

NOTICE OF PUBLIC MEETING

NOTICE IS HEREBY GIVEN TO ALL INTERESTED PERSONS, THAT:

POSTED
7.17.25

Pursuant to Section 312.207(d) of the Texas Tax Code, notice is hereby given that the City of Brookshire, Texas, proposes to:

ENTER INTO A COMMERCIAL-INDUSTRIAL TAX ABATEMENT AGREEMENT UNDER CHAPTER 312 OF THE TEXAS TAX CODE WITH GRUNDFOS CBS INC. IN A REINVESTMENT ZONE NAMED "CITY OF BROOKSHIRE REINVESTMENT ZONE #3"

The general description of the nature of the improvements or repairs included in the agreement are commercial-light industrial warehouse improvements, including but not limited to a 125,000 square-foot production building with new testing and production equipment, with an estimated investment cost for construction and equipment of \$40,000,000.

A public hearing will be held by and before the City Council of the City of Brookshire, Texas on the 21st day of August, 2025 at 7 o'clock p.m. in the City of Brookshire Council Chambers located at 4029 5th Street, Brookshire, Texas 77423, for all persons interested for or against the City entering into the tax abatement agreement. At said time and place all such persons shall have the right to appear and be heard. Of all said matters and things, all persons interested in the things and matters herein mentioned, will take notice.

The name of the proposed reinvestment zone where the tax abatement agreement will be effective is the City of Brookshire Reinvestment Zone #3, comprised of approximately 19.4060 acres located at 902 Koomey Road, Brookshire, TX 77423 as depicted below:

METES AND BOUNDS DESCRIPTION

A TRACT OR PARCEL OF LAND CONTAINING 19.4060 ACRES, MORE OR LESS, BEING OUT OF AND A PART OF RESERVE "A" OF SULZER/GRUNDFOS COMMERCIAL CENTER, A SUBDIVISION IN WALLER COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME (VOL.) 1128, PAGE (PG.) 610 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY (O.P.R.W.C.), TEXAS, SAID 19.4060 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod capped (Tetra) set marking the Northeast corner of said Reserve "A", Northwest corner of Reserve "B" of said Sulzer/Grundfos Commercial Center, and the Northeast corner of the herein described tract which is located in the South Right-Of-Way (R.O.W.) line of United States Highway 90 (R.O.W. Width Varies);

THENCE, South 02°04'01" East, along the common line between said Reserves "A" and "B", a distance of 883.05 feet to a 1/2-inch iron rod capped (Tetra) set marking the Southeast corner of the herein described tract of land;

THENCE, South 87°56'17" West, over and across said Reserve "A", a distance of 1018.90 feet to a 1/2-inch iron rod found for the Southwest corner of the herein described tract of land;

THENCE, North 08°30'48" West, along the West line of said Reserve "A", a distance of 546.99 feet to a 1/2-inch iron rod found for the most Westerly Northwest corner of the herein described tract of land, said

iron rod also being the Southwest corner of a called 1.00 Acre tract of land as deeded to Gerardo R. Orta and Miriam Sanchez Lopez, as recorded in Vol. 1425, Pg. 409, O.P.R.W.C.TX.;

THENCE, North 80°57'55" East, along the South line of said 1.00 Acre tract, a distance of 208.06 feet to a 1-1/4-inch iron pipe found for the Southeast corner of said 1.00 Acre tract and interior corner of the herein described tract of land;

THENCE, North 08°18'46" West, along the East line of said 1.00 Acre tract, a distance of 208.61 feet to a 3/4-inch iron pipe found for the Northeast corner of said 1.00 Acre tract and interior corner of the herein described tract of land;

THENCE, Northeasterly, along the arc of a curve to the right, having an Arc Length of 118.82 feet, a Radius of 11359.18 feet, a Chord Bearing of North 81°42'15" East, a Chord Length of 118.82 feet, and a Delta Angle of 00°35'58", to an interior corner of the herein described tract of land from which a found 1/2-inch iron rod bears North 68°06'20" East, 3.6 feet;

THENCE, North 07°59'46" West, a distance of 40.00 feet to a found Tx-Dot Monument found on said South R.O.W. line of U.S. Highway 90 marking the most Northerly Northwest corner of the herein described tract of land;

THENCE, Northeasterly, along the arc of a curve to the right, having an Arc Length of 784.52 feet, a Radius of 11399.20 feet, a Chord Bearing of North 83°58'32" East, a Chord Length of 784.37 feet, and a Delta Angle of 03°56'36", to the **POINT OF BEGINNING** of the herein described tract and containing within these calls 19.4060 Acres, or 845,326 Square Feet of land.