Reserve "B" (called 1.028 acres) of said Replat of Brenham Business Center, Phase I, a map or plat recorded in Plat Cabinet File Slide Number 442B, in said Plat Records for East and Southeast lines hereof to the West corner of said part of Reserve "B" (called 1.028 acres) of said Replat of Brenham Business Center, Phase I, a map or plat recorded in Plat Cabinet File Slide Number 442B, in said Plat Records, being a Northern exterior corner of the Brenham Community Development Corporation residue of original tract called 100.000 acres, as recorded in Volume 817, Page 705, in said Official Records for an exterior corner hereof;

THENCE in a Westerly and Southwesterly direction, being along South and Southeast margins of said S. Blue Bell Road, being along North and Northwest lines of said Brenham Community Development Corporation residue of original tract called 100.000 acres for South and Southeast lines hereof to a 1/2 inch iron rod found on an East line of Kolwes Land Ltd. tract called 139.86 acres (First Tract), as recorded in Volume 807, Page 231, in said Official Records for the South corner of said S. Blue Bell Road, being the West or Northwest corner of said Brenham Community Development Corporation residue of original tract called 100.000 acres for an interior corner hereof;

THENCE in a Southerly direction, being along a portion of an East line of said Kolwes Land Ltd. tract called 139.86 acres, being along the West line of said Brenham Community Development Corporation residue of original tract called 100.000 acres for an East line hereof to the Southwest corner of said Brenham Community Development Corporation residue of original tract called 100.000 acres, being the Southeast corner of said Kolwes Land Ltd. tract called 139.86 acres, being on the North line of the Rebecca Lynn Gaudet-Berkstresser tract called 9.999 acres, as conveyed in Volume 1013, Page 413, in said Official Records and described in Volume 863, Page 162, in said Official Records for a Southeast corner hereof;

THENCE in a Westerly direction, being along a portion of the North line of said Berkstresser tract called 9.999 acres, being along the North line of the Thomas C. Pellerin, et ux tract called 10.000 acres, as recorded in Volume 707, Page 832, in said Official Records, being along the North line of the Fred A. Porter, et ux tract called 9.983 acres, as recorded in Volume 976, Page 30, in said Official Records, being along a portion of the North line of the Daniel E. Everly, et ux tract called 2.500 acres,





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as recorded in Volume 1012, Page 866, in said Official Records, being along the South line of said Kolwes Land Ltd. tract called 139.86 acres for a South line hereof to the Southwest corner of said Kolwes Land Ltd. tract called 139.86 acres, being the Southeast corner of The City of Brenham, Texas tract called 74.30 acres (Tract 2), as recorded in Volume 1457, Page 6, in said Official Records, being on the North line of said Everly tract called 2.500 acres for a South corner hereof;

THENCE in a Northwesterly and Northerly direction, being along Southwest and West lines of said Kolwes Land Ltd. tract called 139.86 acres, being along Northeast and East lines of said The City of Brenham, Texas tract called 74.30 acres for Southwest and West lines hereof to a 5/8 inch iron rod found with Id. cap (Jones Carter) for the North or Northeast corner of said The City of Brenham, Texas tract called 74.30 acres, being on a West line of said Kolwes Land Ltd. tract called 139.86 acres, being a Southeast corner of the Evelyn D. Kruse as Trustee of the Kruse Marital Trust tract called 158.376 acres (Tract Two), as recorded in Volume 1561, Page 670, in said Official Records, being a residue of part of the 271.590 acres as described in Volume 1436, Page 21, in said Official Records for an interior corner hereof;

THENCE in a Southwesterly direction, being along the Northwest line of said The City of Brenham, Texas tract called 74.30 acres, being along the Southeast line of said Kruse Marital Trust tract called 158.376 acres, being a residue of part of the 271.590 acres for a Southeast line hereof to an exterior corner of said The City of Brenham, Texas tract called 74.30 acres, , being a South corner of said Kruse Marital Trust tract called 158.376 acres being a residue of part of the 271.590 acres, being on a Northeast line of The City of Brenham, Texas tract called 6.424 acres (Proposed Right of Way), as recorded in Volume 1457, Page 17, in said Official Records for an interior corner hereof;

THENCE in a Southeasterly, Southerly, Southwesterly and Westerly direction, being along Northeast, East, Southeast and South lines of said The City of Brenham, Texas tract called 6.424 acres (Proposed Right of Way), being along Southwest, West, Northwest and North lines of said The City of Brenham, Texas tract called 74.30 acres for Northeast, East, Southeast and South lines hereof to the Southwest corner of said The City of Brenham, Texas tract called 6.424 acres (Proposed Right of Way), being a Northwest corner of said The City of Brenham, Texas tract called 74.30 acres, being on an East line of said Kruse Marital Trust tract called 158.376 acres, being a residue of part of the 271.590 acres for an interior corner hereof;

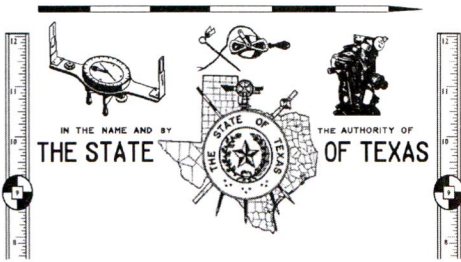
THENCE in a Southerly direction, being along an East line of said Kruse Marital Trust tract called 158.376 acres, being a residue of part of the 271.590 acres, being along a West line of said The City of Brenham, Texas tract called 74.30 acres for an East line hereof to a Southeast corner of said Kruse Marital Trust tract called 158.376 acres, being a residue of part of the 271.590 acres, being an interior corner of said The City of Brenham, Texas tract called 74.30 acres for a Southeast corner hereof;

THENCE in a Westerly direction, being along a South line of said Kruse Marital Trust tract called 158.376 acres, being a residue of part of the 271.590 acres, being along a North line of said The City of Brenham, Texas tract called 74.30 acres for a South line hereof to a 5/8 inch iron rod found with Id. cap (Cotton Surveying) on the East line of the John Stephen Gajeske and Thomas Lloyd Gajeske



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tract called 16.014 acres (Tract 1, {ii}), as recorded in Volume 1447, Page 373, in said Official Records and described in Volume 1371, Page 1001, in said Official Records, being the Southwest corner of said Kruse Marital Trust tract called 158.376 acres, being a residue of part of the 271.590 acres, being a Northwest corner of said The City of Brenham, Texas tract called 74.30 acres for a Southwest corner hereof;

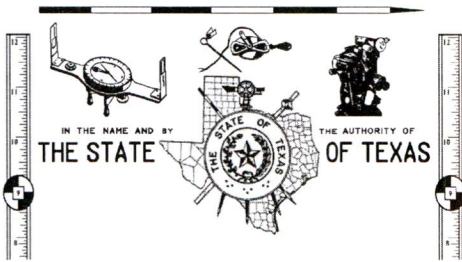
THENCE in a Northerly direction, being along a portion of the West line of said Kruse Marital Trust tract called 158.376 acres, being a residue of part of the 271.590 acres, being along a portion of the East line of said Gajeske tract called 16.014 acres (Tract 1, {ii}), being along the East of the John Stephen Gajeske and Thomas Lloyd Gajeske tract called 16.014 acres (Tract 1, {i}), as recorded in Volume 1447, Page 373, in said Official Records and described in Volume 1166, Page 297, in said Official Records, being along the East line of the Charles Lane Gajeske and Allen Wayne Gajeske tract called 18.583 acres (Tract Three), as recorded in Volume 1629, Page 126, in said Official Records and described in Volume 1371, Page 997, in said Official Records, being along the East line of the Charles Lane Gajeske and Allen Wayne Gajeske tract called 18.583 acres (Tract Two), as recorded in Volume 1629, Page 126, in said Official Records and described in Volume 1166, Page 302, in said Official Records, being along the East line of the Reuben C. Feazle, et ux tract called 56.609 acres, as recorded in Volume 1552, Page 402, in said Official Records for a West line hereof to the Northeast corner of said Feazle tract called 56.609 acres, being the Southeast corner of the Carl A. Detering residue of original tract called 116.208 acres, as recorded in Volume 699, Page 794, in said Official Records, being on a West line of said Kruse Marital Trust tract called 158.376 acres, being a residue of part of the 271.590 acres for an interior corner hereof;

THENCE in a Westerly and Northerly direction, being along a portion of the North line of said Feazle tract called 56.609 acres, being along South and West lines of said Detering residue of original tract called 116.208 acres, being along East and North line of the Keilers Properties, Inc. tract called 4.743 acres, as recorded in Volume 1580, Page 363, in said Official Records for South and West lines hereof to a Southwest corner of said Detering residue of original tract called 116.208 acres, being the Northwest corner of said Keilers Properties, Inc. tract called 4.743 acres, being on an East right of way line of State Highway No. 36 S. for an exterior angle point hereof;

THENCE in a Westerly direction, crossing said State Highway No. 36 S. for a South line hereof to the Southeast corner of the Anish Investment, Inc. tract called 1.000 acre, as recorded in Volume 1485, Page 1002, in said Official Records, being a Northeast corner of the Alvin John Krenek and Joyce Marie Krenek Revocable Living Trust tract, as conveyed in Volume 1382, Page 368, in said Official Records and described as residue of original tract called 19.642 acres in Volume 792, Page 344, in said Official Records, being on a West right of way line of said State Highway No. 36 S. for a Southwest corner hereof;

THENCE in a Northerly direction, being along a West right of way line of said State Highway No. 36 S., being along the East line of said Anish Investment, Inc. tract called 1.000 acre for a West line hereof to the Northeast corner of said Anish Investment, Inc. tract called 1.000 acre, being on a West





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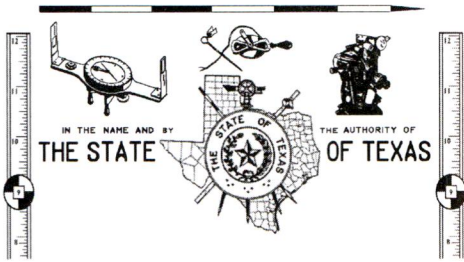
right of way line of said State Highway No. 36 S. at its intersection with a South margin of Salem Road for an interior corner hereof;

THENCE in a Southwesterly and Westerly direction, being along Southeast and South margins of said Salem Road, being along the Northwest line of said Anish Investment, Inc. tract called 1.000 acre, being along the Northwest line of said Krenek Revocable Living Trust residue of original tract called 19.642 acres, being along the Northwest line of the Julie D. Shows tract called 1.000 acre, as recorded in Volume 1227, Page 473, in said Official Records, being along Northwest lines of the Perry L. Thomas, III, et ux tract called 19.687 acres, as recorded in Volume 792, Page 348, in said Official Records, being along North lines of Lot 1 (called 1.281 acres) of Salem V.F.D. Subdivision, a map or plat recorded in Plat Cabinet File Slide Number 675B, in said Plat Records, being along North lines of Lot 1 (called 3.783 acres) of Perry L. Thomas Division, a map or plat recorded in Plat Cabinet File Slide Number 627A, in said Plat Records for Southeast and South lines hereof to the Northwest corner of said Lot 1 (called 3.783 acres) of said Perry L. Thomas Division, being on a South margin of said Salem Road at its intersection with a Northeast right of way line of the Burlington Northern & Santa Fe Railroad (BNSF) for a Southwest corner hereof;

THENCE in a Northwesterly, Northerly and Northeasterly direction, being along Northeast, Southeast and East right of way lines of said BNSF Railroad, being along Southwest, Northwest and West lines of Valmont Subdivision, Section 2, a map or plat recorded in Plat Cabinet File Slide Numbers 688B and 689A, in said Plat Records, being along the West line of the Schulz Development, LLC tract called 4.897 acres, as recorded in Volume 1595, Page 767, in said Official Records, and crossing said Salem Road with a Northeast right of way line of said BNSF Railroad for Southwest, Northwest and West lines hereof to the Northwest corner of said Schulz Development, LLC tract called 4.897 acres, being on an East right of way line of said BNSF Railroad at an intersection with a South margin of Industrial Boulevard for an interior corner hereof;

THENCE in a Westerly direction, crossing said BNSF Railroad right of way with a South margin of said Industrial Boulevard, being along a North line of the Brenham Community Development Corporation tract called 119.149 acres, as recorded in Volume 1347, Page 469, in said Official Records, being along the North line of Lot 2 (called 3.197 acres) and the North line of Lot 1 (called 2.557 acres) of Industrial Boulevard Subdivision, a map or plat recorded in Plat Cabinet File Slide Number 500B, in said Plat Records, being along a North line of The Brenham Community Development Corporation tract called 2.099 acres, as recorded in Volume 1394, Page 673, in said Official Records, being along the North line of The Brenham Community Development Corporation tract called 0.7201 acre, as recorded in Volume 1357, Page 933, in said Official Records for South lines hereof to the Northwest corner of said The Brenham Community Development Corporation tract called 0.7201 acre, being the Northeast corner of the Ladja Properties, Ltd. tract called 2.389 acres, as recorded in Volume 1127, Page 283, in said Official Records, being on a South margin of said Industrial Boulevard for a Southwest corner hereof;





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THENCE in a Northerly direction, crossing said Industrial Boulevard with a West line hereof to the Southeast corner of Reserve A (called 8.500 acres) of Longwood Elastomers, Inc. Subdivision, a map or plat recorded in Plat Cabinet File Slide Number 594B, in said Plat Records, being on a West margin of Pickle Circle at its intersection with a North margin of said Industrial Boulevard for an interior angle point hereof;

THENCE in a Northwesterly, Northerly and Northeasterly direction, being along Southwest, West and Northwest margins of said Pickle Circle, being along Northeast lines of said Reserve A (called 8.500 acres) of said Longwood Elastomers, Inc. Subdivision, being along Northeast, East and Southeast lines of the Longwood Elastomers, Inc. residue of original tract called 27.325 acres, as recorded in Volume 708, Page 282, in said Official Records for Southwest, West and Northwest lines hereof to an exterior corner of said Longwood Elastomers, Inc. residue of original tract called 27.325 acres, being the Southwest corner of the Texas Heritage Investments, Ltd. tract called 2.9445 acres (Tract Two), as recorded in Volume 1090, Page 5, in said Official Records, being in a cul-de-sac on the North margin of said Pickle Circle for an interior angle point hereof;

THENCE in a Northeasterly and Northerly direction, being along Southeast and East lines of said Longwood Elastomers, Inc. residue of original tract called 27.325 acres, being along Northwest and West lines of said Texas Heritage Investments, Ltd. tract called 2.9445 acres for Northwest and West lines hereof to a 3/8 inch iron rod found on a South line of the Alexander Oil Company residue of original tract called 10.419 acres, as recorded in Volume 897, Page 786, in said Official Records, being the Northeast corner of said Longwood Elastomers, Inc. residue of original tract called 27.325 acres, being the Northwest corner of said Texas Heritage Investments, Ltd. tract called 2.9445 acres for an interior corner hereof;

THENCE in a Westerly direction, being along a portion of a South line of said Alexander Oil Company residue of original tract called 10.419 acres, being along the North line of said Longwood Elastomers, Inc. residue of original tract called 27.325 acres, crossing Longwood Drive for a South line hereof to a Southwest corner hereof, being on a West margin of said Longwood Drive at its intersection with the projection of the South line of said Alexander Oil Company residue of original tract called 10.419 acres, being on an East line of Lot 2-A (called 5.030 acres) of Southwest Industrial Park Subdivision, Section II, Re-plat of Lots 2, 3 and a portion of Reserve "A", a map or plat recorded in Plat Cabinet File Slide Number 570A, in said Plat Records;

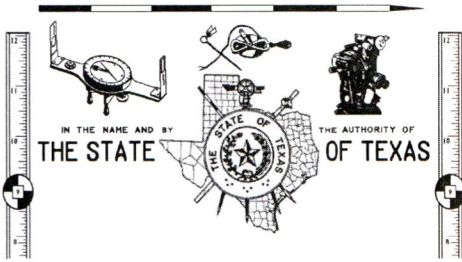
THENCE in a Northerly and Westerly direction, being along West and South margins of said Longwood Drive, being along East and North lines of said Lot 2-A of said Southwest Industrial Park Subdivision, Section II, Re-plat of Lots 2, 3 and a portion of Reserve "A" for West and South lines hereof to a 5/8 inch iron rod found with Id. cap (RPLS 5197) on a West margin of said Longwood Drive at its intersection with a South right of way line of F.M. Highway No. 389, being a Northeast corner of said Lot 2-A (called 5.030 acres) of said Southwest Industrial Park Subdivision, Section II, Re-plat of Lots 2, 3 and a portion of Reserve "A" for an interior corner hereof;



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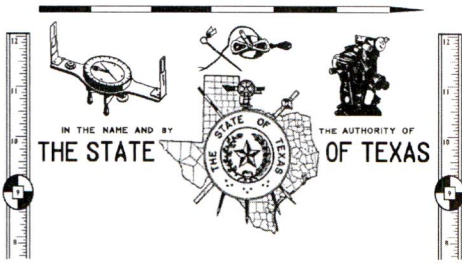
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THENCE in a Westerly direction, being along a South right of way line of said F.M. Highway No. 389, being along a North line of said Lot 2-A (called 5.030 acres) of said Southwest Industrial Park Subdivision, Section II, Re-plat of Lots 2, 3 and a portion of Reserve "A", being along the North line of Lot 1 (called 10.8106 acres) of Southwest Industrial Park Subdivision, Section II, a map or plat recorded in Plat Cabinet File Slide Numbers 298A and 298B, in said Plat Records, being along a portion of the North line of the Eight Star Corporation tract called 13.847 acres (Tract One), as recorded in Volume 1418, Page 539, in said Official Records for a South line hereof to a Southwest corner hereof, being on a South right of way line of said F.M. Highway No. 389 at its intersection with the projection of the East line of Lot 1 (called 1.818 acres) of Draehn 389 Subdivision, a map or plat recorded in Plat Cabinet File Slide Numbers 574A and 574B, in said Plat Records, being on the North line of said Eight Star Corporation tract called 13.847 acres;

THENCE in a Northerly direction, crossing said F.M. Highway No. 389, being along West lines of the River Eagle Real Estate, Ltd. residue of original tract called 29.738 acres (Tract 1), as recorded in Volume 1172, Page 220, in said Official Records, known as Eagle Lane, being along the East line of said Lot 1 (called 1.818 acres) of said Draehn 389 Subdivision, being along the East line of Michael Keith Draehn, et ux tract called 4.00 acres, as recorded in Volume 1476, Page 266, in said Official Records, being along the East line of the Michael Keith Draehn tract called 2.334 acres, as recorded in Volume 1421, Page 882, in said Official Records and described in Volume 698, Page 253, in said Official Records, being along East lines of the River Eagle Real Estate, Ltd. tract called 5.1545 acres (Tract 3) as recorded in Volume 1172, Page 220, in said Official Records, being along the East line of the Kenneth Teverbaugh, et ux tract called 6.130 acres, as recorded in Volume 1287, Page 824, in said Official Records, being along the East line of the Kenneth Teverbaugh, et ux tract called 6.130 acres, as recorded in Volume 1020, Page 226, in said Official Records, being along the East line of the Henry Zientek, et ux tract called 3.228 acres, as recorded in Volume 549, Page 886, in said Official Records, being along the East line of the Jerry Schwake, et ux tract called 4 acres, as recorded in Volume 315, Page 167, in said Deed Records, being along the East line of the Lisa K. Dreyer tract called 4.843 acres (Tract 2), as recorded in Volume 1198, Page 316, in said Official Records, being along the East line of the Lisa K. Dreyer tract called 2.388 acres (Tract 1), as recorded in Volume 1198, Page 316, in said Official Records, being along the East line of the Allan Herzog tract called 6.299 acres, as recorded in Volume 1523, Page 133, in said Official Records, being along the East line of the Melvin L. Meinecke, et ux tract called 4.892 acres, as recorded in Volume 298, Page 896, in said Deed Records, being along the East line of the Eddie E. Harrison, et ux tract called 3.683 acres, as recorded in Volume 584, Page 22, in said Official Records, being along the East line of the Gregory Charles Nienstedt tract called 3.0 acres, as recorded in Volume 726, Page 316, in said Official Records, being along an East line of the P I Components Corp. tract called 7.000 acres, as recorded in Volume 912, Page 77, in said Official Records, being along West lines of the River Eagle Real Estate, Ltd. residue of original tract called 6.535 acres (Tract 2), as recorded in Volume 1172, Page 220, in said Official Records, being along the West line of the Dix R. Turnbow, et al tract called 6.8365 acres (Tract One), as recorded in Volume 950, Page 81, in said Official Records, being along the West line of the Eddie E. Harrison, et ux tract called 0.268 acre, as recorded in Volume 584, Page 18, in said Official Records, being along a West line of the P I Components Corp. residue of original tract called 11.03 acres, as recorded in Volume 667, Page 758, in said Official Records for West lines





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hereof to an interior corner of said P I Components Corp. residue of original tract called 11.03 acres, being a Northeast corner of said P I Components Corp. tract called 7.000 acres for an interior corner hereof;

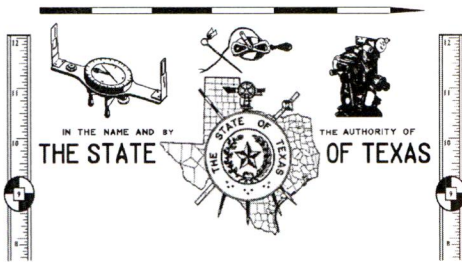
THENCE in a Westerly and Northerly direction, being along South and West lines of said P I Components Corp. residue of original tract called 11.03 acres, being along North and East lines of said P I Components Corp. tract called 7.000 acres, being along the East line of the James Brending, Jr., et ux tract called 0.455 acre (Tract 1), as recorded in Volume 662, Page 787, in said Official Records, being along the East line of the James Brending, Jr., et ux tract called 0.656 acre, as recorded in Volume 362, Page 335, in said Deed Records for South and West lines hereof to the Northwest corner of said P I Components Corp residue of original tract called 11.03 acres, being the Northeast corner of said Brending tract called 0.656 acre, being on a South margin of Old Mill Creek Road for an interior corner hereof;

THENCE in a Westerly direction, being along South margins of said Old Mill Creek Road, being along the North line of said Brending tract called 0.656 acre, being along a North line of the James Brending, Jr. and Patricia Bednar Brending tract called 1.909 acres, as recorded in Volume 1360, Page 935, in said Official Records, being along a portion of the North line of the Raymond Bednar, Jr. tract called 1.00 acre, as recorded in Volume 1360, Page 928, in said Official Records for South lines hereof to a Southwest corner hereof, being on a South margin of said Old Mill Creek Road at its intersection with the projection of a West line of the Charlotte Beth Woods Smith residue of original tract called 55.181 acres (Tract I), as recorded in Volume 588, Page 862, in said Official Records, being on the North line of said Bednar tract called 1.00 acre;

THENCE in a Northerly direction, crossing said Old Mill Creek Road with a West line hereof to a Southwest corner of said Smith residue of original tract called 55.181 acres, being on a North margin of said Old Mill Creek Road, continuing in a Northerly direction, being along West lines of said Smith residue of original tract called 55.181 acres, crossing the Old Union Pacific Railroad Company right of way, being along the East line of the M.C. Williams tract called 0.292 acre, as recorded in Volume 457, Page 734, in said Deed Records for West lines hereof to the Northeast corner of said Williams tract called 0.292 acre, being an interior corner of said Smith residue of original tract called 55.181 acres for an interior corner hereof;

THENCE in a Westerly direction, being along a South line of said Smith residue of original tract called 55.181 acres, being along the North line of said Williams tract called 0.292 acre, being along the North line of the Hazel Annette Walcik tract called 0.736 acre, as recorded in Volume 1584, Page 211, in said Official Records, being along the North line of the Charles E. Green, Sr. tract called 0.431 acre, as recorded in Volume 1406, Page 824, in said Official Records, being along the North line of the Margie Lusk tract called 1.167 acres, as recorded in Volume 457, Page 737, in said Deed Records, being along a portion of the North line of the Josephine Webb tract called 1.66 acres, as recorded in Volume 196, Page 1, in said Deed Records for a South line hereof to a Southwest corner of said Smith residue of original tract called 55.181 acres, being the Southeast corner of the J. Robert Chappell tract





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called being about one acre, as recorded in Volume 951, Page 102, in said Official Records, being on a North line of said Webb tract called 1.66 acres for a Southwest corner hereof;

THENCE in a Northerly direction, being along a West line of said Smith residue of original tract called 55.181 acres, being along the East line of said Chappell tract for a West line hereof to an interior corner of said Smith residue of original tract called 55.181 acres, being the Northeast corner of said Chappell tract for an interior corner hereof;

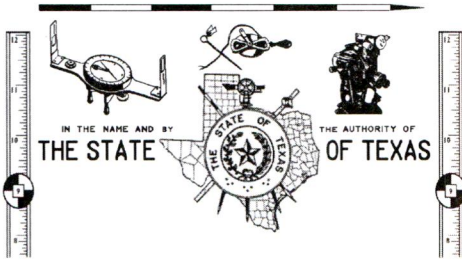
THENCE in a Westerly direction, being along a South line of said Smith residue of original tract called 55.181 acres, being along the North line of said Chappell tract for a South line hereof to a Southwest corner of said Smith residue of original tract called 55.181 acres, being the Northwest corner of said Chappell tract, being on the East line of Tract 7 (called 1.755 acres) of Country Place West Subdivision, a map or plat recorded in Plat Cabinet File Slide Numbers 169B through 171B, in said Plat Records for a Southwest corner hereof;

THENCE in a Northerly direction, being along a West line of said Smith residue of original tract called 55.181 acres, being along a portion of the East line of said Tract 7 (called 1.755 acres) of said Country Place West Subdivision, being along the East line of Tract 6 (called 1.686 acres) and the East line of Tract 5 (called 2.043 acres) of said Country Place West Subdivision for a West line hereof to a Northwest corner of said Smith residue of original tract called 55.181 acres, being the Northeast corner of said Tract 5 (called 2.043 acres) of said Country Place West Subdivision, being on the South line of the Donald L. Meier, et ux tract called 2.567 acres (Tract I), as recorded in Volume 694, Page 381, in said Official Records for a Northwest corner hereof;

THENCE in an Easterly direction, being along a portion of the South line of said Meier tract called 2.567 acres, being along a portion of a North line of said Smith residue of original tract called 55.181 acres for a North line hereof to the Southeast corner of said Meier tract called 2.567 acres, being the Southwest corner of the Walter L. Schlabach, et ux tract called 2.419 acres, as recorded in Volume 694, Page 377, in said Official Records, being on a North line of said Smith residue of original tract called 55.181 acres for an interior corner hereof;

THENCE in a Northwesterly and Northerly direction, being along the Northeast line of said Meier tract called 2.567 acres, being along East margins of Miranda Lane, being along Southwest and West lines of said Schlabach tract called 2.419 acres, being along West lines of the Donald L. Meier, et ux tract called 0.500 acre (Tract II), as recorded in Volume 694, Page 381, in said Official Records, being along the West line of the Clay Corporation tract called 1.447 acres, as recorded in Volume 965, Page 730, in said Official Records, crossing U.S. Highway No. 290 W. for Southwest and West lines hereof to a Northwest corner hereof, being on a North right of way of said U.S. Highway No. 290 W. at its intersection with the projection of the West line of said Clay Corporation tract called 1.447 acres, being on a South line of Tract 2 (called 1.368 acres) of Brian O'Leary Division No. 1, a map or plat recorded in Plat Cabinet File Slide Number 548A, in said Plat Records;





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THENCE in an Easterly direction, being along a North right of way line of said U.S. Highway No. 290 W., being along a portion of a South line of said Tract 2 (called 1.368 acres) of said Brian O'Leary Division No. 1, being along a portion of the South line of the Omar Smith Enterprises, Inc. tract, as conveyed in Volume 747, Page 811, in said Official Records being the residue of the 1.000 acre in Volume 475, Page 216, in said Official Records for a North line hereof to the Southwest corner of the City of Brenham tract called 0.1087 acre, as recorded in Volume 1399, Page 382, in said Official Records, being on a South line of said Omar Smith tract, being on a South right of way line of said U.S. Highway No. 290 W. at its intersection with a West margin of Westwood Lane for an interior corner hereof;

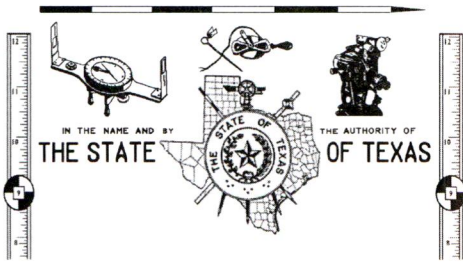
THENCE in a Northerly direction, being along West margins of said Westwood Lane, being along the West line of said City of Brenham tract called 0.1087 acre, being along the West line of said City of Brenham tract called 0.1087 acre, being along West lines of the City of Brenham tract called 0.2158 acre, as recorded in Volume 1395, Page 947, in said Official Records, which serves said Omar Smith tract and Tract 1 (called 1.706 acres) of said Brian O'Leary Division No. 1 for West lines hereof to the West corner of said City of Brenham tract called 0.2158 acre, being on a Northwest line of said Tract 1 (called 1.706 acres) of said Brian O'Leary Division No. 1, being on the Southeast line of the Mathis Interests, LLC tract called 2.748 acres, as recorded in Volume 1482, Page 955, in said Official Records for an exterior corner hereof;

THENCE in a Northeasterly direction, being along a portion of the Southeast line of said Mathis Interests, LLC tract called 2.748 acres, being along the Northwest line of said City of Brenham tract called 0.2158 acre for a Northwest line hereof to the North corner of said City of Brenham tract called 0.2158 acre, being the East corner of said Mathis Interests, LLC tract called 2.748 acres, being on a West margin of said Westwood Lane for an interior corner hereof;

THENCE in a Northerly direction, being along West margins of said Westwood Lane, being along the East line of said Mathis Interests, LLC tract called 2.748 acres, being along a portion of an East line of the Vivian R. Mason, Trustee of the Mason Family Trust tract called 29.77 acres (Tract One), as recorded in Volume 1240, Page 125, in said Official Records and described in Volume 322, Page 212, in said Deed Records for West lines hereof to a Northwest corner hereof, being on an East line of said Mason Family Trust tract called 29.77 acres, being on a West margin of said Westwood Lane at its intersection with the projection of the Southwest line of the Lorea Myrick tract called 4.09 acres, as conveyed in Volume 1037, Page 335, in said Official Records and described in Volume 211, Page 230, in said Deed Records;

THENCE in a Southeasterly and Easterly direction, crossing said Westwood Lane, being along the Southwest line of said Myrick tract called 4.09 acres, being along South lines of "Reserve F" (called 29.797 acres) of Vintage Farms Subdivision, Phase I, a map or plat recorded in Plat Cabinet File Slide Numbers 694B through 696A, in said Plat Records, being along Northeast and North lines of Tract 9 (called 15.567 acres) of Westwood Division No. 1, a map or plat recorded in Plat Cabinet File Slide Numbers 700A, 700B, 704B and 705A, in said Plat Records for Northeast and North lines hereof, passing a 1/2 inch iron rod found on an East margin of said Westwood Lane for the Southwest corner





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of said Myrick tract called 4.09 acres, being the Northwest corner of said Tract 9 (called 15.567 acres) of said Westwood Division No. 1, continuing to the Northeast corner of said Tract 9 (called 15.567 acres) of said Westwood Division No. 1, being on a South line of said "Reserve F" (called 29.797 acres) of Vintage Farms Subdivision, Phase I, being an exterior corner of a West right of way line of State Highway No. 36 N.;

THENCE in an Easterly direction, being along a portion of a South line of said "Reserve F" (called 29.797 acres) of said Vintage Farms Subdivision, Phase I, being along North right of way lines of said State Highway No. 36 N., in part, and crossing said State Highway No. 36 N., being along a portion of a South line of the Shearn Smith, et ux tract called 18.602 acres, as recorded in Volume 312, Page 235, in said Deed Records for North lines hereof to the Northwest corner of the R. Shearn Smith tract called 5.377 acres, as recorded in Volume 865, Page 372, in said Official Records, being an interior angle point of said Smith tract called 18.602 acres for an exterior angle point hereof;

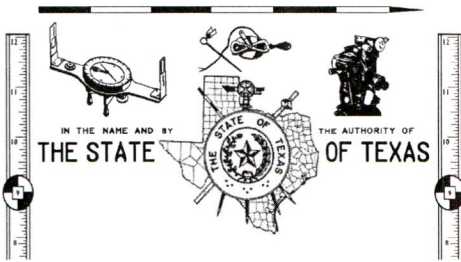
THENCE in an Easterly and Southeasterly direction, being along South and Southwest lines of said Smith tract called 18.602 acres, being along the Southwest line of the Pleasantry Storage, LLC tract called 5.003 acres, as recorded in Volume 1460, Page 101, in said Official Records, being along North and Northeast lines of said Smith tract called 5.377 acres, being along the Northeast line of the Brenham L-P Gas, Inc. tract called 1 acre, as recorded in Volume 348, Page 373, in said Deed Records, and crossing said N. Dixie Street for North and Northeast lines hereof to the PLACE OF BEGINNING and containing approximately 3,214 acres of land, more or less.

LESS AND EXCEPT the following described tract or parcel of land, lying and being situated in the City of Brenham, Washington County, Texas, part of the Philip Coe Survey, A-31, the A. Harrington Survey, A-55, the M. N. Combs Survey, A-124 and the John Carrington Survey, A-120:

BEGINNING at a 5/8 inch iron rod found with Id. cap (Hodde & Hodde Land Surveying) for the Southwest corner of Lot 1 (called 0.507 acre) of Old Mill Creek Subdivision, Section 1, a map or plat recorded in Plat Cabinet File Slide Numbers 646A and 646B, in the Plat Records of Washington County, Texas, being on a North margin of Old Mill Creek Road at its intersection with an East right of way line of U.S. Highway No. 290 W., being the most Western Southwest corner hereof;

THENCE in a Northerly direction, being along East right of way lines of said U.S. Highway No. 290 W., being along the West line of said Lot 1 (called 0.507 acre) of said Old Mill Creek Subdivision, Section 1, being along a West line of Lot 8 of Dixie Addition, a map or plat recorded in Plat Cabinet File Slide Number 16B, in said Plat Records, being along West lines of the Louis Hold, Jr., et ux tract called 0.82 acre, as recorded in Volume 576, Page 475, in the Official Records of Washington County, Texas for West lines hereof to the Northwest corner of said Hold tract called 0.82 acre, being the Southwest corner of the State Highway Commission tract called 0.10 acre, as recorded in Volume 243, Page 223, in the Deed Records of Washington County, Texas, being an interior angle point of the East right of way line of said U.S. Highway No. 290 W. for an exterior corner hereof;





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THENCE in a Northeasterly direction, being along a Southeast right of way line of said U.S. Highway No. 290 W., being along the Southeast line of said State Highway Commission tract called 0.10 acre, being along the Northwest line of said Hold tract called 0.82 acre for a Northwest line hereof to the Southeast corner of said State Highway Commission tract called 0.10 acre, being the Northeast corner of said Hold tract called 0.82 acre, being an exterior corner of Lot 1 (called 2.996 acres) of the Minor Plat of Whitmarsh Division, a map or plat recorded in Plat Cabinet File Slide Number 529B, in said Plat Records, being on a Southeast right of way line of said U.S Highway No. 290 W. for an exterior corner hereof;

THENCE in a Southerly direction, being along a portion of the East line of said Hold tract called 0.82 acre, being along the West line of said Lot 1 (called 2.996 acres) of said Minor Plat of Whitmarsh Division for an East line hereof to the Southwest corner of said Lot 1 (called 2.996 acres) of said Minor Plat of Whitmarsh Division, being the Northwest corner of said Lot 14 of said Dixie Addition, being on the East line of said Hold tract called 0.82 acre for an interior corner hereof;

THENCE in an Easterly direction, being along a portion of the North line of said Lot 14 of said Dixie Addition, being along a South line of said Lot 1 (called 2.996 acres) of said Minor Plat of Whitmarsh Division for a North line hereof to a Southeast corner of said Lot 1 (called 2.996 acres) of said Minor Plat of Whitmarsh Division, being the Southwest corner of Lot 2 (called 0.7042 acre) of said Minor Plat of Whitmarsh Division, being on the North line of said Lot 14 of said Dixie Addition for an interior corner hereof;

THENCE in a Northerly direction, being along an East line of said Lot 1 (called 2.996 acres) of said Minor Plat of Whitmarsh Division, being along the West line of said Lot 2 (called 0.7042 acre) of said Minor Plat of Whitmarsh Division for a West line hereof to an interior corner of said Lot 1 (called 2.996 acres) of said Minor Plat of Whitmarsh Division, being the Northwest corner of said Lot 2 (called 0.7042 acre) of said Minor Plat of Whitmarsh Division for a Northwest corner hereof;

THENCE in an Easterly direction, being along a South line of said Lot 1 (called 2.996 acres) of said Minor Plat of Whitmarsh Division, being along the North line of said Lot 2 (called 0.7042 acre) of said Minor Plat of Whitmarsh Division for a North line hereof to a Southeast corner of said Lot 1 (called 2.996 acres) of said Minor Plat of Whitmarsh Division, being the Northeast corner of said Lot 2 (called 0.7042 acre) of said Minor Plat of Whitmarsh Division, being on a West margin of S. Dixie Street for a Northeast corner hereof;

THENCE in a Southerly direction, being along a West margin of said S. Dixie Street, being along the East line of said Lot 2 (called 0.7042 acre) of said Minor Plat of Whitmarsh Division for an East line hereof to the Southeast corner of said Lot 2 (called 0.7042 acre) of said Minor Plat of Whitmarsh Division, being the Northeast corner of said Lot 14 of said Dixie Addition, being on a West margin of said S. Dixie Street at its intersection with the projection of the North line of Lot 1 of said Dixie Addition for an interior corner hereof;



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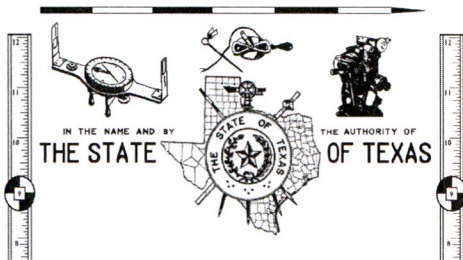
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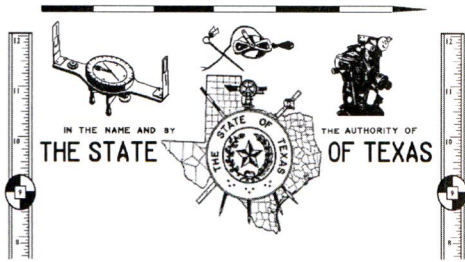
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THENCE in an Easterly direction, crossing said S. Dixie Street, being along the North line of Lot 1 of said Dixie Addition, being the South line of the Gerardo Martin Zamarripa, et ux tract called 0.20 acre (Tract One), as recorded in Volume 1397, Page 455, in said Official Records, being along a South line of the Metropolitan Accommodations, Inc. tract called 1.192 acres (Tract One), as recorded in Volume 1543, Page 189, in said Official Records, being along the North line of Lot 1, Block A of H.H. Drumm's Dixie Addition, a map or plat recorded in Plat Cabinet File Slide Numbers 40A and 40B, in said Plat Records, being along the North line of Cornish Street, being along a North line of the Erwin Zibilski, et ux tract, as recorded in Volume 198, Page 523, in said Deed Records, being along the North line of Dale L. Thomas tract called 9,589 square feet, as recorded in Volume 910, Page 741, in said Official Records, being along the South line of the Robert E. Preuss and Jeanette Preuss tract called one acre, as recorded in Volume 1103, Page 641, in said Official Records, crossing S. Drumm Street, being along North lines of Lots 1, 2, 3, 4 and 5, Block C of said H.H. Drumm's Dixie Addition, being along the North line of the Trisha Morgan tract, as recorded in Volume 1329, Page 601, in said Official Records, being along the North line of the J & P Properties, LC tract called 0.34 acre, as recorded in Volume 1446, Page 627, in said Official Records and described in Volume 1239, Page 838, in said Official Records, being along the North line of the Thresia O. Schlabach, et vir tract called 0.424 acre, as recorded in Volume 1393, Page 269, in said Official Records, being along North lines of the Suzanne Poehlmann tract (Second Tract), as recorded in Volume 1137, Page 891, in said Official Records, being along the North line of the Suzanne Poehlmann tract (First Tract), as recorded in Volume 1137, Page 891, in said Official Records, being along the North line of the Jacquelynne Honora tract called 0.5998 acre, as recorded in Volume 1321, Page 348, in said Official Records, being along the North line of the Tyler Steenken tract called 0.3078 acre, as recorded in Volume 1521, Page 284, in said Official Records, being along the North line of the Leal & Assoc., LLC tract, as recorded in Volume 1634, Page 552, in said Official Records, being along the South line of the Jeanette June Wasko Preuss tract called 308/1000 acre, as recorded in Volume 278, Page 84, in said Deed Records, being along the South line of the Robert E. Preuss, et ux tract called 12,214 square feet, as recorded in Volume 321, Page 155, in said Deed Records, being along South lines of the Juan Martinez tract called 0.680 acre, as recorded in Volume 1077, Page 135, in said Official Records, being along the South line of the Billy W. Way, et ux tract called 1.03 acres, as recorded in Volume 493, Page 646, in said Official Records, being along the South line of the Jarrett Scott Davis tract called 7,508 square feet, as recorded in Volume 1354, Page 86, in said Official Records, being along the South line of the Valerie Stevenson, et al residue of original tract called 0.639 acre, as recorded in Volume 1525, Page 634, in said Official Records and described in Volume 270, Page 22, in said Deed Records, being along the North lines of Lots 1, 2, 3 and 4, Block 1 of Meadow Brook Subdivision, Section III, a map or plat recorded in Plat Cabinet File Slide Numbers 284B and 285A, in said Plat Records, being along the South line of the H2 Investments, LLC tract (Tract Four), as recorded in Volume 1649, Page 858, in said Official Records, being along the South line of the H2 Investments, LLC residue of original tract called 1 acre (Tract One), as recorded in Volume 1649, Page 858, in said Official Records, being along the South line of the H2 Investments, LLC tract called 34/100 acre (Tract Two), as recorded in Volume 1649, Page 858, in said Official Records, being along a South line of Lot 1 (called 1.480 acres), Block I of Meadow Brook Subdivision, Section V, a map or plat recorded in Plat Cabinet File Slide Number 391A, in said Plat Records, being along a North line of the L & E Boettcher Family Partnership, Ltd. tract called approximately 8.16 acres, as





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conveyed in Volume 1416, Page 525, in said Official Records and being the residue of original tract called 18.448 acres in Volume 357, Page 559, in said Deed Records for North lines hereof to an exterior corner of said Lot 1 (called 1.480 acres) of said Meadow Brook Subdivision, Section V, being an interior corner of said L & E Boettcher Family Partnership, Ltd. tract called approximately 8.16 acres for an interior corner hereof;

THENCE in a Northeasterly direction, being along the Southeast line of said Lot 1 (called 1.480 acres) of said Meadow Brook Subdivision, Section V, being along a Northwest line of said L & E Boettcher Family Partnership, Ltd. tract called approximately 8.16 acres for a Northwest line hereof to the Southeast corner of said Lot 1 (called 1.480 acres) of said Meadow Brook Subdivision, Section V, being the North corner of said L & E Boettcher Family Partnership, Ltd. tract called approximately 8.16 acres, being on a West line of Lot 1 (called 0.745 acre) of the Division of Mildred Ann Flisowski Property, a map or plat recorded in Plat Cabinet File Slide Number 436B, in said Plat Records for an exterior corner hereof;

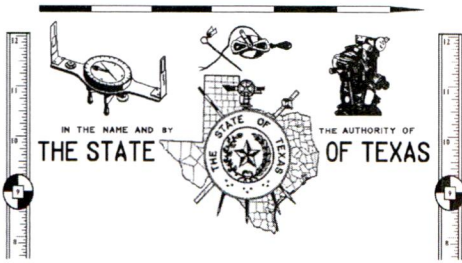
THENCE in a Southerly direction, being along a portion of the West line of said Lot 1 (called 0.745 acre) of said Division of Mildred Ann Flisowski Property, being along an East line of said L & E Boettcher Family Partnership, Ltd. tract called approximately 8.16 acres for an East line hereof to the Southwest corner of said Lot 1 (called 0.745 acre) of said Division of Mildred Ann Flisowski Property, being an interior corner of said L & E Boettcher Family Partnership, Ltd. tract called approximately 8.16 acres for an interior corner hereof;

THENCE in an Easterly direction, being along the South line of said Lot 1 (called 0.745 acre) Division of Mildred Ann Flisowski Property, and being along the South line of Lot 2 (called 0.332 acre) of said Division of Mildred Ann Flisowski Property, being along a North line of said L & E Boettcher Family Partnership, Ltd. tract called approximately 8.16 acres, being along the North line of the Raymond K. Goodnight tract called 7,072 square feet, as recorded in Volume 1169, Page 147, in said Official Records for a North line hereof to the Northeast corner of said Goodnight tract called 7,072 square feet, being the Southeast corner of said Lot 2 (called 0.332 acre) of said Division of Mildred Ann Flisowski Property, being on a West margin of S. Saeger Street for an interior angle point hereof;

THENCE in an Easterly direction, crossing said S. Saeger Street with a North line hereof to the Southwest corner of Lot 1, Block C of Ellwood Estates Addition, a map or plat recorded in Plat Cabinet File Slide Number 27A, in said Plat Records which is included in the called 5.313 acres of the Grace Community Fellowship-Brenham tract, a map or plat recorded in Plat Cabinet File Slide Number 668B, in said Plat Records, being on an East margin of said S. Saeger Street for an interior corner hereof;

THENCE in a Northerly direction, being along East margins of said S. Saeger Street, being along West lines of said Grace Community Fellowship-Brenham tract called 5.313 acres for West lines hereof to an exterior corner hereof, being a Northwest corner of said Grace Community Fellowship-Brenham tract called 5.313 acres, being on an East margin of said S. Saeger Street at its intersection with a South right of way line of W. Main Street (U.S. Highway 290 - Business);





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THENCE in an Easterly direction, being along a South right of way line of said W. Main Street (U.S. Highway 290 - Business), being along a North line of said Grace Community Fellowship-Brenham tract called 5.313 acres for a North line hereof to a Northeast corner of said Grace Community Fellowship-Brenham tract called 5.313 acres, being the Northwest corner of Lot 2, Block C of said Ellwood Estates Addition, being on a South right of way line of said W. Main Street (U.S. Highway 290 - Business) for a Northeast corner hereof;

THENCE in a Southerly direction, being along an East line of said Grace Community Fellowship-Brenham tract called 5.313 acres, being along the West line of said Lot 2, Block C of said Ellwood Estates Addition for an East line hereof to an interior corner of said Grace Community Fellowship-Brenham tract called 5.313 acres, being the Southwest corner of said Lot 2, Block C of said Ellwood Estates Addition for an interior corner hereof;

THENCE in an Easterly direction, being along North lines of said Grace Community Fellowship-Brenham tract called 5.313 acres, being along the South line of said Lot 2, Block C of said Ellwood Estates Addition, being along the South lines of Lots 3, 4, 5, 6, 7, 8, 9 and 10, Block C of said Ellwood Estates Addition, being along a portion of the North line of the Blinn College, The Junior College District of Washington County, Texas tract called 1.975 acres, as recorded in Volume 980, Page 725, in said Official Records for a North line hereof to the Southeast corner of said Lot 10, Block C of said Ellwood Estates Addition, being the Southwest corner of Lot 11, Block C of said Ellwood Estates Addition, being on the North line of said Blinn College, The Junior College District of Washington County, Texas tract called 1.975 acres for an interior corner hereof;

THENCE in a Northerly direction, being along the East line of said Lot 10 of said Ellwood Estates Addition, being along the West line of said Lot 11, Block C of said Ellwood Estates Addition for a West line hereof to the Northeast corner of said Lot 10, Block C of said Ellwood Estates Addition, being the Northwest corner of said Lot 11 of said Ellwood Estates Addition, being on a South right of way line of said W. Main Street (U.S. Highway 290 - Business) for a Northwest corner hereof;

THENCE in an Easterly direction, being along a South right of way line of said W. Main Street (U.S. Highway 290 - Business), being along the North line of said Lot 11, Block C of said Ellwood Estates Addition, being along the North line of the Blinn College, The Junior College District of Washington County tract called 0.334 acre, as recorded in Volume 974, Page 310, in said Official Records, crossing Blinn Boulevard with a South right of way line of said W. Main Street (U.S. Highway 290 - Business) for a North line hereof to the Northwest corner of the Brenham Living Well, L.L.C. tract called 0.21 acre, as recorded in Volume 1206, Page 131, in said Official Records for an exterior corner hereof;

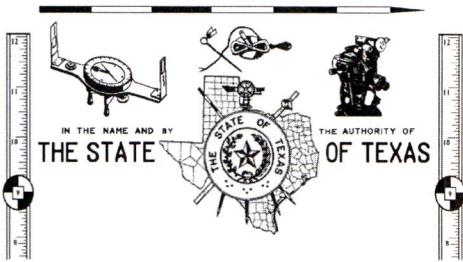
THENCE in a Southerly direction, being along an East margin of said Blinn Boulevard, being along the West line of said Brenham Living Well, L.L.C. tract called 0.21 acre for an East line hereof to the Southwest corner of said Brenham Living Well, L.L.C. tract called 0.21 acre, being on an East margin of said Blinn Boulevard at its intersection with the North margin of Main View Street for an interior corner hereof;



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THENCE in an Easterly direction, being along the North margin of said Main View Street, being along the South line of said Brenham Living Well, L.L.C. tract called 0.21 acre, being along the South line of the Angela R. Denny, et vir tract, as conveyed in Volume 1079, Page 629, in said Official Records and described in Volume 236, Page 246, in said Deed Records for a North line hereof to the Southeast corner of said Denny tract, being on a North margin of said Main View Street for an exterior corner hereof;

THENCE in an Easterly and Southeasterly direction, crossing said Main View Street, being along apparent Northeast lines of the B.T. Hogan tract, as conveyed in Volume 309, Page 434, in said Deed Records, being part of Lot 6 of the C.C. Chandler Plat, a map or plat recorded in Volume 37, Page 146, in said Deed Records, being along apparent Northeast lines of the B.T. Hogan tract, as conveyed in Volume 134, Page 479, in said Deed Records, being part of Lots 7 and 8 of said Chandler Plat, being along the Northeast line of the Byron Hogan tract called 0.113 acre, as conveyed in Volume 1630, Page 170, in said Official Records and described in Volume 799, Page 54, in said Official Records, and being along a Southwest margin of a connector street between said W. Main Street (U.S. Highway 290- Business) and W. Alamo Street and crossing said W. Alamo Street for North and Northeast lines hereof to the Northwest corner of Lot 10 of Alamo Heights Addition, Section 2, a map or plat recorded in Plat Cabinet File Slide Number 82A, in said Plat Records, being on a South margin of said W. Alamo Street at its intersection with an East margin of Heights Circle for an interior corner hereof;

THENCE in an Easterly direction, being along a South margin of said W. Alamo Street, being along the North line of said Lot 10 of said Alamo Heights Addition, Section 2, being along the North line of Lot 1 of said Alamo Heights Addition, Section 2, crossing High Street with a South margin of said W. Alamo Street for a North line hereof to the Northwest corner of the Eugene Bothe, et ux tract, as recorded in Volume 216, Page 423, in said Deed Records, being on an East margin of said High Street at its intersection with a South margin of said W. Alamo Street for an exterior corner hereof;

THENCE in a Southerly direction, being along a portion of an East margin of said High Street, being along the West line of said Bothe tract, being along the West line of the Windy Spot Properties, LLC tract called 20,674 square feet, as recorded in Volume 1413, Page 561, in said Official Records for an East line hereof to the Southwest corner of said Windy Spot Properties, LLC tract called 20,674 square feet, being the Northwest corner of the Aaron Johnson, et ux tract called 6,012.0 square feet (Tract 2), as recorded in Volume 1234, Page 613, in said Official Records, being on an East margin of said High Street for an exterior corner hereof;

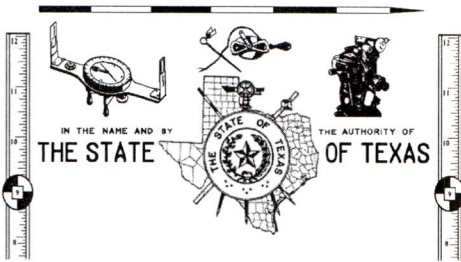
THENCE in a Westerly direction, crossing said High Street with a projection of the North line of said Johnson tract called 6,012.0 square feet for a South line hereof to an interior corner hereof, being on the East line of Lot 5 of said Alamo Heights Addition, Section 2, being on a West margin of said High Street;



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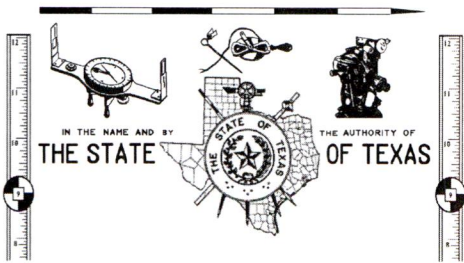
THENCE in a Southerly direction, crossing Burlington Northern & Santa Fe Railroad (BNSF) right of way with a West margin of said High Street for an East line hereof to the Northeast corner of Lot 10 of Alamo Heights Addition, Section 3, a map or plat recorded in Plat Cabinet File Slide Number 82B, in said Plat Records, being on a South right of way line of said BNSF Railroad at its intersection with a West margin of said High Street for an interior corner hereof;

THENCE in an Easterly and Northerly direction, crossing said High Street, being along South and East right of way lines of said BNSF Railroad, being along the North line of Lot 1 of said Alamo Heights Addition, Section 3, being along the North line of the Brenham Wholesale Grocery Company, Inc. tract called 2.616 acres (Tract Two), as recorded in Volume 504, Page 160, in said Official Records, being along the North line of the Brenham Wholesale Grocery Company, Inc. tract called 0.477 acre (Tract Three), as recorded in Volume 504, Page 160, in said Official Records, being along West and North lines of the Brenham Wholesale Grocery Company, Inc. tract called 3.991 acres (Tract One), as recorded in Volume 504, Page 160, in said Official Records, crossing S. Jackson Street with a South right of way line of said BNSF Railroad, being along the North line of the Brenham Wholesale Grocery Company, Inc. tract called 3.288 acres (Tract Five), as recorded in Volume 504, Page 160, in said Official Records for North and West lines hereof to the Northeast corner of said Brenham Wholesale Grocery Company, Inc. tract called 3.288 acres, being the Northwest corner of the Karl E. Stopschinski, et ux tract called 0.319 acre, as recorded in Volume 1217, Page 192, in said Official Records, being on a South right of way line of said BNSF Railroad for an exterior corner hereof;

THENCE in a Southerly direction, being along the West line of said Stopschinski tract called 0.319 acre, being along a West margin of Key Street, being along the East line of said Brenham Wholesale Grocery Company, Inc. tract called 3.288 acres, crossing W. First Street with a West margin of said Key Street, being along the East line of the Brenham Wholesale Grocery Co., Inc. tract called 0.5055 acre, as recorded in Volume 847, Page 699, in said Official Records, being along the East line of the Southwestern Bell Telephone Company tract called 0.745 acre, as recorded in Volume 241, Page 331, in said Deed Records for an East line hereof to an interior corner hereof, being on the East line of said Southwestern Bell Telephone Company tract called 0.745 acre, being on a West margin of said Key Street at its intersection with the projection of the South margin of W. Second Street;

THENCE in an Easterly direction, crossing said Key Street, being along a South margin of said W. Second Street, being along the North line of the City of Brenham tract called 0.399 acre, as recorded in Volume 777, Page 783, in said Official Records, crossing the G.C. & S.F. Railway and H. & T.C. Railway, Co. 16 feet wide strip (previously used for compress spur tract), as recorded in Volume 30, Page 138, in said Deed Records, being along the North line of the City of Brenham tract called 0.059 acre (Tract Two), as recorded in Volume 930, Page 72, in said Official Records, and crossing the Burlington Northern & Santa Fe Railroad (BNSF) right of way with a South margin of said W. Second Street for a North line hereof to the Northwest corner of the Herbert S. Hughes, et ux tract called 0.1610 acre, as recorded in Volume 806, Page 862, in said Official Records, being on a South margin of said W. Second Street at its intersection with an East right of way line of said BNSF Railroad for an interior corner hereof;





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THENCE in a Northerly direction, being along East right of way lines of said BNSF Railroad, crossing said W. Second Street and S. Day Street, being along the West line of the Paul F. Lampe tract called 0.303 acre, as recorded in Volume 896, Page 47, in said Official Records, being along West lines of the Blue Bell Creameries, L.P. tract, as conveyed in Volume 1020, Page 280, in said Official Records and described as 30,019.894 square feet (Tract 5) in Volume 981, Page 146, in said Official Records for West lines hereof to the Northwest corner of said Blue Bell Creameries, L.P. tract called 30,019.894 square feet, being a Southwest corner of the OU Taing, et ux tract called 1.261 acres, as recorded in Volume 1330, Page 637, in said Official Records, being on an East right of way line of said BNSF Railroad for an exterior corner hereof;

THENCE in an Easterly direction, being along a South line of said Taing tract called 1.261 acres, being along the North line of said Blue Bell Creameries, L.P. tract called 30,019.894 square feet for a North line hereof to an interior corner of said Taing tract called 1.261 acres, being the Northeast corner of said Blue Bell Creameries, L.P. tract called 30,019.894 square feet for an exterior corner hereof;

THENCE in a Southerly direction, being along a portion of the East line of said Blue Bell Creameries, L.P. tract called 30,019.894 square feet, being along a West line of said Taing tract called 1.261 acres for an East line hereof to a Southwest corner of said Taing tract called 1.261 acres, being the Northwest corner of the City of Brenham tract called 1,664 square feet (Tract Two), as recorded in Volume 950, Page 847, in said Official Records, being on the East line of said Blue Bell Creameries, L.P. tract called 30,019.894 square feet for an interior corner hereof;

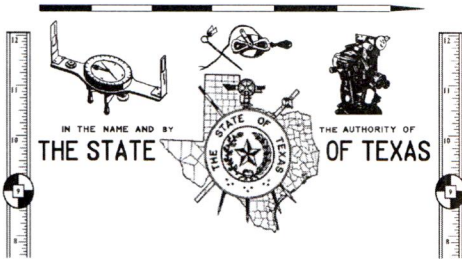
THENCE in an Easterly direction, being along a South line of said Taing tract called 1.261, acres, being along the North line of said City of Brenham tract called 1,664 square feet for a North line hereof to the Southeast corner of said Taing tract called 1.261 acres, being the Northeast corner of said City of Brenham tract called 1,664 square feet, being on a West margin of S. Austin Street for an exterior corner hereof;

THENCE in a Southerly direction, being along a West margin of said S. Austin Street, being along the East line of said City of Brenham tract called 1,664 square feet, being along the East line of the City of Brenham tract called 4,720 square feet (Tract One - Tract VI), as recorded in Volume 950, Page 847, in said Official Records and described in Volume 688, Page 498, in said Official Records, being along the East line of the City of Brenham tract called 12,272 square feet (Tract One - Tract I), as recorded in Volume 950, Page 847, in said Official Records and described in Volume 688, Page 498, in said Official Records, being along the East line of the City of Brenham tract called 7,552 square feet (Tract One - Tract II), as recorded in Volume 950, Page 847, in said Official Records and described in Volume 688, Page 498, in said Official Records, crossing said W. Second Street with a West margin of said S. Austin Street for an East line hereof to the Northeast corner of the Betsy Barnhill Newman and Ted C. Barnhill tract called 0.435 acre, as recorded in Volume 966, Page 38, in said Official Records, being on a South margin of said W. Second Street at its intersection with a West margin of said S. Austin Street for an interior corner hereof;



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THENCE in an Easterly direction, crossing said S. Austin Street with a South margin of said W. Second Street, being along the North line of Lot 1 (called 15,986 square feet) of Riley-Cole Subdivision, a map or plat recorded in Plat Cabinet File Slide Number 666B, in said Plat Records, being along a portion of the North line of the Christopher Kamprath, et ux tract called 7,886 square feet, as recorded in Volume 1520, Page 861, in said Official Records, being along a South margin of said W. Second Street for a North line hereof to an interior corner hereof, being on the North line of said Kamprath tract called 7,886 square feet, being on a South margin of said W. Second Street at its intersection with the projection of an East line of the Bank of Brenham, N.A. tract called 0.6766 acre, as recorded in Volume 1066, Page 565, in said Official Records;

THENCE in a Northerly direction, crossing said W. Second Street, being along an East line of said Bank of Brenham, N.A. tract called 0.6766 acre, being along a West line of the Darryl W. Heine, Trustee tract called 0.5816 acre, as recorded in Volume 1021, Page 281, in said Official Records, for a West line hereof to an interior corner of said Bank of Brenham, N.A. tract called 0.6766 acre, being an exterior corner of said Heine tract called 0.5816 acre for an exterior corner hereof;

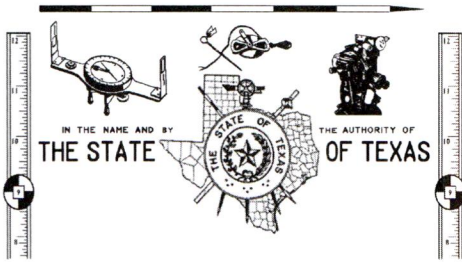
THENCE in an Easterly direction, being along a South line of said Bank of Brenham, N.A. tract called 0.6766 acre, being along a North line of said Heine tract called 0.5816 acre for a North line hereof to a Southeast corner of said Bank of Brenham, N.A. tract called 0.6766 acre, being an interior corner of said Heine tract called 0.5816 acre for an interior corner hereof;

THENCE in a Northerly direction, being along an East line of said Bank of Brenham, N.A. tract called 0.6766 acre, being along East lines of the Bank of Brenham, N.A. tract called 0.470 acre, as recorded in Volume 1013, Page 842, in said Official Records, being along a West line of said Heine tract called 0.5816 acre, being along the West line of the Vicki Goodrich tract called 0.186 acre, as recorded in Volume 1401, Page 970, in said Official Records for West lines hereof to the Northwest corner of said Goodrich tract called 0.186 acre, being the Southwest corner of The Bottling Works, LLC tract called 0.1901 acre (Tract One and Tract Two), as recorded in Volume 1565, Page 590, in said Official Records and described in Volume 1285, Page 806, in said Official Records, being on an East line of said Bank of Brenham, N.A. tract called 0.470 acre for an exterior corner hereof;

THENCE in an Easterly direction, being along the North line of said Goodrich tract called 0.186 acre, being along the South line of said The Bottling Works, LLC tract called 0.1901 acre for a North line hereof to the Northeast corner of said Goodrich tract called 0.186 acre, being the Southeast corner of said The Bottling Works, LLC tract called 0.1901 acre, being on a West margin of S. Church Street for an exterior corner hereof;

THENCE in a Southerly direction, being along a West margin of said S. Church Street, being along the East line of said Goodrich tract called 0.186 acre, being along a portion of the East line of said Heine tract called 0.5816 acre for an East line hereof to an interior corner hereof, being on a West margin of said S. Church Street at the intersection with the projection of the North line of Lot II of Original Town Lot (Block 93), a map or plat recorded in Plat Cabinet File Slide Number 255A, in





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said Plat Records, being on the East line of said Heine, Trustee tract called 0.5816 acre for an interior corner hereof;

THENCE in an Easterly direction, crossing said S. Church Street, being along the South line of Lot III of said Original Town Lot (Block 93), being along the North line of said Lot II of Original Town Lot (Block 93) for a North line hereof to the Southeast corner of said Lot III of Original Town Lot (Block 93), being the Northeast corner of said Lot II of Original Town Lot (Block 93), being on the West line of the Bettye P. Honerkamp tract, as conveyed in Volume 849, Page 453, in said Official Records and described as 11,210 square feet in Volume 511, Page 58, in said Official Records for an exterior corner hereof;

THENCE in a Southerly direction, being along a portion of the East line of said Lot II of Original Town Lot (Block 93), being along a portion of the West line of said Honerkamp tract for an East line hereof to the Southwest corner of said Honerkamp tract, being the Northwest corner of the Tamara Redshaw tract, as conveyed in Volume 1354, Page 94, in said Official Records and described as 0.403 acre in Volume 1164, Page 616, in said Official Records, being on the East line of said Lot II of Original Town Lot (Block 93) for an interior corner hereof;

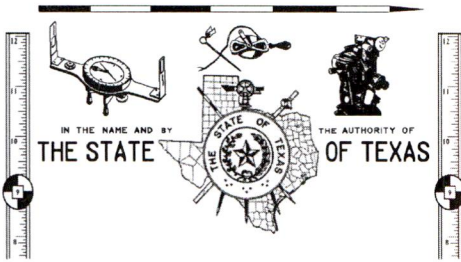
THENCE in an Easterly direction, being along the South line of said Honerkamp tract, being along the North line of said Redshaw tract called 0.403 acre, crossing S. Park Street for a North line hereof to an interior corner hereof, being on an East margin of said S. Park Street at its intersection with the projection of the South line of said Honerkamp tract, being on the West line of Lot 10 of Lenert Subdivision of the Erwin Addition, a map or plat recorded in Plat Cabinet File Slide Number 26B, in said Plat Records;

THENCE in a Northerly direction, being along an East margin of said S. Park Street, being along a portion of the West line of said Lot 10 of said Lenert Subdivision of the Erwin Addition for a West line hereof to the Northwest corner of said Lot 10 of said Lenert Subdivision of the Erwin Addition, being the Southwest corner of Lot 9 (called 0.116 acre) of the Boundary Line Adjustment of Lenert Subdivision of the Erwin Addition, a map or plat recorded in Plat Cabinet File Slide Number 383A, in said Plat Records, being on an East margin of said S. Park Street for an exterior corner hereof;

THENCE in an Easterly direction, being along a portion of the North line of said Lot 10 of said Lenert Subdivision of the Erwin Addition, being along the South line of said Lot 9 (called 0.116 acre) of said Boundary Line Adjustment for a North line hereof to the Southeast corner of said Lot 9 (called 0.116 acre) of said Boundary Line Adjustment, being the Southwest corner of Lot 4 (called 0.133 acre) of said Boundary Line Adjustment, being on the North line of said Lot 10 of said Lenert Subdivision of the Erwin Addition for an interior corner hereof;

THENCE in a Northerly direction, being along the East line of said Lot 9 (called 0.116 acre) of said Boundary Line Adjustment, being along the West line of said Lot 4 (called 0.133 acre) of said Boundary Line Adjustment for a West line hereof to a 1/2 inch iron rod found with Id. cap (RPLS 5197) on the South line of Lot 3A (called 0.189 acre) of the Boundary Line Adjustment of Lenert





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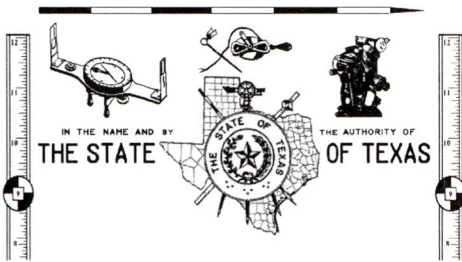
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Subdivision of the Erwin Addition, a map or plat recorded in Plat Cabinet File Slide Number 483A, in said Plat Records, being the Northeast corner of said Lot 9 (called 0.116 acre) of said Boundary Line Adjustment (383A), being the Northwest corner of said Lot 4 (called 0.133 acre) of said Boundary Line Adjustment (383A) for an exterior corner hereof;

THENCE in an Easterly direction, being along a portion of the South line of said Lot 3A (called 0.189 acre) of said Boundary Line Adjustment (483A), being along the North line of said Lot 4 (called 0.133 acre) of said Boundary Line Adjustment (383A) for a North line hereof to a 1/2 inch iron rod found with Id. cap (RPLS 5197) on a West margin of S. Baylor Street, being the Southeast corner of said Lot 3A (called 0.189 acre) of said Boundary Line Adjustment (483A), being the Northeast corner of said Lot 4 (called 0.133 acre) of said Boundary Line Adjustment (383A) for an exterior corner hereof;

THENCE in a Southerly direction, being along West margins of said S. Baylor Street, being along the East line of said Lot 4 (called 0.133 acre) of said Boundary Line Adjustment (383A), being along the East line of Lot 5 and the East line of Lot 13 of said Lenert Subdivision (26B), crossing E. Second Street with a West margin of said S. Baylor Street, being along the East line of the Jose Canales and Shannan Blanchard tract called 0.255 acre, as recorded in Volume 1462, Page 786, in said Official Records, being along the East line of the Brenda Lowery, et vir tract called 0.224 acre, as recorded in Volume 1603, Page 14, in said Official Records, being along the East line of the Christopher E. Marek and Deeanna O. Marek tract called 0.386 acre, as recorded in Volume 947, Page 54, in said Official Records, being along the East line of The Most Reverend Gregory M. Aymond, Bishop of the Roman Catholic Diocese of Austin and his Successors in Office tract called 0.32 acre, as recorded in Volume 1257, Page 227, in said Official Records, being along the East line of the James W. Ripple, et ux tract called 14,204 square feet, as recorded in Volume 1537, Page 477, in said Official Records, crossing Gilder Street with a West margin of said S. Baylor Street, being along the East line of the Catherine Mahlmann tract called 0.228 acre, as recorded in Volume 1445, Page 858, in said Official Records, being along the East line of the Edward Krenek tract, as recorded in Volume 1169, Page 737, in said Official Records, being along the East line of the Charles Sulak tract (Tract 1), as conveyed in Volume 1651, Page 436, in said Official Records and described as 0.119 acre in Volume 620, Page 891, in said Official Records, being along the East line of the Mary Ellen West tract called 0.161 acre, as recorded in Volume 888, Page 33, in said Official Records, being along the East of the Cynthia Ann McCourt tract called 7,238 square feet, as recorded in Volume 1531, Page 208, in said Official Records, being along the East line of the John L. Studer, et ux tract called 0.120 acre, as recorded in Volume 1572, Page 240, in said Official Records, being along the East line of the Susan Hare tract called 0.1156 acre, as recorded in Volume 1142, Page 275, in said Official Records, being along the East line of the Tom Feehery tract, as recorded in Volume 1054, Page 267, in said Official Records, being along the East line of the Gregory Charles Vann, et ux tract called 0.18 acre, as recorded in Volume 1630, Page 144, in said Official Records, crossing E. Germania Street with the projection of the West margin of said S. Baylor Street for an East line hereof to an interior corner hereof, being on a South margin of said E. Germania Street, being on the North line of the (Janet Carol Fisher) Joyce Caniel Fisher tract called 0.442 acre, as recorded in Volume 1124, Page 304, in said Official Records;





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THENCE in an Easterly direction, being along a South margin of said E. Germania Street, being along a portion of the North line of said Fisher tract called 0.442 acre for a North line hereof to the Northeast corner of said Fisher tract called 0.442 acre, being the Northwest corner of the CZED Investments Ltd. residue of original tract called 1.2154 acres, as recorded in Volume 1228, Page 22, in said Official Records, being on a South margin of said E. Germania Street for an exterior corner hereof;

THENCE in a Southerly direction, being along the West line of said CZED Investments Ltd. residue of original tract called 1.2154 acres, being along the East line of said Fisher tract called 0.442 acre for an East line hereof to the Southwest corner of said CZED Investments Ltd. residue of original tract called 1.2154 acres, being the Southeast corner of said Fisher tract called 0.442 acre, being on a North line of the CZED Investments Ltd. tract called 2.165 acres, as recorded in Volume 1228, Page 32, in said Official Records for an exterior corner hereof;

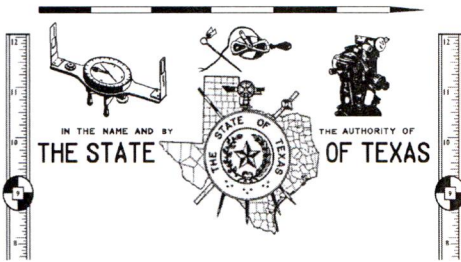
THENCE in a Westerly direction, being along a portion of a North line of said CZED Investments Ltd. tract called 2.165 acres, being along the South line of said Fisher tract called 0.442 acre, being along the South line of the Rodney Lacina tract, as recorded in Volume 502, Page 102, in said Official Records for a South line hereof to a Northwest corner of said CZED Investments Ltd. tract called 2.165 acres, being the Southwest corner of said Lacina tract, Volume 502, Page 102, being the Southeast corner of the Rodney Joseph Lacina tract called 0.5784 acre, as recorded in Volume 1199, Page 796, in said Official Records, being the Northeast corner of The City of Brenham, Texas tract called 0.5069 acre, as recorded in Volume 370, Page 410, in said Deed Records for an interior corner hereof;

THENCE in a Southerly direction, being along a West line of said CZED Investments Ltd. tract called 2.165 acres, being along the East line of said The City of Brenham, Texas tract called 0.5069 acre for an East line hereof to the Southeast corner of said The City of Brenham, Texas tract called 0.5069 acre, being the Southwest corner of said CZED Investments Ltd. tract called 2.165 acres, being on a North line of the Brenham Independent School District tract called 8.14 acres, as recorded in Volume 195, Page 360, in said Deed Records for an interior corner hereof;

THENCE in an Easterly direction, being along South lines of said CZED Investments Ltd. tract called 2.165 acres, being along North lines of said Brenham Independent School District tract called 8.14 acres, being along North lines of the Roger Wayne Goerlitz tract called 0.354 acre (Tract 2), as recorded in Volume 1163, Page 595, in said Official Records for North lines hereof to the Southeast corner of said CZED Investments Ltd. tract called 2.165 acres, being the Northeast corner of said Goerlitz tract called 0.354 acre, being on a West margin of S. Market Street for an exterior corner hereof;

THENCE in a Southerly direction, being along West margins of said S. Market Street, being along the East line said Goerlitz tract called 0.354 acre, being along the East line of the Roger Wayne Goerlitz tract called 0.517 acre (Tract 1), as recorded in Volume 1163, Page 595, in said Official Records, being along the East line of Lot 1 (called 0.2095 acre) and Lot 2 (called 0.4574 acre) of the





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Boundary Adjustment 0.6672 acre, a map or plat recorded in Plat Cabinet File Slide Number 322B, in said Plat Records, being along an East line of the Brenham Independent School District tract called 2.02 acres, as recorded in Volume 206, Page 140, in said Deed Records, being along the East line of the Gregory Dubiel and Mary Kathryn Wurts tract called 0.896 acre, as recorded in Volume 1558, Page 279, in said Official Records, being along the East line of the Roger C. Winkelmann, et ux tract called 1.131 acres, as recorded in Volume 923, Page 808, in said Official Records for East lines hereof to the North corner of the City of Brenham tract called 0.009 acre, as recorded in Volume 672, Page 1, in said Official Records, being an exterior corner of said Winkelmann tract called 1.131 acres, being on a West margin of said S. Market Street for an exterior corner hereof;

THENCE in a Southwesterly direction, being along the Southeast line of said Winkelmann tract called 1.131 acres, being along the Northwest line of said City of Brenham tract called 0.009 acre for a Southeast line hereof to an exterior corner of said Winkelmann tract called 1.131 acres, being the West corner of said City of Brenham tract called 0.009 acre, being on a North margin of E. Tom Green Street for an exterior corner hereof;

THENCE in a Westerly direction, being along a North margin of said E. Tom Green Street, being along a South line of said Winkelmann tract called 1.131 acres, being along the South line of the Ihla G. Burgess tract called 0.209 acre, as recorded in Volume 1121, Page 861, in said Official Records for a South line hereof to the Southeast corner of the George Lee Kaldis tract called 0.431 acre, as recorded in Volume 1140, Page 316, in said Official Records, being the Southwest corner of said Burgess tract called 0.209 acre, being on a North margin of said E. Tom Green Street for an interior corner hereof;

THENCE in a Southerly direction, crossing said E. Tom Green Street with an East line hereof to the Northeast corner of the Rachel B. Cook and Jared G. Cook tract called 0.177 acre, as recorded in Volume 1505, Page 796, in said Official Records, being on a South margin of said E. Tom Green Street at its intersection with a West margin of said S. Baylor Street for an interior angle point hereof;

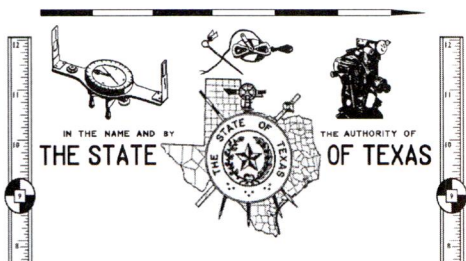
THENCE in a Southerly direction, being along West margins of said S. Baylor Street, being along the East line of said Cook tract called 0.177 acre, being along the East line of the Michelle S. Woodall tract called 8,187 square feet, as recorded in Volume 898, Page 933, in said Official Records, being along the East line of Lot 8 (called 0.1811 acre) and along the East line of Lot 10 (called 0.1790 acre) of the Replat of Lots 10 & 8, Block F of Washington Park Addition, a map or plat recorded in Plat Cabinet File Slide Number 367B, in said Plat Records, crossing E. Val Verde Street with a West margin of said S. Baylor Street, being along the East line of Lot 1 of Baylor Street Subdivision, a map or plat recorded in Plat Cabinet File Slide Number 247A, in said Plat Records, being along the East line of the James G. Boyd, IV tract called 0.5695 acre, as recorded in Volume 1315, Page 317, in said Official Records, crossing E. Mansfield Street with a West margin of said S. Baylor Street, being along the East line of the Stacey L. Chance tract called 5,510 square feet, as recorded in Volume 1249, Page 80, in said Official Records, being along the East line of the Martha Mojica tract called 0.095 acre, as recorded in Volume 1540, Page 807, in said Official Records and described in Volume 937, Page 81, in said Official Records, being along the East line of the MVP Mt. Vernon Property



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Services, LLC tract called 0.085 acre, as recorded in Volume 1458, Page 407, in said Official Records, being along the East line of the MVP Mt. Vernon Property Services, LLC tract called 14,695 square feet, as recorded in Volume 1459, Page 782, in said Official Records, crossing E. Chauncy Street with a West margin of said S. Baylor Street, being along the East line of the Boettcher Lumber Company tract (Tract No. 2), as recorded in Volume 313, Page 103, in said Deed Records, being along the East line of the Michael A. Tolopka, et ux tract called 0.202 acre, as recorded in Volume 1031, Page 914, in said Official Records, crossing E. Lubbock Street with a West margin of said S. Baylor Street, being along the East line of Lots F, G and I, Block R of the Ed Lehman's Subdivision, a map or plat recorded in Plat Cabinet File Slide Number 36A, in said Plat Records, crossing E. Bryan Street with a West margin of said S. Baylor Street, being along the East line of the Barbara Louise LaRue tract called 7,362 square feet, as recorded in Volume 1486, Page 968, in said Official Records, being along the East line of the Deborah Peck Henry, et al tract called 11,755 square feet, as recorded in Volume 845, Page 642, in said Official Records, being along the East line of the remainder of Lot 6, Block U of Washington Park Addition, a map or plat recorded in Plat Cabinet File Slide Number 253A, in said Plat Records, being along the East line of Lot 8 and Lot 10, Block U of said Washington Park Addition for East lines hereof to the Southeast corner of said Lot 10, Block U of said Washington Park Addition, being on a West margin of said S. Baylor Street at its intersection with a North margin of E. Stone Street for an exterior angle point hereof;

THENCE in a Southerly direction, crossing said E. Stone Street with an East line hereof to the Northeast corner of the Donald Joe Hoffman tract called 0.598 acre (Tract 1), as recorded in Volume 1548, Page 911, in said Official Records and described as Tract Two in Volume 357, Page 344, in said Deed Records, being the Northwest corner of Lot 2 (called 0.338 acre) of Heritage Hill Subdivision, Section One, a map or plat recorded in Plat Cabinet File Slide Numbers 123A and 123B, in said Plat Records, being on a South margin of said E. Stone Street for an interior corner hereof;

THENCE in an Easterly direction, being along a South margin of said E. Stone Street, being along the North line of said Lot 2 (called 0.338 acre) and along the North line of Lot 1 (called 0.359 acre) of said Heritage Hill Subdivision, Section One for a North line hereof to the Northeast corner of said Lot 1 (called 0.359 acre) of said Heritage Hill Subdivision, Section One, being on a South margin of said E. Stone Street at its intersection with a West margin of Heritage Drive for an exterior corner hereof;

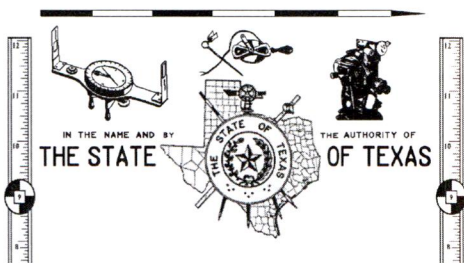
THENCE in a Southerly direction, being along West margins of said Heritage Drive, being along the East line of said Lot 1 (called 0.359 acre) of said Heritage Hill Subdivision, Section One, being along the East line of Lot 3 (called 0.334 acre) of said Heritage Hill Subdivision, Section One, crossing Carriage Lane with a West margin of said Heritage Drive, being along the East line of Lot 13 (called 0.330 acre) of said Heritage Hill Subdivision, Section One, being along a portion of the East line of Lot 14 (called 0.268 acre) of said Heritage Hill Subdivision, Section One for East lines hereof to an interior corner hereof, being on a West margin of said Heritage Drive at its intersection with the projection of the North line of the Larry D. Thomas, et ux tract called 0.215 acre (Tract II), as recorded in Volume 746, Page 853, in said Official Records, being on the East line of said Lot 14 (called 0.268 acre) of said Heritage Hill Subdivision, Section One;



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THENCE in an Easterly direction, crossing said Heritage Drive, being along a South line of the Compass Bank tract called 2.6479 acres, as recorded in Volume 1395, Page 731, in said Official Records, being along the North line of said Thomas tract called 0.215 acre for a North line hereof to an interior corner of said Compass Bank tract called 2.6479 acres, being the Northeast corner of said Thomas tract called 0.215 acre for an exterior corner hereof;

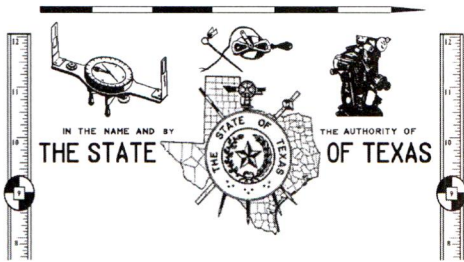
THENCE in a Southerly direction, being along a West line of said Compass Bank tract called 2.6479 acres, being along the East line of said Thomas tract called 0.215 acre for an East line hereof to a Southwest corner of said Compass Bank tract called 2.6479 acres, being the Southeast corner of said Thomas tract called 0.215 acre, being on the North line of Lot 29 (called 0.411 acre) of Heritage Hill Subdivision, Section Two, a map or plat recorded in Plat Cabinet File Slide Number 143B and 144A, in said Plat Records for an interior corner hereof;

THENCE in an Easterly direction, being along a South line of said Compass Bank tract called 2.6479 acres, being along a portion of the North line of said Lot 29 (called 0.411 acre) of said Heritage Hill Subdivision, Section Two, being along the North line of Lot 30 (called 0.691 acre) of said Heritage Hill Subdivision, Section Two for a North line hereof to the Northeast corner of said Lot 30 (called 0.691 acre) of said Heritage Hill Subdivision, Section Two, being on a West line of the Market Street Center, LLC tract called 2.2819 acres, as recorded in Volume 1341, Page 399, in said Official Records, being the Southeast corner of said Compass Bank tract called 2.6479 acres for a Northeast corner hereof;

THENCE in a Southerly direction, being along a portion of the West line of said Market Street Center, LLC tract called 2.2819 acres, being along the West line of the Sutherland Lumber-Southwest, Inc. tract called 6.778 acres, as recorded in Volume 928, Page 414, in said Official Records, being along the East line of said Lot 30 (called 0.691 acre) and along the East line of Lot 31 (called 0.471 acre) and along the East line of Lot 32 (called 0.370 acre) of said Heritage Hill Subdivision, Section Two, being along the East line of Lot 33 of Heritage Hill Subdivision, Section III, a map or plat recorded in Plat Cabinet File Slide Numbers 188A and 188B, in said Plat Records, being along a portion of the East line of Stoneybrook Resubdivision, a map or plat recorded in Plat Cabinet File Slide Numbers 295A and 295B, in said Plat Records for an East line hereof to the Southwest corner of said Sutherland Lumber-Southwest, Inc. tract called 6.778 acres, being the Northwest corner of the Reserve area (called 14,730 square feet), Block II of Stone Hill Center, a map or plat recorded in Plat Cabinet File Slide Number 338A, in said Plat Records, being on the East line of said Stoneybrook Resubdivision for an interior corner hereof;

THENCE in an Easterly direction, being along the South line of said Sutherland Lumber-Southwest, Inc. tract called 6.778 acres, being along a portion of a South line of the Faith Mission & Help Center, Inc. tract called 10.1307 acres, as recorded in Volume 1483, Page 65, in said Official Records, being along the North line of said Reserve area (called 14,730 square feet), Block II of said Stone Hill Center, being along the North line of Stone Hill Condominium tract called 0.535 acre, a map or plat recorded in Plat Cabinet File Slide Numbers 459B and 460A, in said Plat Records, being along the North lines of Lots 1 and 2, Block II of the Replat of Lot 6A of Stone Hill Center, a map or plat





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recorded in Plat Cabinet File Slide Number 602A, in said Plat Records for a North line hereof to the Northeast corner of said Lot 2, Block II of said Replat of Lot 6A of Stone Hill Center, being the Northwest corner of Reserve "A" (called 0.0823 acre), Block II of said Replat of Lot 6A of Stone Hill Center, being on a South line of said Faith Mission & Help Center, Inc. tract called 10.1307 acres for an exterior corner hereof;

THENCE in a Southerly direction, being along the West line of said Reserve "A" (called 0.0823 acre), Block II of said Replat of Lot 6A of Stone Hill Center, being along a portion of the East line of said Lot 2, Block II of said Replat of Lot 6A of Stone Hill Center for an East line hereof to the Southwest corner of said Reserve "A" (called 0.0823 acre), Block II of said Replat of Lot 6A of Stone Hill Center, being the Northwest corner of Lot 3, Block II of said Replat of Lot 6A of Stone Hill Center, being on the East line of said Lot 2, Block II of said Replat of Lot 6A of Stone Hill Center for an interior corner hereof;

THENCE in an Easterly direction, being along South lines of said Reserve "A" (called 0.0823 acre), Block II of said Replat of Lot 6A of Stone Hill Center, being along the North line of said Lot 3, Block II, being along the North line of Lot 4, Block II of said Replat of Lot 6A of Stone Hill Center, and being along a North line of Lot 5, Block II of said Replat of Lot 6A of Stone Hill Center for North lines hereof to the Southeast corner of said Reserve "A" (called 0.0823 acre), Block II of said Replat of Lot 6A of Stone Hill Center, being an interior corner of said Lot 5, Block II for an interior corner hereof;

THENCE in an Northerly direction, being along the East line of said Reserve "A" (called 0.0823 acre), Block II, being along a West line of said Lot 5, Block II for a West line hereof to the Northeast corner of said Reserve "A" (called 0.0823 acre), Block II, being a Northwest corner of said Lot 5, Block II, being on a South line of said Faith Mission & Help Center, Inc. tract called 10.1307 acres for an exterior corner hereof;

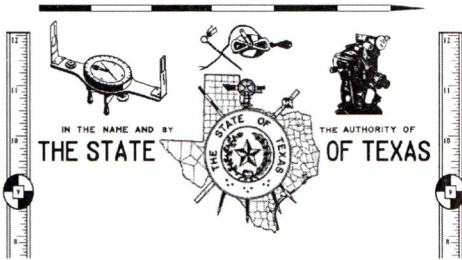
THENCE in an Easterly direction, being along a portion of a South line of said Faith Mission & Help Center, Inc. tract called 10.1307 acres, being along a North line of said Lot 5, Block II, being along the North lines of Lots 6 and 7, Block II of said Replat of Lot 6A of Stone Hill Center, being along the North line of Lot 7 (called 0.770 acre), Block II of Stone Hill Center, a map or plat recorded in Plat Cabinet File Slide Number 360B, in said Plat Records for a North line hereof to a 3/8 inch iron rod found in concrete on a Northwest margin of Becker Drive, being the Southeast corner of said Faith Mission & Help Center, Inc. tract called 10.1307 acres, being the Northeast corner of said Lot 7 (called 0.770 acre), Block II of said Stone Hill Center for an exterior corner hereof;

THENCE in a Southwesterly direction, being along Northwest margins of said Becker Drive, being along Southeast lines of said Lot 7 (called 0.770 acre), Block II of said Stone Hill Center for Southeast lines hereof to a 5/8 inch iron rod found in concrete on a Northwest margin of said Becker Drive at its intersection with a Northeast margin of Stone Hill Drive for the South corner of said Lot 7 (called 0.770 acre), Block II of said Stone Hill Center, being an exterior corner hereof;



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THENCE in a Northwesterly and Westerly direction, being along Northeast and North margins of said Stone Hill Drive, being along Southwest lines of said Lot 7 (called 0.770 acre), Block II of said Stone Hill Center, being along the South lines of said Lots 7, 6, 5 and 4, Block II of said Replat of Lot 6A of Stone Hill Center, being along a portion of the South line of said Lot 3, Block II of said Replat of Lot 6A of Stone Hill Center for Southwest and South lines hereof to an interior corner hereof, being on a North margin of said Stone Hill Drive at its intersection with the projection of the West line of Lot 4 (called 1.1263 acres), Block One of the Boundary Line Adjustment of Stone Hill Center, a map or plat recorded in Plat Cabinet File Slide Number 333A, in said Plat Records, being on a South line of said Lot 3, Block II of said Replat of Lot 6A of Stone Hill Center;

THENCE in a Southerly direction, crossing said Stone Hill Drive, being along the West line of said Lot 4 (called 1.1263 acres), Block One of said Boundary Line Adjustment of Stone Hill Center, being along the West line of Lot 3 (called 0.6667 acre), Block 1 of Stone Hill Center, a map or plat recorded in Plat Cabinet File Slide Number 258B, in said Plat Records, being along the East line of Lot 2B (called 0.348 acre), Block One and being along the East line of Lot 2A (called 0.561 acre), Block One of the Replat of Lot 2 of Stone Hill Center, a map or plat recorded in Plat Cabinet File Slide Number 340B, in said Plat Records for an East line hereof to the Southwest corner of said Lot 3 (called 0.6667 acre), Block 1 of said Stone Hill Center (258B), being the Southeast corner of said Lot 2A (called 0.561 acre), Block One of said Replat of Lot 2 of Stone Hill Center (340B), being on a North line of the Texas National Bank tract called 2.00 acres, as recorded in Volume 587, Page 223, in said Official Records for an exterior corner hereof;

THENCE in an Westerly direction, being along a portion of the North line of said Texas National Bank tract called 2.00 acres, being along the South line of said Lot 2A One (called 0.561 acre), Block of said Replat of Lot 2 of Stone Hill Center (340B), being along the South line of Lot 1 (called 0.500 acre), Block 1 of Stone Hill Center, a map or plat recorded in Plat Cabinet File Slide Number 238B, in said Plat Records for a South line hereof to the Southwest corner of said Lot 1 (called 0.500 acre), Block 1, of said Stone Hill Center (238B), being the Northwest corner of said Texas National Bank tract called 2.00 acres, being on the Northeast line of the BH Stone Hollow Partners, L.P. tract called 4.304 acres, as recorded in Volume 1033, Page 721, in said Official Records for an interior corner hereof;

THENCE in a Southeasterly direction, being along a portion of the Northeast line of said BH Stone Hollow Partners, L.P. tract called 4.304 acres, being along a portion of the Southwest line of said Texas National Bank tract called 2.00 acres for a Northeast line hereof to the East corner of said BH Stone Hollow Partners, L.P. tract called 4.304 acres, being the North corner of the Texas National Bank tract called 1.000 acre, as recorded in Volume 683, Page 705, in said Official Records, being on a Southwest line of said Texas National Bank tract called 2.00 acres for an exterior corner hereof;

THENCE in a Southwesterly direction, being along the Southeast line of said BH Stone Hollow Partners, L.P. tract called 4.304 acres, being along the Northwest line of said Texas National Bank tract called 1.000 acre, being along the Northwest line of the Outland Investments, LLC and Cheryl Horton tract called 1.500 acres, as recorded in Volume 1593, Page 437, in said Official Records, and



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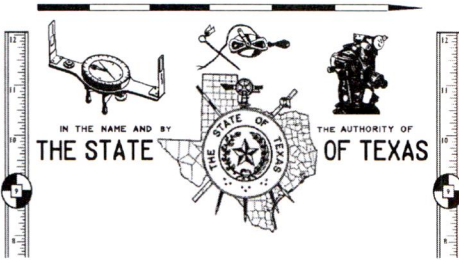
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crossing Stone Hollow Drive for a Southeast line hereof to an interior corner hereof, being on a Southwest margin of said Stone Hollow Drive at its intersection with the projection of the Northwest line of said Outland Investments, LLC and Cheryl Horton tract called 1.500 acres, being on a Northeast line of Lot Four (called 3.002 acres) of South Day, Inc., a map or plat recorded in Plat Cabinet File Slide Number 316A, in said Plat Records;

THENCE in a Southeasterly direction, being along Southwest margins of said Stone Hollow Drive, being along Northeast lines of said Lot Four (called 3.002 acres) of said South Day, Inc. for Northeast lines hereof to an exterior corner of said Lot Four (called 3.002 acres) of said South Day, Inc., being on a Southwest margin of said Stone Hollow Drive at its intersection with a Northwest margin of E. Airline Drive for an exterior corner hereof;

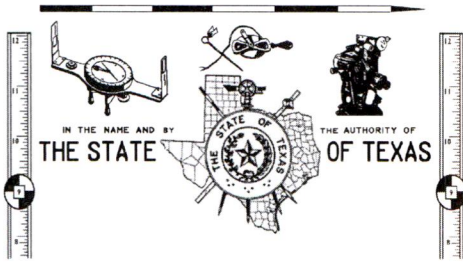
THENCE in a Southerly and Southwesterly direction, being along West and Northwest margins of said E. Airline Drive, being along East and Southeast lines of said Lot Four (called 3.002 acres) of said South Day, Inc. for East and Southeast lines hereof to a 1/2 inch iron rod found for the South corner of said Lot Four (called 3.002 acres) of said South Day, Inc., being the East corner of Lot 16 of South Park Subdivision, Section 2, a map or plat recorded in Plat Cabinet File Slide Number 92A, in said Plat Records, being on a Northwest margin of said E. Airline Drive, being an interior corner hereof;

THENCE in a Southeasterly direction, crossing said E. Airline Drive, being along the Northeast line of Lot 7 of South Park Subdivision, Section Three, a map or plat recorded in Plat Cabinet File Slide Number 203A, in said Plat Records, being along a portion of a Southwest line of the Dilbag Singh Dhillon tract called 5.0232 acres, as recorded in Volume 1235, Page 597, in said Official Records for a Northeast line hereof, passing a 1/2 inch iron rod found for the North corner of said Lot 7 of said South Park Subdivision, Section Three, being the West corner of said Dilbag Singh Dhillon tract called 5.0232 acres, and continuing in a Southeasterly direction to a Southeast corner of said Lot 7 of said South Park Subdivision, Section Three, being a Northeast corner of The City of Brenham, Texas tract called 2,152.6 square feet, as recorded in Volume 302, Page 421, in said Official Records, being on a Southwest line of said Dilbag Singh Dhillon tract called 5.0232 acres for an exterior corner hereof;

THENCE in a Westerly and Southerly direction, being along North and West lines of said The City of Brenham, Texas tract called 2,152.6 square feet, being along South and East lines of said Lot 7 of said South Park Subdivision, Section Three for South and East lines hereof to a 1/2 inch iron rod found on a North line of Lot 2 (called 1.112 acres) of Detering Subdivision, a map or plat recorded in Plat Cabinet File Slide Number 612A, in said Plat Records, being a Southeast corner of said Lot 7 of said South Park Subdivision, Section Three, being the Southwest corner of said The City of Brenham, Texas tract called 2,152.6 square feet for an exterior corner hereof;

THENCE in a Westerly direction, being along a portion of the North line of said Lot 2 (called 1.112 acres) and along the North line of Lot 1 (called 2.116 acres) of said Detering Subdivision, being along the South line of said Lot 7 of said South Park Subdivision, Section Three, being along the South





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lines of Lots 6, 5, 4, 3, 2 and 1 of said South Park Subdivision, Section Three, being along the South line of Lot 1, Block A of South Park Subdivision, Section I, a map or plat recorded in Plat Cabinet File Slide Numbers 49A, 49B and 50A, in said Plat Records, crossing Progress Drive, being along North lines of the BAT Tab Operating, LP tract called 2.193 acres, as recorded in Volume 1360, Page 786, in said Official Records, being along a portion of a North line of the Tegeler Center, LP tract called 1.912 acres, as recorded in Volume 1328, Page 523, in said Official Records and described in Volume 647, Page 796, in said Official Records, being along the South lines of Lots 17, 16, 15, 14, 13 and 12, Block A of said South Park Subdivision, Section I for South lines hereof to an exterior corner of said Lot 12, Block A of said South Park Subdivision, Section I, being the Southeast corner of the G&J PRO101, LLC. tract called 3.515 acres, as recorded in Volume 1587, Page 188, in said Official Records, being on a North line of said Tegeler Center, LP tract called 1.912 acres for an exterior corner hereof;

THENCE in a Northwesterly direction, being along the Northeast line of said G&J PRO101, LLC. tract called 3.515 acres, being along the Southwest line of said Lot 12, Block A of said South Park Subdivision, Section I, being along the Southwest lines of Lots 11, 10, 9, 8, 7, 6, 5, 4 and 3, Block A of said South Park Subdivision, Section I for a Southwest line hereof to the Northeast corner of said G&J PRO101, LLC. tract called 3.515 acres, being the West corner of said Lot 3, Block A of said South Park Subdivision, Section I, being the Southeast corner of Lot 2, Block A of said South Park Subdivision, Section I for an interior corner hereof;

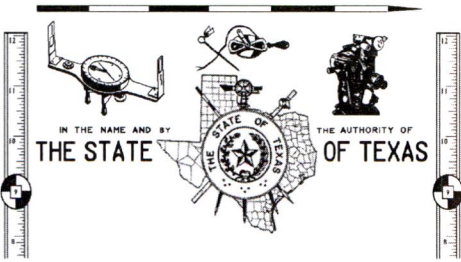
THENCE in a Westerly direction, being along the North line of said G&J PRO101, LLC. tract called 3.515 acres, in part, being along the South line of said Lot 2, Block A of said South Park Subdivision, Section I for a South line hereof to the Southwest corner of said Lot 2, Block A of said South Park Subdivision, Section I, being an interior corner of an East right of way line of S. Day Street (State Highway No. 36 - Business) for a Southwest corner hereof;

THENCE in a Northerly direction, being along an East right of way line of said S. Day Street (State Highway No. 36 - Business), being along the West line of said Lot 2, Block A of said South Park Subdivision, Section I, being along the West line of Lot 1, Block A of said South Park Subdivision, Section I, crossing Hillcrest Street with an East right of way line of said S. Day Street (State Highway No. 36 - Business), being along the West line of the Protestant Episcopal Church Council of the Diocese of Texas tract called 0.5387 acre, as recorded in Volume 1153, Page 414, in said Official Records, being along the West line of the Bayard Investment Properties, Ltd. tract called 0.31 acre, as recorded in Volume 1236, Page 68, in said Official Records, being along the West line of the Charles W. Rauch, et ux tract called 0.155 acre (Second Tract), as recorded in Volume 693, Page 213, in said Official Records, being along the West line of the Charles W. Rauch, et ux tract called 0.344 acre (First Tract), as recorded in Volume 693, Page 213, in said Official Records, being along a portion of the West line of the Gary Lange, et ux tract called 0.387 acre, as recorded in Volume 707, Page 329, in said Official Records for a West line hereof to an interior corner hereof, being on an East right of way line of said S. Day Street (State Highway No. 36 - Business) at its intersection with the projection of the South line of Lot 2, Block 13 of Fourth Atlow Addition, a map or plat recorded in



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Plat Cabinet File Slide Numbers 50B and 51A, in said Plat Records, being on a West line of said Lange tract called 0.387 acre;

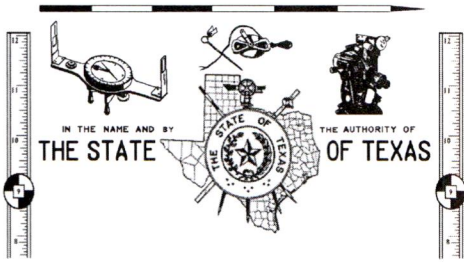
THENCE in a Westerly direction, crossing said S. Day Street (State Highway No. 36 - Business), being along the North line of the (Scott & White Hospital - Brenham) C. W. and Caroline Bohne Memorial Hospital, Inc. residue of original tract called 16.168 acres, as recorded in Volume 332, Page 211, in said Deed Records, being along the South line of said Lot 2, Block 13 of said Fourth Atlow Addition, being along the South lines of Lots 3, 4, 5, 6, 7, 8 and 9, Block 13 of said Fourth Atlow Addition, being along the South line of the Debra Dorow Eckert, et vir tract, as recorded in Volume 1578, Page 755, in said Official Records, being along the South line of the Michael Jason Minar, et ux tract called 0.770 acre, as recorded in Volume 1447, Page 271, in said Official Records, being along the South lines of Lots 19 and 20, Block 13 of Fifth Atlow Addition, a map or plat recorded in Plat Cabinet File Slide Numbers 56B and 57A, in said Plat Records, being along the South lines of Lots 21, 22 and 23, Block 13 of Sixth Atlow Addition, a map or plat recorded in Plat Cabinet File Slide Number 61A, in said Plat Records, being along the North line of the PFL Properties, L.P. tract called 0.325 acre, as recorded in Volume 1466, Page 519, in said Official Records for a South line hereof to the Southwest corner of said Lot 23, Block 13 of said Sixth Atlow Addition, being the Southeast corner of Lot 24 of said Sixth Atlow Addition, being the Northeast corner of the William S. Houston, Jr., et ux residue of original tract called 0.045 acre, as recorded in Volume 266, Page 235, in said Deed Records, being the Northwest corner of said PFL Properties, L.P. tract called 0.325 acre for an interior corner hereof;

THENCE in a Southerly direction, being along a portion of the West line of said PFL Properties, L.P. tract called 0.325 acre, being along the East line of said Houston residue of original tract called 0.045 acre for an East line hereof to the Northeast corner of the PFL Properties, L.P. tract called 236 square feet, as recorded in Volume 1490, Page 524, in said Official Records, being the Southeast corner of said Houston residue of original tract called 0.045 acre, being on the West line of said PFL Properties, L.P. tract called 0.325 acre for an exterior corner hereof;

THENCE in a Westerly direction, being along the North line of said PFL Properties, L.P. tract called 236 square feet, being along the South line of said Houston residue of original tract called 0.045 acre for a South line hereof to the Northwest corner of said PFL Properties, L.P. tract called 236 square feet, being the Southwest corner of said Houston residue of original tract called 0.045 acre, being on the Northeast line of the PFL Properties L.P. tract called 4.00 acres (Tract Five), as conveyed in Volume 839, Page 470, in said Official Records and described in Volume 252, Page 532, in said Deed Records for an exterior corner hereof;

THENCE in a Northwesterly direction being along a portion of the Northeast line of said PFL Properties L.P. tract called 4.00 acres, being along the Southwest line of said Houston residue of original tract called 0.045 acre for a Southwest line hereof to the North corner of said PFL Properties L.P. tract called 4.00 acres, being the West corner of said Houston residue of original tract called 0.045 acre, being on the Southeast line of the Graham Memorial Corporation residue of original tract called 1.0 acre, as recorded in Volume 253, Page 422, in said Deed Records for a West corner hereof;





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THENCE in a Northeasterly direction, being along a portion of the Southeast line of said Graham Memorial Corporation residue of original tract called 1.0 acre, being along the Northwest line of said Houston residue of original tract called 0.045 acre for a Northwest line hereof to the East or Northeast corner of said Graham Memorial Corporation residue of original tract called 1.0 acre, being the Northwest corner of said Houston residue of original tract called 0.045 acre, being on the South line of said Lot 24, Block 13 of said Sixth Atlow Addition for an interior corner hereof;

THENCE in a Westerly direction, being along a portion of the South line of said Lot 24, Block 13 of said Sixth Atlow Addition, being along the South lines of Lots 25, 26 and 27, Block 13 of Seventh Atlow Addition, a map or plat recorded in Plat Cabinet File Slide Numbers 62B and 63A, in said Plat Records, being along the North line of said Graham Memorial Corporation residue of original tract called 1.0 acre for a South line hereof to the Northeast corner of the Carl E. Chaney, et ux tract called 0.036 acre (Tract Two), as recorded in Volume 1140, Page 573, in said Official Records, being the Southwest corner of said Lot 27, Block 13 of said Seventh Atlow Addition, being an exterior corner of Lot 28, Block 13 of said Seventh Atlow Addition, being an exterior corner of said Graham Memorial Corporation residue of original tract called 1.0 acre for an interior corner hereof;

THENCE in a Southwesterly direction, being along the Southeast line of said Chaney tract called 0.036 acre, being along the Northwest line of said Graham Memorial Corporation residue of original tract called 1.0 acre for a Southeast line hereof to the South corner of said Chaney tract called 0.036 acre, being the West corner of said Graham Memorial Corporation residue of original tract called 1.0 acre, being on a Northeast right of way line of U.S. Highway No. 290 W. for a South corner hereof;

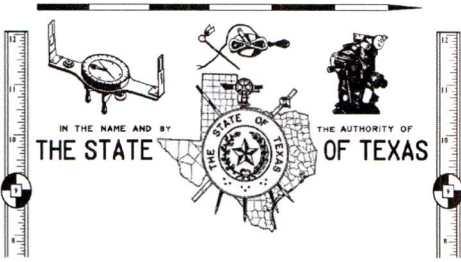
THENCE in a Northwesterly direction, being along a Northeast right of way line of said U.S. Highway No. 290 W., being along the Southwest line of said Chaney tract called 0.036 acre, being along the Southwest line of said Lot 28, Block 13 of said Seventh Atlow Addition, being along the Southwest lines of Lots 29, 30, 31, 32, 33 and 34, Block 13 of said Seventh Atlow Addition, crossing Kirk Drive with a Northeast right of way line of said U.S. Highway No. 290 W., being along the Southwest lines of Lots 1 and 2, Block 19 of said Seventh Atlow Addition for a Southwest line hereof to an exterior corner of said Lot 2, Block 19 of said Seventh Atlow Addition, being on a Northeast right of way line of said U.S. Highway No. 290 W. at its intersection with an East margin of said S. Lubbock Street for an exterior corner hereof;

THENCE in a Northerly direction, being along an East margin of said S. Lubbock Street, being along the West line of said Lot 2, Block 19 of said Seventh Atlow Addition, being along the West lines of Lots 3, 4, 5 and 6, and along a portion of the West line of Lot 7, Block 19 of said Seventh Atlow Addition for a West line hereof to an interior corner hereof, being on an East margin of said S. Lubbock Street at its intersection with the projection of the South line of Raintree Townhomes Subdivision, Section I, a map or plat recorded in Plat Cabinet File Slide Numbers 205A through 207A, in said Plat Records, being on the West line of said Lot 7, Block 19 of said Seventh Atlow Addition;



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THENCE in a Westerly and Northwesterly direction, crossing said S. Lubbock Street, being along North and Northeast lines of the PFL Properties L.P. tract called 1.596 acres (Tract Four), as recorded in Volume 839, Page 470, in said Official Records and described in Volume 715, Page 896, in said Official Records, being along South and Southwest lines of said Raintree Townhomes Subdivision, Section I for South and Southwest lines hereof to an interior corner of said PFL Properties L.P. tract called 1.596 acres, being an exterior corner of said Raintree Townhomes Subdivision, Section I for an exterior corner hereof;

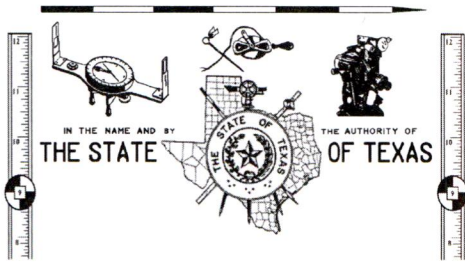
THENCE in a Northerly direction, being along an East line of said PFL Properties L.P. tract called 1.596 acres, being along the West line of said Raintree Townhomes Subdivision, Section I, being along the East line of the PFL Properties L.P. tract called 1.493 acres (Tract Two), as recorded in Volume 839, Page 470, in said Official Records and described in Volume 824, Page 86, in said Official Records, being along the West line of the City of Brenham, Texas tract called 0.556 acre, as recorded in Volume 219, Page 253, in said Deed Records for a West line hereof to the Northeast corner of said PFL Properties L.P. tract called 1.493 acres, being the Northwest corner of said City of Brenham tract called 0.556 acre, being on the South line of Lot 8 of Lakeview Subdivision, Section I, a map or plat recorded in Plat Cabinet File Slide Numbers 121B, 122A and 122B, in said Plat Records for an interior corner hereof;

THENCE in a Westerly direction, being along a portion of the South line of said Lot 8 of said Lakeview Subdivision, Section I, being along the South lines of Lots 4, 5 and 6 of Lakeview Subdivision, Section 2, a map or plat recorded in Plat Cabinet File Slide Numbers 140B, 141A and 141B, in said Plat Records, being along the North line of said PFL Properties L.P. tract called 1.493 acres for a South line hereof to the Northwest corner of said PFL Properties L.P. tract called 1.493 acres, being an exterior corner of said Lot 6 of said Lakeview Subdivision, Section 2, being on a Northeast right of way line of said U.S. Highway No. 290 W. for an exterior corner hereof;

THENCE in a Northwesterly direction, being along a Northeast right of way line of said U.S. Highway No. 290 W., being along a Southwest line of said Lot 6 of said Lakeview Subdivision, Section 2 for a Southwest line hereof to an exterior corner of said Lot 6 of said Lakeview Subdivision, Section 2, being on a Northeast right of way line of said U.S. Highway No. 290 W. at its intersection with an East right of way line of said Burlington Northern & Santa Fe Railroad (BNSF) for an exterior corner hereof;

THENCE in a Northerly direction, being along East right of way lines of said BNSF Railroad, being along the West line of said Lot 6, of said Lakeview Subdivision, Section 2, being along the West lines of Lots 7, 8, 9, 10 and 11 of said Lakeview Subdivision, Section 2, being along the West line of Lot 15 of said Lakeview Subdivision, Section I, being along West lines of the Lakeview Owners Association tract called 2.47 acres, as recorded in Volume 323, Page 298, in said Deed Records, being along a portion of the West line of the Richard J. Dominguez, et ux tract called 0.762 acre (Tract 2), as recorded in Volume 1427, Page 620, in said Official Records for West lines hereof to an interior corner hereof, being on an East right of way line of said BNSF Railroad at its intersection with the projection of the Northeast line of Lot 4 (called 3.280 acres) of the Division of the Louis Kieke Estate





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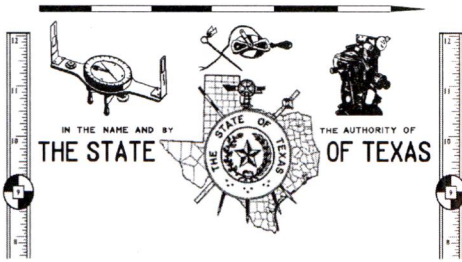
Land, a map or plat recorded in Plat Cabinet File Slide Number 341A, in said Plat Records, being on the West line of said Dominguez tract called 0.762 acre;

THENCE in a Northwesterly direction, crossing said BNSF Railroad right of way, being along the Northeast line of said Lot 4 (called 3.280 acres) of said Division of the Louis Kiecke Estate Land, being along the Southwest line of Lot One (called 1.000 acre) of the Boundary Line Adjustment of Louis Kiecke Estate, a map or plat recorded in Plat Cabinet File Slide Number 317B, in said Plat Records, and crossing Prairie Lea Street (F.M. Highway 389) for a Southwest line hereof, passing a 5/8 inch iron rod found on a West right of way line of said BNSF Railroad for the East corner of said Lot 4 (called 3.280 acres) of said Division of the Louis Kiecke Estate Land, being the South corner of said Lot One (called 1.000 acre) of said Boundary Line Adjustment of Louis Kiecke Estate, and continuing in a Northwesterly direction, passing a 1/2 inch iron rod found on a Southeast right of way line of said Prairie Lea Street (F.M. Highway 389) for the North corner of said Lot 4 (called 3.280 acres) of said Division of the Louis Kiecke Estate Land, being the West corner of said Lot One (called 1.000 acre) of said Boundary Line Adjustment of Louis Kiecke Estate, and continuing in a Northwesterly direction, crossing said Prairie Lea Street (F.M. Highway 389) to an interior corner hereof, being on a Northwest right of way line of said Prairie Lea Street (F.M. Highway 389) at its intersection with the projection of the Northeast line of said Lot 4 (called 3.280 acres) of said Division of the Louis Kiecke Estate Land, being on the Southeast line of Lot 5 of Louanna Estates Subdivision, Section Two, a map or plat recorded in Plat Cabinet File Slide Numbers 199A and 199B, in said Plat Records;

THENCE in a Southwesterly direction, being along Northwest right of way lines of said Prairie Lea Street (F.M. Highway 389), being along a portion of the Southeast line of said Lot 5 of said Louanna Estates Subdivision, Section Two, being along the Southeast line of Lot 26 of Louanna Estates Subdivision, Section I, a map or plat recorded in Plat Cabinet File Numbers 145B, 146A and 146B, in said Plat Records, crossing Blake Drive with a Northwest right of way line of said Prairie Lea Street (F.M. Highway 389), being along the Southeast lines of Lots 27, 28, 29, 30, 31 and 32 of said Louanna Estates Subdivision, Section I for Southeast lines hereof to the South corner of said Lot 32 of said Louanna Estates Subdivision, Section I, being on a Northwest right of way line of said Prairie Lea Street (F.M. Highway 389) at its intersection with a Northeast margin of Farewell Street for a South corner hereof;

THENCE in a Northwesterly and Northerly direction, being along Northeast and East margins of said Farewell Street, being along the Southwest line of said Lot 32 of said Louanna Estates Subdivision, Section I, being along the West line of Lot 33 of said Louanna Estates Subdivision, Section I, crossing Kori Lane with an East margin of said Farewell Street, being along the West lines of Lots 1, 2, 3, 4, 5, 6 and 7 of said Louanna Estates Subdivision, Section I for Southwest and West lines hereof to the Northwest corner of said Lot 7 of said Louanna Estates Subdivision, Section I, being the West corner of Lot 8 of said Louanna Estates Subdivision, Section I, being on an East margin of said Farewell Street for an interior corner hereof;





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THENCE in a Northwesterly direction, crossing said Farewell Street for a Southwest line hereof to an exterior corner of the Blinn College and Brenham Cemetery Association, Inc. tract called 1.532 acres (Tract No. 2 - Exhibit "A"), as recorded in Volume 878, Page 139, in said Official Records, being an exterior corner of the Darryl W. Heine tract called 11.898 acres, as recorded in Volume 1126, Page 598, in said Official Records, being on a West margin of said Farewell Street for an interior corner hereof;

THENCE in a Westerly and Southwesterly direction, being along North and Northwest lines of said Heine tract called 11.898 acres, being along the South line of said Blinn College and Brenham Cemetery Association, Inc. tract called 1.532 acres, being along South and Southeast lines of the Blinn College and Brenham Cemetery, Inc. tract called 27.806 acres (Tract No. 1 - Exhibit "A"), as recorded in Volume 878, Page 139, in said Official Records for South and Southeast lines hereof to a 5/8 inch iron rod found with Id. cap (RPLS 1732) at a fence corner on a Northeast right of way line of said U.S. Highway No. 290 W. for the West corner of said Heine tract called 11.898 acres, being the South corner of said Blinn College and Brenham Cemetery Association, Inc. tract called 27.806 acres, being a South corner hereof;

THENCE in a Northwesterly direction, being along a Northeast right of way line of said U.S. Highway No. 290 W., being along a Southwest line of said Blinn College and Brenham Cemetery Association, Inc. tract called 27.806 acres for a Southwest line hereof to a 3/8 inch iron rod found with Id. cap (RPLS 2835) on a Northeast right of way line of said U.S. Highway No. 290 W. for a West corner of said Blinn College and Brenham Cemetery Association, Inc. tract called 27.806 acres, being the South corner of the Black Mesa, LLC tract called 4.474 acres, as recorded in Volume 904, Page 57, in said Official Records, being a West corner hereof;

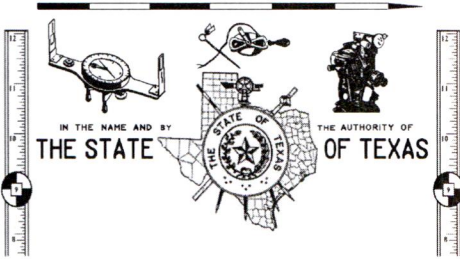
THENCE in a Northeasterly direction, being along a Northwest line of said Blinn College and Brenham Cemetery Association, Inc. tract called 27.806 acres, being along the Southeast line of said Black Mesa, LLC tract called 4.474 acres for a Northwest line hereof to an interior corner of said Blinn College and Brenham Cemetery Association, Inc. tract called 27.806 acres, being the East corner of said Black Mesa, LLC tract called 4.474 acres for an interior corner hereof;

THENCE in a Northwesterly direction, being along Southwest lines of said Blinn College and Brenham Cemetery Association, Inc. tract called 27.806 acres, being along the Northeast line of said Black Mesa, LLC tract called 4.474 acres, being along the Northeast line of the Black Mesa, LLC tract called 1.240 acres, as recorded in Volume 967, Page 292, in said Official Records, being along the Northeast line of the Carrier Edmonds Real Estate Holding, LLC tract called 4.452 acres, as recorded in Volume 1347, Page 597, in said Official Records, being along the Northeast line of Lot 3 of Appel Business Park Subdivision, Section II, as recorded in Plat Cabinet File Slide Number 440B, in said Plat Records for Southwest lines hereof to the Northwest corner of said Blinn College and Brenham Cemetery Association, Inc. tract called 27.806 acres, being the North corner of said Lot 3 of said Appel Business Park Subdivision, Section II, being on a South line of the Washington County, Texas tract called 2.966 acres, as recorded in Volume 255, Page 173, in said Deed Records for an exterior corner hereof;



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THENCE in an Easterly direction, being along a portion of a South line of said Washington County, Texas tract called 2.966 acres, being along a portion of a North line of said Blinn College and Brenham Cemetery Association, Inc. tract called 27.806 acres for a North line hereof to an interior corner hereof, being on a South line of said Washington County, Texas tract called 2.966 acres at its intersection with the projection of the Southeast line of the Gregory E. Appel and John J. Appel Rental Partnership residue of original tract called 45.885 acres, as recorded in Volume 1238, Page 28, in said Official Records, being on a North line of said Blinn College and Brenham Cemetery Association, Inc. tract called 27.806 acres;

THENCE in a Northerly direction, crossing said Washington County, Texas tract called 2.966 acres, being along East lines of said Appel Rental Partnership residue of original tract called 45.885 acres, being along West lines of Lot 1 (called 43.387 acres), Block 1 of Blinn College Saeger Street Subdivision, a map or plat recorded in Plat Cabinet File Slide Numbers 451B and 452A, in said Plat Records for West lines hereof to a South corner of The Junior College District of Washington County, Texas tract called 7.200 acres, as recorded in Volume 1345, Page 663, in said Official Records, being an exterior corner of said Appel Rental Partnership residue of original tract called 45.885 acres, being on a West line of said Lot 1 (called 43.387 acres), Block 1 of said Blinn College Saeger Street Subdivision for an interior corner hereof;

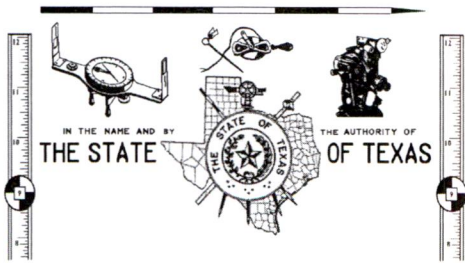
THENCE in a Northerly direction, being along a West line of said The Junior College District of Washington County, Texas tract called 7.200 acres, being along an East line of said Appel Rental Partnership residue of original tract called 45.885 acres for a West line hereof to a Northeast corner of said Appel Rental Partnership residue of original tract called 45.885 acres, being an exterior corner of said The Junior College District of Washington County, Texas tract called 7.200 acres, being on a South right of way line of a turnabout at the intersection of Timber Oaks Drive and Oak Tree Crossing Drive for an interior corner hereof;

THENCE in a Westerly direction, being along a South right of way line of said turnabout, being along a North line of said Appel Rental Partnership residue of original tract called 45.885 acres for a South line hereof to an interior corner hereof, being on a South right of way line of said turnabout for a Northwest corner of said Appel Rental Partnership residue of original tract called 45.885 acres, being a Northeast corner of Lot 1, Block 1 of Timber Oaks Subdivision, Section III, a map or plat recorded in Plat Cabinet File Slide Numbers 648A and 648B, in said Plat Records;

THENCE in a Southerly direction, being along a West line of said Appel Rental Partnership residue of original tract called 45.885 acres, being along the East line of said Lot 1, Block 1 of said Timber Oaks Subdivision, Section III for an East line hereof to an interior corner of said Appel Rental Partnership residue of original tract called 45.885 acres, being the Southeast corner of said Lot 1, Block 1 of said Timber Oaks Subdivision, Section III for a Southeast corner hereof;

THENCE in a Westerly direction, being along the South line of said Lot 1, Block 1 of said Timber Oaks Subdivision, Section III, being along the South lines of Lots 2, 3, 4, 5, 6, 7 and 8, Block 1 of said Timber Oaks Subdivision, Section III, being along a North line of said Appel Rental Partnership





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residue of original tract called 45.885 acres for a South line hereof to the Southwest corner of said Lot 8, Block 1 of said Timber Oaks Subdivision, Section III, being an interior corner of said Appel Rental Partnership residue of original tract called 45.885 acres for a Southwest corner hereof;

THENCE in a Northerly direction, being along the West line of said Lot 8, Block 1 of said Timber Oaks Subdivision, Section III, being along an East line of said Appel Rental Partnership residue of original tract called 45.885 acres for a West line hereof to the Northwest corner of said Lot 8, Block 1 of said Timber Oaks Subdivision, Section III, being a Northeast corner of said Appel Rental Partnership residue of original tract called 45.885 acres, being on a South right of way line of said Timber Oaks Drive for an interior corner hereof;

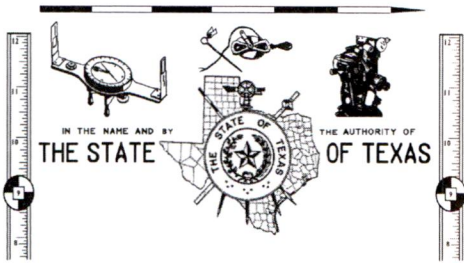
THENCE in a Westerly direction, being along a South right of way line of said Timber Oaks Drive, being along a North line of said Appel Rental Partnership residue of original tract called 45.885 acres for a South line hereof to an interior corner of said Appel Rental Partnership residue of original tract called 45.885 acres, being on a South right of way line of said Timber Oaks Drive at its intersection with the West right of way line of Oak Crest Lane for an exterior corner hereof;

THENCE in a Northerly direction, being along a portion of the West right of way line of said Oak Crest Lane, being along an East line of said Appel Rental Partnership residue of original tract called 45.885 acres for a West line hereof to the Southeast corner of Lot 16, Block 2 of said Timber Oaks Subdivision, Section III, being a Northeast corner of said Appel Rental Partnership residue of original tract called 45.885 acres, being on a West right of way line of said Oak Crest Lane for an interior corner hereof;

THENCE in a Westerly direction, being along the South line of said Lot 16, Block 2 of said Timber Oaks Subdivision, Section III, being along the South lines of Lots 15 and 14, Block 2 of said Timber Oaks Subdivision, Section III, being along a North line of said Appel Rental Partnership residue of original tract called 45.885 acres for a South line hereof to the Southwest corner of said Lot 14, Block 2 of said Timber Oaks Subdivision, Section III, being a Northwest corner of said Appel Rental Partnership residue of original tract called 45.885 acres, being on the East line of the Floresville Land Enterprises, Inc. tract called 2.10 acres, as recorded in Volume 1512, Page 308, in said Official Records for a Southwest corner hereof;

THENCE in a Northerly direction, being along the West line of said Lot 14, Block 2 of said Timber Oaks Subdivision, Section III, being along the West lines of Lots 13 and 12, Block 2 of said Timber Oaks Subdivision, Section III, being along a portion of the East line of said Floresville Land Enterprises, Inc. tract called 2.10 acres, being along an East line of the Paul F. LaRoche, III, Trustee tract called 3.969 acres (Tract Two), as recorded in Volume 1615, Page 917, in said Official Records for a West line hereof to the Northwest corner of said Lot 12, Block 2 of said Timber Oaks Subdivision, Section III, being a Northeast corner of said LaRoche tract called 3.969 acres, being on the South line of the Billy Ray Winkelmann residue of original tract called 4.8530 acres, as conveyed in Volume 957, Page 531, in said Official Records and described in Volume 378, Page 903, in said Deed Records for an interior corner hereof;





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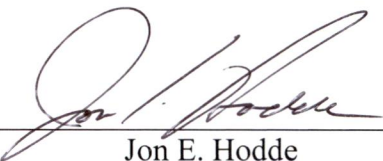
THENCE in a Westerly direction, being along a portion of the South line of said Winkelmann residue of original tract called 4.8530 acres, being along a North line of said LaRoche tract called 3.969 acres for a South line hereof to the Southwest corner of said Winkelmann residue of original tract called 4.8530 acres, being an interior corner of said LaRoche tract called 3.969 acres for an exterior corner hereof;

THENCE in a Northerly direction, being along a West line of said Winkelmann residue of original tract called 4.8530 acres, being along the West line of the Patricia B. Ray tract called 1.055 acres, as recorded in Volume 1026, Page 74, in said Official Records, being along an East line of said LaRoche tract called 3.969 acres, being along the East line of the L.W. Tegeler, Trustee tract called 5.932 acres, as recorded in Volume 912, Page 56, in said Official Records, crossing said Old Mill Creek Road for a West line hereof to an interior corner hereof, being on a North margin of said Old Mill Creek Road at its intersection with the projection of the West line of said Ray tract called 1.055 acres, being on a South line of Lot 4 (called 0.381 acre) of said Old Mill Creek Subdivision, Section 1, as recorded in Plat Cabinet File Slide Numbers 646A and 646B, in said Plat Records;

THENCE in a Westerly direction, being along North margins of said Old Mill Creek Road, being along South lines of said Lot 4 (called 0.381 acre) of said Old Mill Creek Subdivision, Section 1, being along the South line of Reserve "A" (called 0.006 acre), Lot 3 (called 0.161 acre) and said Lot 1 (called 0.507 acre) of said Old Mill Creek Subdivision, Section 1 for South lines hereof to the PLACE OF BEGINNING and containing approximately 1,019 acres of land, more or less. Leaving an approximate net acreage of 2,195 acres, more or less.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared. Acreages stated herein are approximate.

Dated this the 7th day of February, 2019, A. D.

  
\_\_\_\_\_  
Jon E. Hodde  
Registered Professional  
Land Surveyor No. 5197





**EXHIBIT A**

**PRELIMINARY PROJECT AND FINANCE PLAN**

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*TAX INCREMENT REINVESTMENT ZONE NUMBER ONE,  
CITY OF BRENHAM, TEXAS  
PRELIMINARY PROJECT AND FINANCING PLAN*

(the "Preliminary Plan")

December 20, 2018



## 1. INTRODUCTION.

**1.1 Authority and Purpose.** The City of Brenham, a Texas home-rule municipality (the "City"), has the authority under Chapter 311, Texas Tax Code, as amended (the "Act") to designate a contiguous or noncontiguous geographic area within the corporate limits of the City as a tax increment reinvestment zone to promote development or redevelopment of the area if the governing body of the City (the "City Council") determines that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future, that the zone is feasible, and that creation of the zone is in the best interest of the City and the property in the zone. The purpose of the Zone is to facilitate such development or redevelopment by financing the costs of public works, public improvements, programs, and other projects benefiting the zone, plus other costs incidental to those expenditures, all of which costs are authorized by the Act.

**1.2 Eligibility Requirements.** An area is eligible under the Act to be designated as a tax increment reinvestment zone if it is predominantly open or undeveloped and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impairs or arrests the sound growth of the City. The City cannot, however, designate a zone if more than 30% of the property in the proposed zone, excluding property that is publicly owned, is "used for residential purposes" (defined by the Act as follows: "... property is used for residential purposes if it is occupied by a house having fewer than five living units ...") or if the total appraised value of taxable real property in the proposed zone and in existing reinvestment zones exceeds 50% of the total appraised value of taxable real property in the City and in industrial districts created by the City.

**1.3 The Proposed Zone.** The City is considering the creation of a tax increment reinvestment zone to be known as "Tax Increment Reinvestment Zone Number One, City of Brenham, Texas" (the "Zone") that will include approximately 2,201 acres as described by metes and bounds in **Exhibit A** and depicted on **Exhibit B** (the "Property"). The Property is currently zoned Local Business Mixed, Commercial Research and Technology, Historical and Central Business, Neighborhood Business District, Downtown Business/Residential Overlay District, Industrial, Residential Single Family, and Mixed Residential. The Property meets the eligibility requirements of the Act. The Property has some undeveloped areas, and due to its size, location, and physical characteristics, redevelopment will not occur solely through private investment in the foreseeable future. Portions of the Property substantially impairs and arrests the sound growth of the City because it is predominately unproductive and underdeveloped due to factors such as the aging of public infrastructure and the need for economic incentives to attract redevelopment to the Zone for the purpose of providing long-term economic benefits including, but not limited to, increased real property tax base for all taxing units in the Zone, increased sales and use tax for the City and the State of Texas, and increased job opportunities for residents of the City, Washington County (the "County"), and the region. If the public works, improvements, programs, and other projects are financed as contemplated by the Final Plan (hereinafter



defined), the City envisions that the Property will be developed to take full advantage of the opportunity to bring to the City, the County, and to all of the region quality developments.

1.4 Preliminary Plan; Hearing. Before the City may adopt an ordinance designating the Zone, the City Council must prepare a preliminary reinvestment zone financing plan in accordance with the Act and hold a public hearing on the creation of the proposed Zone and its benefits to the City and to the Property, at which public hearing interested persons may speak for or against the creation of the proposed Zone, the boundaries of the proposed Zone, and the concept of tax increment financing, and at which hearing the owners of the Property (the "Owners") are given a reasonable opportunity to protest the inclusion of their property in the proposed Zone. The requirement of the Act for a preliminary reinvestment zone financing plan is satisfied by this Preliminary Plan, the purpose of which is to describe, in general terms, the public works, public improvements, programs, and other projects that will be undertaken and financed by the Zone. A more detailed description of how such public works, improvements, programs, and projects will be undertaken and financed will be determined by the Final Plan (hereinafter defined), which requires approval by the Board (hereinafter defined) and by the City Council.

1.5 Creation of the Zone. Upon the closing of the above-referenced public hearing, the City Council may adopt an ordinance in accordance with the Act creating the Zone if the City Council finds that development or redevelopment of the Property would not occur solely through private investment in the reasonably foreseeable future, that the Zone is feasible, and that improvements in the Zone will significantly enhance the value of all the taxable real property in the Zone and will be of general benefit to the City. Among other provisions required by the Act, the ordinance creating the Zone will appoint a Board of Directors for the Zone (the "Board").

1.6 Board Recommendations. After the creation of the Zone, the Board will review this Preliminary Plan and approve and recommend to the City Council (1) a *Final Project and Financing Plan for Tax Increment Reinvestment Zone Number One, City of Brenham, Texas* (as amended from time to time, the "Final Plan"), pursuant to which the City will contribute a portion of its ad valorem tax increment (the "City Tax Increment") attributable to new development in the Zone into a tax increment fund created by the City and segregated from all other funds of the City (the "TIRZ Fund") to the costs of public works, public improvements, programs, and other projects benefiting the Zone; and (2) a "County Participation Agreement" between the City and the County, pursuant to which the County will contribute a portion of its ad valorem tax increment attributable to new development in the Zone (the "County Tax Increment") into the TIRZ Fund to pay such costs.

1.7 Council Action. The City Council, taking into consideration the recommendations of the Board, will consider approval of the Final Plan and the County Participation Agreement. If the County Participation Agreement is approved, the City Council will authorize and direct its execution when the agreement has been approved by the County.



2. **DESCRIPTIONS AND MAPS.**

2.1 Existing Uses and Conditions. The Property is currently located in the corporate limits of the City and is zoned Local Business Mixed, Commercial Research and Technology, Historical and Central Business, Neighborhood Business District, Downtown Business/Residential Overlay District, Industrial, Residential Single Family, and Mixed Residential. The Property is underdeveloped, and there is public infrastructure to support development. Development will require more public infrastructure that: (1) the City cannot provide; and (2) will not be provided solely through private investment in the foreseeable future. A map of the Property and the proposed Zone are shown on **Exhibit B**.

2.2 Proposed Uses. A map of the Property and description of the proposed uses of the Property are shown on **Exhibit C**.

2.3 Metes and Bounds Description. A metes and bounds description of the Property is provided on **Exhibit A**.

3. **PROPOSED CHANGES TO ORDINANCES, PLANS, CODES, RULES, AND REGULATIONS.** The Property is wholly located in the corporate limits of the City and is subject to the City's zoning regulation. The City has exclusive jurisdiction over the subdivision and platting of the property within the Property, and the design, construction, installation, and inspection of water, sewer, drainage, roadway, and other public infrastructure.

4. **RELOCATION OF DISPLACED PERSONS.** No persons will be displaced or relocated due to the creation of the Zone or implementation of the Final Plan.

5. **ESTIMATED NON-PROJECT COSTS.** Non-project costs are private funds that will be spent to develop in the Zone but will not be financed by the Zone. The list of non-project costs includes Developer initiated land assembly within the zone for private development and property owner initiatives on private property improvements. Non-Project Costs cannot be accurately detailed at this point in the TIRZ life, but it is hoped that Private Sector Investment within the Zone will lead to a valuation that will be at least three times the cost of improvements within the zone.

6. **PROPOSED PUBLIC IMPROVEMENTS.**

6.1 Categories of Public Improvements. The categories of public works and public improvements (the "Public Improvements") that are proposed to be financed by the Zone are as follows: utilities, including water improvements, sanitary sewer improvements, signalization of intersections, freeway ramps, sidewalk, storm drainage and detention improvements, road improvements, erosion control and landscape and open space improvements, and other public improvements, including associated real estate acquisitions and the clearing and grading of land. All Public Improvements shall be designed and constructed in accordance with all applicable City standards and shall otherwise be inspected, approved, and accepted by the City. At the City's option, the Public Improvements may be expanded to include any other category of improvements authorized by the Act.



6.2 Locations of Public Improvements. The estimated locations of the proposed Public Improvements are shown and described on **Exhibit D**. These locations are provided for informational purposes only and may be revised from time to time with the approval of the Board.

7. **ESTIMATED PROJECT COSTS.** The total project costs for the Zone (the "Project Costs") include the Administrative Costs (defined below) and the costs of the Public Improvements, which are estimated to be \$31.1 million in 2018 dollars, as set forth on **Exhibit E**.

7.1 Administrative Costs. The Project Costs for administration of the Zone shall be the actual, direct costs paid or incurred by or on behalf of the City to administer the Zone (the "Administrative Costs"). The Administrative Costs include the costs of professional services, including those for planning, engineering, and legal services paid by or on behalf of the City. The Administrative Costs also include organizational costs, the cost of publicizing the creation of the Zone, and the cost of implementing the project plan for the Zone paid by or on behalf of the City. The Administrative Costs shall be paid each year from the TIRZ Fund before any other Project Costs are paid, and shall not exceed \$25,000.00 per year without the expressed written consent of the Board.

8. **ESTIMATED TIME WHEN COSTS ARE TO BE INCURRED.** The Administrative Costs will be incurred annually. It is estimated that the remainder of the Project Costs will be incurred during the time intervals set forth on **Exhibit F**.

9. **ECONOMIC FEASIBILITY.** For purposes of this Preliminary Plan, economic feasibility has been evaluated over the term of the Zone based on the feasibility study (the "Feasibility Study") prepared by Petty & Associates, Inc., a copy of which is attached as **Exhibit G**. This evaluation focuses only on "direct" financial benefits (i.e., tax revenues from new development in the Zone) and does not take into consideration the "multiplier effect" that will result from new development that occurs outside the Zone. As illustrated in **Exhibit G**, during the term of the Zone, new development that occurs in the Zone (which would not have occurred but for the Zone) will generate approximately \$31.1 million in total new real property tax revenue over the term of the Zone. The taxing units that will participate in and benefit from new development in the Zone will retain approximately \$31.1 million as follows:

City net additional property tax revenue:	\$17.6 million
County net additional property tax revenue:	\$13.5 million

These projections assume an annual property value inflation factor of 2%, with two years of 0% growth every ten years to simulate a market downturn.

Based on the foregoing, the feasibility of the Zone has been demonstrated. A portion of the new tax revenue generated for all taxing units by new development within the Zone will be retained by those taxing units. The remainder of the new tax revenue generated by new development within the Zone will be available to pay actual Project Costs until the term of the Zone expires or until the Zone is otherwise terminated as hereinafter provided. Upon expiration or termination of the Zone, 100% of all tax revenue generated within the Zone will be retained



by the respective taxing units. During the term of the Zone, the City will deposit into the TIRZ Fund each year an amount that equals 50% of the City's real property taxes levied and collected that constitute the City's Tax Increment for that year (\$0.517 per \$100 valuation of the Captured Appraised Value (defined below) levied and collected for that year). During the term of the Zone, the County will deposit into the TIRZ Fund each year an amount that equals 50% of the County's real property taxes levied and collected that constitute the County Tax Increment for that year (\$0.3963 per \$100 valuation of the Captured Appraised Value (defined below) levied and collected for that year).

10. **ESTIMATED BONDED INDEBTEDNESS.** The appropriate portion of the City/County ad valorem tax increment within the Zone will be placed in the dedicated TIRZ Fund which may be used in three ways. First, the Zone may issue debt to pay for Public Improvements specified in the Final Plan. Second, the TIRZ Fund may be used to reimburse the City (and/or County depending on participation) for General Obligation or Certificates of Obligation debt service payments issued to construct Public Improvements specified in the Final Plan. Finally, the TIRZ Fund may be used to reimburse private developers that fund Public Improvements specified in the Project and Finance Plan.

11. **TOTAL APPRAISED VALUE.** The current total appraised value of taxable real property in the Zone is \$260,032,380. It is estimated that upon expiration of the term of the Zone, the total appraised value of taxable real property in the Zone will be \$743,509,555 in 2018 dollars.

12. **ESTIMATED CAPTURED APPRAISED VALUE TAXABLE BY THE CITY.** The amount of the City Tax Increment for a year is the amount of property taxes levied and collected by the City for that year on the captured appraised value of the Property which is the total taxable value of all real property taxable by the City in the Zone (the "Captured Appraised Value"), less the Tax Increment Base (hereinafter defined) of the Property. The Tax Increment Base of the Property is the total taxable value of all real property in the Zone for the year in which the Zone was designated (the "Tax Increment Base"). The Tax Increment Base of the Property is \$260,032,380, which amount was determined by the appraisal district in which the Zone is located in accordance with Section 311.012(c) of the Act. The estimated Captured Appraised Value of the Zone during each year of its existence is set forth in the Feasibility Study. The actual Captured Appraised Value for each year will be used to calculate annual payments by the City into the TIRZ Fund pursuant to the Final Plan.

13. **ESTIMATED CAPTURED APPRAISED VALUE TAXABLE BY THE COUNTY.** The amount of the County Tax Increment for a year is the amount of property taxes levied and collected by the County for that year on the Captured Appraised Value, less the Tax Increment Base. The estimated Captured Appraised Value of the Zone during each year of its existence is set forth in the Feasibility Study. The actual Captured Appraised Value for each year will be used to calculate annual payments by the County into the TIRZ Fund pursuant to the County Participation Agreement.



14. **METHOD OF FINANCING.** The City will, in the future, pay (using the TIRZ Fund) the Project Costs and will construct or cause to be constructed the Public Improvements. The City's approval of the Final Plan and the County Participation Agreement shall obligate the City to pay from the TIRZ Fund all actual Project Costs, which shall be reviewed and approved by the City, for Project Costs. Funds deposited into the TIRZ Fund shall always first be applied to pay the Administrative Costs. After the Administrative Costs have been paid, funds in the TIRZ Fund shall next be used to pay or reimburse the Project Costs. All payments of Project Costs shall be made solely from the TIRZ Fund and from no other funds of the City or County, unless otherwise approved by their respective governing bodies, and the TIRZ Fund shall only be used to pay the Project Costs. The Final Plan shall obligate the City to deposit into the TIRZ Fund each year for the duration of the Zone an amount equal to 50% of the City's real property taxes levied and collected that constitute the City Tax Increment for that year (\$0.517 per \$100 valuation of the Captured Appraised Value levied and collected for that year). The County Participation Agreement shall obligate the County to deposit into the TIRZ Fund each year for the duration of the Zone an amount equal to 50% of the County's real property taxes levied and collected that constitute the County Tax Increment for that year (\$0.3963 per \$100 valuation of the Captured Appraised Value levied and collected for that year). All payments of Project Costs shall be made solely from the TIRZ Fund and from no other funds of the City unless otherwise approved by the City Council.

15. **DURATION OF THE ZONE; TERMINATION.** The term of the Zone shall commence immediately upon passage by the City Council of an ordinance creating the Zone and shall continue until December 31, 2048. If upon expiration of the stated term of the Zone the Project Costs have not been paid, the City, nor the County, shall have any obligation to pay the shortfall. The provisions of this section shall be included in the ordinance that creates the Zone and in the County Participation Agreement. Nothing in this section is intended to prevent the City from extending the term of the Zone in accordance with the Act.

16. **ECONOMIC DEVELOPMENT PROGRAMS.** The City Council and the Board have determined it to be necessary and convenient to the accomplishment of the objectives contained in and in the implementation of the Final Plan to establish and provide for the administration of economic development programs that may be used to incentive development. The programs and grants authorized by this Section 16 are authorized by Section 311.010(h) of the Act and by Article III, Section 52-a, Texas Constitution, as amended. Section 311.010(h) of the Act provides that the Board, subject to the approval of the City Council, may establish and provide for the administration of one or more programs as the Board determines is necessary or convenient to implement and achieve the purposes of the Final Plan, which programs are for the public purposes of developing and diversifying the economy of the Zone and developing business and commercial activity within the Zone. Such economic development programs may include, to the extent permitted by law, programs to make grants of any lawfully available money from the TIRZ Fund. Such programs are for activities that benefit the Zone and stimulate business and commercial activity in the Zone. This Section 16 is intended to be an economic development program authorized by Section 311.010(h) and by Article III, Section 52-a of the Texas Constitution, as amended. Development of the Zone will further the public purpose of developing and diversifying the economy of the Zone. The City Council and the Board have determined, and



it is recognized, that such development will not occur through private investment in the foreseeable future, nor will such development occur only through public participation in the cost of the Public Improvements. All grants that are part of the economic development programs described in this Section 16 serve the public purpose of attracting new business and commercial activity to the Zone for the purpose of providing long-term economic benefits including, but not limited to, increases in the real property tax base for all taxing units within the Zone, and increased job opportunities for residents of the City, the County, and the region, all of which benefit the Zone and the City.

17. **LIST OF EXHIBITS.** Unless otherwise stated, all references to "Exhibits" contained in this Preliminary Plan shall mean and refer to the following exhibits, all of which are attached to and made a part of this Preliminary Plan for all purposes.

Exhibit A	Metes and Bounds Description of the Zone
Exhibit B	Map of Proposed Zone and Property
Exhibit C	Proposed Uses of the Property
Exhibit D	Locations of Proposed Public Improvements
Exhibit E	Estimated Project Costs
Exhibit F	Estimated Time When Costs are to be Incurred
Exhibit G	Feasibility Study

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**Exhibit A – Metes and Bounds Description of the Zone**

Needed by City Staff

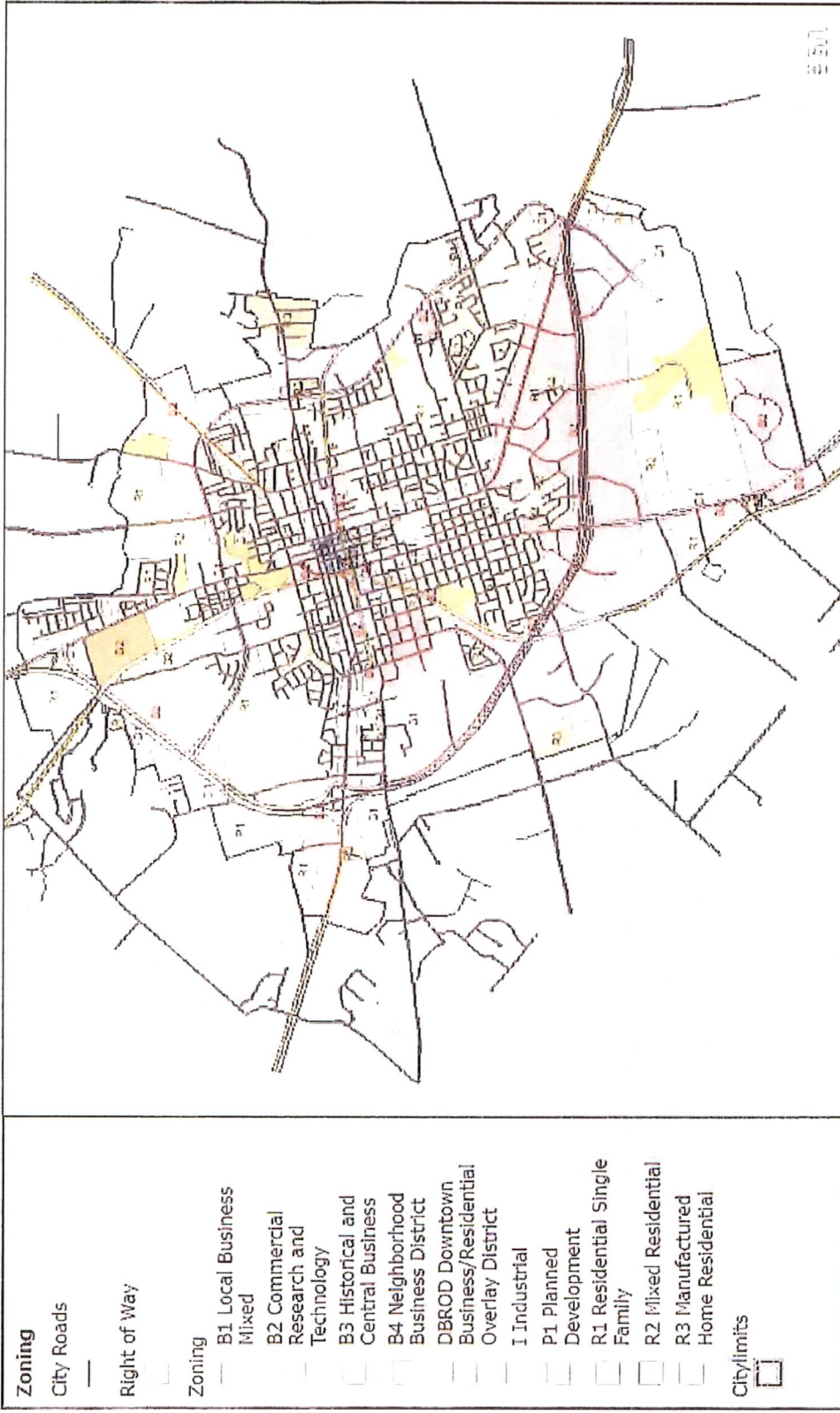






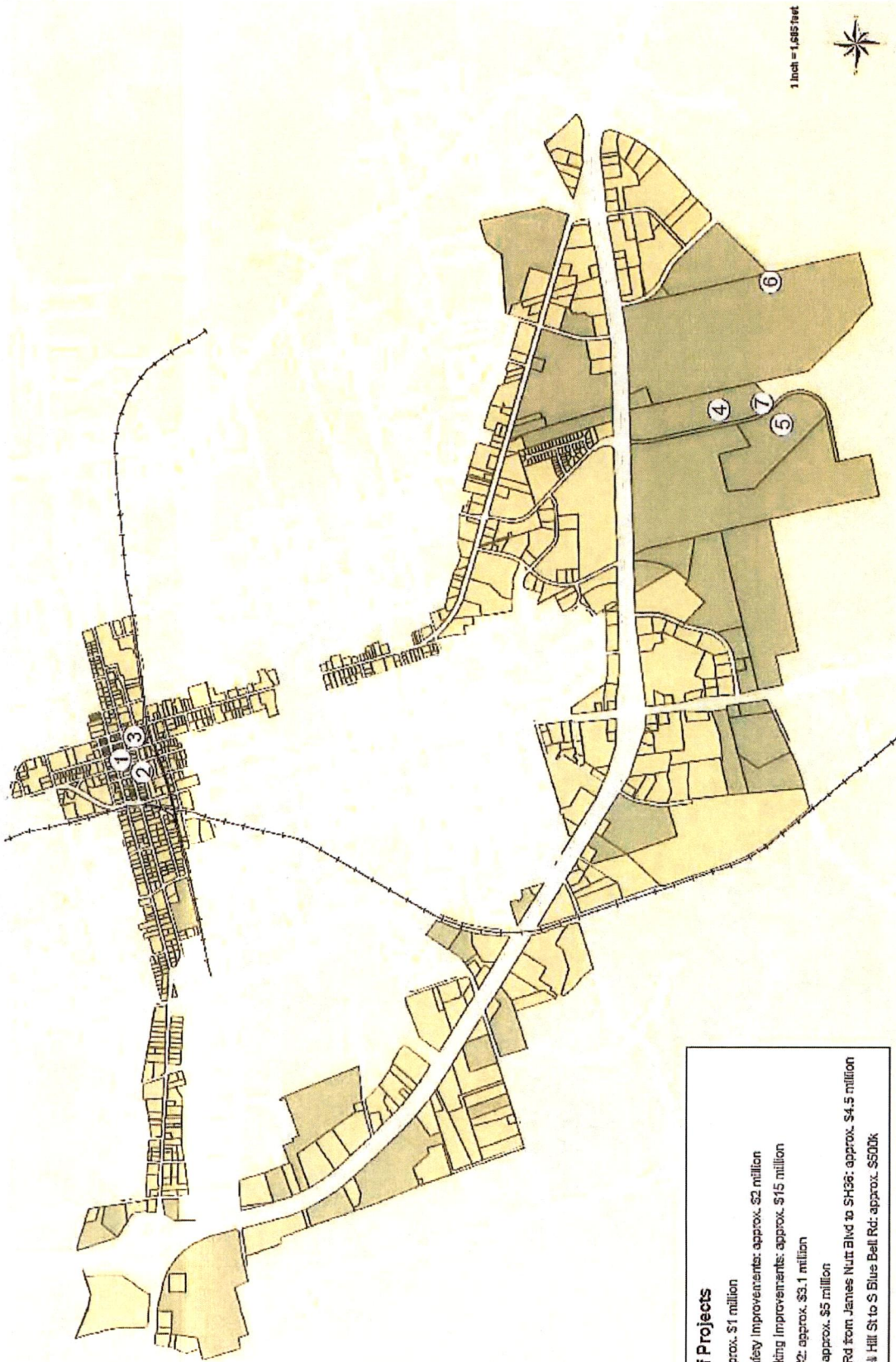
**Exhibit C – Proposed Uses of the Property**

**City of Brenham Zoning**





**Exhibit D – Public Improvements**



Estimated Cost of Projects	
1. Downtown Parking:	approx. \$1 million
2. Downtown Health & Safety Improvements:	approx. \$2 million
3. Downtown Hotel & Parking Improvements:	approx. \$15 million
4. Brenham Fire Station #2:	approx. \$3.1 million
5. Brenham Family Park:	approx. \$5 million
6. Extension of Blue Bell Rd from James Nutt Blvd to SH36:	approx. \$4.5 million
7. Extension of S Chappel Hill St to S Blue Bell Rd:	approx. \$500k



**Exhibit E – Estimated Project Costs\***

<b>Project</b>	<b>Project Cost</b>
Downtown Parking	\$1,000,000
Downtown Health and Safety Improvements	\$2,000,000
Downtown Hotel and Parking	\$15,000,000
Brenham Fire Station #2	\$3,100,000
Brenham Family Park	\$5,000,000
Extension of Blue Bell Blvd from James Nutt Blvd to SH 36	\$4,500,000
Extension of Chappell Hill Road to Blue Bell Road	\$500,000
<b>Total:</b>	<b>\$31,100,000</b>

\*All estimated project costs are approximations and subject to change.



### Exhibit F – Estimated Time When Costs Are to be Incurred

The appropriate portion of the City/County ad valorem tax increment within the Zone will be placed in the dedicated TIRZ Fund which may be used in three ways. First, the Zone may issue debt to pay for Public Improvements specified in the Final Plan. Second, the TIRZ Fund may be used to reimburse the City (and/or County depending on participation) for General Obligation or Certificates of Obligation debt service payments issued to construct Public Improvements specified in the Final Plan. Finally, the TIRZ Fund may be used to reimburse private developers that fund Public Improvements specified in the Project and Finance Plan. Projected TIRZ Funds by Year are conservatively estimated in the graphic below:

Year No.	Year	TIRZ Project <sup>1</sup>	Project Cost <sup>2</sup>	TIRZ Balance
1	2019		-	-
2	2020		-	104,653
3	2021		-	231,565
4	2022		-	465,668
5	2023		-	724,618
6	2024	Downtown Parking	1,000,000	93,400
7	2025		-	489,724
8	2026		-	998,627
9	2027		-	1,537,874
10	2028	Downtown Health and Safety Improvements	2,000,000	161,608
11	2029		-	785,342
12	2030		-	1,526,204
13	2031		-	2,302,049
14	2032		-	3,198,064
15	2033		-	4,132,164
16	2034		-	5,189,600
17	2035		-	6,288,349
18	2036		-	7,513,727
19	2037		-	8,783,778
20	2038		-	10,138,316
21	2039		-	11,492,855
22	2040		-	12,979,137
23	2041		-	14,515,310
24	2042	Downtown Hotel and Parking	15,000,000	1,186,860
25	2043		-	2,912,006
26	2044	Brenham Fire Station #2	3,100,000	1,676,308
27	2045		-	3,598,062
28	2046	Brenham Family Park	5,000,000	662,904
29	2047		-	2,789,208
30	2048	Extension of Blue Bell Blvd from James Nutt Blvd to SH 36; Extension of Chappell Hill Road to Blue Bell Road	5,000,000	(0)
<b>Total TIRZ Project Costs:</b>			<b>31,100,000</b>	

**Notes:**

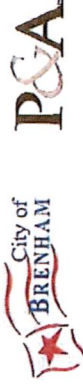
- 1) All estimated project costs are approximations and subject to change.
- 2) County participation is not contemplated in this scenario. This analysis assumes a 75% City TIRZ contribution and approximately \$327 million in new development value added over the life of the TIRZ.



**Exhibit G – Feasibility Study**

**TIRZ No. 1, City of Brenham, Texas - Feasibility Analysis**

Assumptions	
Gross Base Value:	275,879,620
Exempt Property Value:	15,847,240
Net Base Value:	260,032,380
Total Acreage:	2,201



Year No.	Year	Collection Year	Growth/Year	Added Development Value	Incremental Value	City			County			City & County			Capital Improvements	Net TIRZ Balance
						City Tax Rate	City Participation	City Yearly Contribution	County Tax Rate	County Participation	County Yearly Contribution	City & County Yearly Contribution	City & County Cumulative Contribution			
1	2018	2019	0.0%	-	-	0.5170	50%	-	0.3963	50%	-	-	-	-	-	102,312
2	2019	2020	2.0%	17,204,281	22,404,929	0.5170	50%	57,917	0.3963	50%	44,395	102,312	-	-	230,419	
3	2020	2021	2.0%	-	28,053,675	0.5170	50%	72,519	0.3963	50%	55,588	128,107	-	-	463,401	
4	2021	2022	2.0%	17,204,281	51,019,677	0.5170	50%	131,886	0.3963	50%	101,095	232,981	-	-	724,790	
5	2022	2023	2.0%	-	57,240,718	0.5170	50%	147,967	0.3963	50%	113,422	261,390	-	-	93,720	
6	2023	2024	2.0%	17,204,281	80,790,461	0.5170	50%	208,843	0.3963	50%	160,086	368,930	-	-	493,777	
7	2024	2025	2.0%	-	87,606,918	0.5170	50%	226,464	0.3963	50%	173,593	400,057	-	-	1,004,147	
8	2025	2026	2.0%	17,204,281	111,763,985	0.5170	50%	288,910	0.3963	50%	221,460	510,370	-	-	1,548,474	
9	2026	2027	2.0%	-	119,199,913	0.5170	50%	308,132	0.3963	50%	236,195	544,326	-	-	1,71,363	
10	2027	2028	0.0%	17,204,281	136,404,194	0.5170	50%	352,605	0.3963	50%	270,285	622,890	-	-	794,253	
11	2028	2029	0.0%	-	136,404,194	0.5170	50%	352,605	0.3963	50%	270,285	622,890	-	-	1,531,913	
12	2029	2030	2.0%	17,204,281	161,537,207	0.5170	50%	417,574	0.3963	50%	320,086	737,660	-	-	2,308,074	
13	2030	2031	2.0%	-	169,968,598	0.5170	50%	439,369	0.3963	50%	336,793	776,162	-	-	3,202,071	
14	2031	2032	2.0%	17,204,281	195,772,899	0.5170	50%	506,073	0.3963	50%	387,924	893,997	-	-	4,137,697	
15	2032	2033	2.0%	-	204,889,005	0.5170	50%	529,638	0.3963	50%	405,988	935,626	-	-	5,194,347	
16	2033	2034	2.0%	17,204,281	231,391,713	0.5170	50%	598,148	0.3963	50%	458,503	1,056,650	-	-	6,295,879	
17	2034	2035	2.0%	-	244,220,195	0.5170	50%	633,554	0.3963	50%	477,978	1,101,532	-	-	7,521,754	
18	2035	2036	2.0%	17,204,281	268,449,528	0.5170	50%	693,942	0.3963	50%	531,933	1,225,875	-	-	8,795,895	
19	2036	2037	2.0%	-	279,019,166	0.5170	50%	721,265	0.3963	50%	552,876	1,274,141	-	-	10,148,599	
20	2037	2038	0.0%	17,204,281	296,223,447	0.5170	50%	765,738	0.3963	50%	586,967	1,352,704	-	-	11,501,304	
21	2038	2039	0.0%	-	296,223,447	0.5170	50%	765,738	0.3963	50%	586,967	1,352,704	-	-	12,983,374	
22	2039	2040	2.0%	17,204,281	324,552,845	0.5170	50%	838,969	0.3963	50%	643,101	1,482,071	-	-	14,518,835	
23	2040	2041	2.0%	-	336,244,549	0.5170	50%	869,192	0.3963	50%	666,269	1,535,461	-	-	16,187,317	
24	2041	2042	2.0%	17,204,281	365,374,369	0.5170	50%	944,493	0.3963	50%	723,989	1,668,482	-	-	17,912,918	
25	2042	2043	2.0%	-	377,882,504	0.5170	50%	976,826	0.3963	50%	748,774	1,725,600	-	-	19,725,342	
26	2043	2044	2.0%	17,204,281	407,845,083	0.5170	50%	1,054,280	0.3963	50%	808,145	1,862,425	-	-	21,675,342	
27	2044	2045	2.0%	-	421,202,632	0.5170	50%	1,088,809	0.3963	50%	834,613	1,923,422	-	-	23,698,764	
28	2045	2046	2.0%	17,204,281	452,031,614	0.5170	50%	1,168,502	0.3963	50%	895,701	2,064,202	-	-	25,792,201	
29	2046	2047	2.0%	-	466,272,894	0.5170	50%	1,205,315	0.3963	50%	923,920	2,129,235	-	-	27,922,000	
30	2047	2048	0.0%	17,204,281	483,477,175	0.5170	50%	1,249,788	0.3963	50%	958,010	2,207,799	-	-	29,100,000	
				258,064,217	17,605,059				13,494,941			31,100,000			31,100,000	