

AGENDA

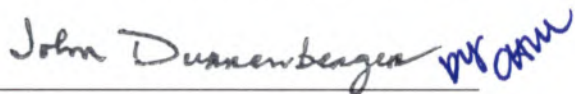
**NOTICE OF PUBLIC MEETING
WASHINGTON COUNTY COMMISSIONERS COURT
TUESDAY, JULY 14, 2026, 9:00 A.M.
WASHINGTON COUNTY COURTHOUSE
COMMISSIONERS COURT CHAMBERS #103
100 EAST MAIN STREET
BRENHAM, TEXAS**

REGULAR SESSION AGENDA

1. Invocation, Randy Wells, Faith Mission. (Commissioner Majewski)
2. Pledge of Allegiance. (Commissioner Majewski)
3. Presentation and possible action regarding approval of a proclamation honoring and recognizing Prairie View A&M University on its 150th anniversary and celebrating its historic legacy, academic excellence, and service to the State of Texas, the nation, and the world.
4. Presentation and discussion by the Chief Appraiser regarding the calculation and development of County property tax rates and property tax exemptions available to eligible property owners. (Dyann White, Chief Appraiser)
5. Discussion and possible action regarding approval to authorize Collier Construction, the Construction Manager at Risk (CMAR), to advertise and solicit bids for Bid Package No. 1 for repairs and maintenance, including the demolition and removal of the JLA Building and related site and utility work, at the Washington County Expo, located at 1305 East Blue Bell Road, Brenham, Texas 77833. (Harrison Williams, EXPO Director)
6. Discussion and possible action regarding approval of an Order creating and designating the Washington County Expo, located at 1305 East Blue Bell Road, Brenham, Texas 77833, as Washington County Expo Park. (Harrison Williams, EXPO Director)
7. Discussion and possible action regarding approval of a request from the Chappell Hill Volunteer Fire Department for County funding assistance in the amount of \$32,500 to provide required grant-matching funds for fire protection equipment, including \$30,000 toward the purchase of a new 4,000-gallon Osco water tender with a 1,000 GPM pump, \$1,250 toward firefighter personal protective equipment and SCBA bottle replacements, and \$1,250 toward fire and rescue equipment for existing apparatus and the new water tender. (Captain Brown, Chappell Hill VFD)
8. Presentation of the 2026 six-month economic development update. (Teresa Rosales, Economic & Community Development Director)
9. Discussion and possible action to approve the purchase of 2 ambulance modules through HGAC Contract #AM10-23 in the amount of \$595,400. (Taylor Leonard, EMS Director)

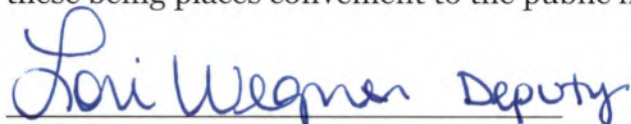
10. Discussion and possible action on the approval of the Commissioners Court meeting minutes of June 2026. (Nicholas Prenzler, County Clerk)
11. Discussion and possible action on the approval of ancillary insurance amounts for the October 1, 2026 renewal for Plan Year 2026 - 2027. (Amber Skalka, HR Director)
12. Discuss and possibly act upon the placement of Creekview Trail (0.28 miles), Windmill Ridge (0.33 miles), Millwood Trail (0.29 miles) and Prairie Blossom Way (0.18 miles), located in the Windmill Ridge Subdivision into the one (1) year maintenance period and reducing the bond to 50%, Precinct 1. (Wesley Stolz, County Engineer)
13. Discussion and possible action on the approval of accounts payable. (Peggy Kramer, Treasurer)
14. Adjourn meeting.

Witness my hand this 8th day of July 2026.



John Durrenberger, County Judge

Came to my hand at 3:08p.m. on the 8th day of July 2026 and executed at 3:08p.m. on the 8th day of July, 2026 by posting a true copy on the bulletin board located on the first floor of the Washington County Courthouse and true copies at the main entrance doors of said courthouse, these being places convenient to the public in Brenham, Washington County, Texas.



Nicholas Prenzler, County Clerk

STATE OF TEXAS §
COUNTY OF WASHINGTON §

BE IT REMEMBERED, and it is hereby certified that the Commissioners Court of Washington County, Texas held a Regular Session, at 9:01 a.m. on July 14, 2026, in Room 103 of the Washington County Courthouse, 100 E. Main Street, Brenham, Texas, with the following members present: County Judge and Presiding Officer John Durrenberger, Precinct 2 Commissioner Candice Bullock, Precinct 3 Commissioner Kirk Hanath, Precinct 4 Commissioner Dustin Majewski and County Clerk Nicholas Prenzler. Also present were Precinct 3 Constable Brad Kuecker, District Attorney Derek Estep, Treasurer Peggy Kramer, and County Attorney Renee Mueller. Precinct 1 Commissioner Misti Hartstack Corn was not present.

INVOCATION

1. Randy Wells, Faith Mission, gave the Invocation.

PLEDGES

2. Commissioner Majewski led the Pledges of Allegiance.

PROCLAMATION

3. Ashlyn Darissaw, a student at Prairie View A&M University and intern and Faith Mission, read the Proclamation. Commissioner Hanath moved, seconded by Commissioner Majewski and unanimously carried to approve a Proclamation honoring and recognizing Prairie View A&M University on its 150th anniversary and celebrating its historic legacy, academic excellence, and service to the State of Texas, the nation, and the world.

PRESENTATION

4. Dyann White, Chief Appraiser, provided an update on the annual appraisal process and discussed several aspects of property taxation in Washington County. In response to a question from Commissioner Bullock, White explained that the over-65 tax ceiling is required by state law and freezes the amount of property taxes owed on a qualifying homestead for as long as the homeowner owns and occupies the residence. She clarified that the tax ceiling applies only to homestead properties. Commissioner Majewski asked whether home renovations affect the tax ceiling, and White explained that routine renovations and maintenance do not increase the frozen tax amount, while additions that increase a home's square footage may result in an adjustment. During public comment, Sharlie Douglass asked whether all taxing entities participate in the tax ceiling, and White stated that nearly all taxing entities in

the County have adopted the freeze, with the exception of a few road and water districts. White reported that approximately 5,300 of the County's roughly 9,000 homesteads currently qualify for the over-65 tax ceiling and noted that the exemption is automatically applied when the Appraisal District has the homeowner's date of birth on file. Commissioner Majewski also inquired about discounts for early tax payments, and White explained that any applicable discount is applied in addition to the tax ceiling. White further noted that Washington County has consistently maintained a tax rate below the maximum voter-approval rate, resulting in approximately \$1.4 million in foregone revenue over the past two years. She stated that appraised property values have begun to stabilize and that property owners should not expect the significant valuation fluctuations experienced in recent years. In response to another question from Commissioner Bullock, White explained that appraisal districts were created by the Legislature to provide independent and impartial property valuations separate from taxing entities, ensuring fairness and consistency in the appraisal process. She emphasized that the Appraisal District does not receive additional funding when property values increase and noted that state law requires appraised values to remain within five percent of the values determined through the State's Property Value Study.

JLA BUILDING DEMOLITION BID

5. Expo Director Harrison Williams explained the JLA building is at end of life and needs to be removed. Williams added it also includes plumbing and electrical upgrades around the grounds. Commissioner Bullock moved, seconded by Commissioner Majewski and unanimously carried to authorize Collier Construction, the Construction Manager at Risk (CMAR), to advertise and solicit bids for Bid Package No. 1 for repairs and maintenance, including the demolition and removal of the JLA Building and related site and utility work, at the Washington County Expo, located at 1305 East Blue Bell Road, Brenham, Texas 77833. Bids are due August 6 at 2 p.m.

EXPO DESIGNATION

6. Expo Director Harrison Williams stated this park designation places the property under a different section of the Local Government Code and will not change the name of use of the property. Majewski added this makes the property eligible for other grant funding and HOT funds. Commissioner Bullock moved, seconded by Commissioner Hanath and unanimously carried to approve an Order creating and designating the Washington County Expo, located at 1305 East Blue Bell Road, Brenham, Texas 77833, as Washington County Expo Park.

CHAPPELL HILL VFD EQUIPMENT PURCHASE

7. CHVFD Captain Dustin Brown gave a presentation over the grant funding process for the new tender. Brown expects delivery of the vehicle in May 2027. The County funds will be applied to costs for the new tender, PPE, and equipment. Brown stated the County funding covers 7.2% of the total and CHVFD using around \$73,000 in funding. Commissioner Bullock moved, seconded by Commissioner Hanath and unanimously carried to approve a request from the Chappell Hill Volunteer Fire Department for County funding assistance in the amount of \$32,500 to provide required grant-matching funds for fire protection equipment, including \$30,000 toward the purchase of a new 4,000-gallon Osco water tender with a 1,000 GPM pump, \$1,250 toward firefighter personal protective equipment and SCBA bottle replacements, and \$1,250 toward fire and rescue equipment for existing apparatus and the new water tender.

PRESENTATION

8. Teresa Rosales, Economic & Community Development Director, presented a six-month economic development update. Rosales reviewed recent City of Brenham building permits, highlighting projects including Brenham Family Park, Brenham Veterinary Hospital, and the City's water treatment plant. She also provided an overview of the Requests for Information received by her office and the economic development inquiries that have been addressed during the reporting period. Rosales then reviewed the first and second quarter economic development report, which included updates on the proposed Veridian data center, workforce and educational programs at Prairie View A&M University and Blinn College, median home values, and the development of a new strip center at the corner of Blue Bell Road and Highway 36. She encouraged the public to visit the Brenham Economic Development website for additional information and updates on businesses locating or expanding in the area.

AMBULANCE MODULE PURCHASE

9. EMS Director Taylor Leonard stated this funding is part of the FY2026 budget and expects the ambulances to be ready by November. Commissioner Bullock moved, seconded by Commissioner Hanath and unanimously carried to approve the purchase of 2 ambulance modules through HGAC Contract #AM10-23 in the amount of \$595,400.

APPROVAL OF MINUTES

10. Commissioner Hanath moved, seconded by Commissioner Majewski and unanimously carried to approve the Commissioners Court meeting minutes of June 2026.

ANCILLARY INSURANCE

11. HR Director Amber Skalka explained employees will see a small increase to their ancillary coverage for next year. Commissioner Hanath moved, seconded by Commissioner Bullock and unanimously carried to approve ancillary insurance amounts for the October 1, 2026 renewal for Plan Year 2026 - 2027.

ROAD MAINTENANCE PERIOD

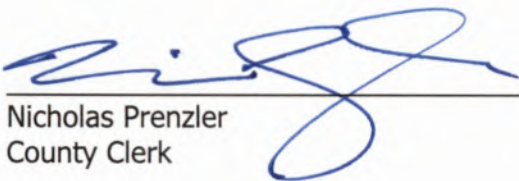
12. County Engineer Wesley Stolz stated these roadways have only had minor issues that have been corrected and recommended approval of acceptance. Commissioner Hanath moved, seconded by Commissioner Bullock and unanimously carried to approve the placement of Creekview Trail (0.28 miles), Windmill Ridge (0.33 miles), Millwood Trail (0.29 miles) and Prairie Blossom Way (0.18 miles), located in the Windmill Ridge Subdivision into the one (1) year maintenance period and reducing the bond to 50%, Precinct 1.

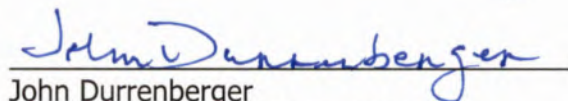
ACCOUNTS PAYABLE

13. Commissioner Bullock moved, seconded by Commissioner Hanath and unanimously carried to approve all accounts and bills to be paid in the amount of \$388,240.01.

ADJOURN

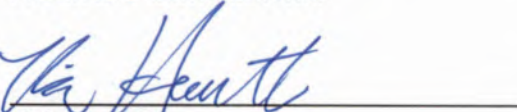
14. Commissioner Majewski moved, seconded by Commissioner Hanath and unanimously carried to adjourn at 10:08 a.m.


Nicholas Prenzler
County Clerk


John Durrenberger
County Judge & Presiding Officer

(not present)
Misti Hartstack Corn
Precinct 1 Commissioner


Candice Bullock
Precinct 2 Commissioner


Kirk Hanath
Precinct 3 Commissioner


Dustin Majewski
Precinct 4 Commissioner

PROCLAMATION

Honoring and recognizing Prairie View A&M University on its 150th Anniversary, celebrating its historic legacy, academic excellence, and enduring service to the State of Texas, the nation, and the world.

Whereas, Prairie View A&M University had its humble beginnings in the Texas Constitution of 1876, which created an Agricultural and Mechanical College. On August 14, 1876, the 15th legislature established the "Alta Vista Agricultural and Mechanical College of Texas for Colored Youth." The first eight students enrolled and began their studies on March 11, 1878; and

Whereas, Prairie View A&M University, the second oldest public institution of higher education in the state of Texas and the third largest Historically Black College/University in the nation, is designated as an "institution of the first class" in the Texas Constitution; enrollment exceeds 10,000 students and includes more than 85,000 graduates; and PVAMU is a Carnegie-classified high-research (R2) university and a member of The Texas A&M University System, dedicated to fulfilling its land-grant mission of excellence in teaching, research, and service; and

Whereas, Prairie View A&M University is committed to teaching, research, service, and outreach that improve lives and strengthen communities across Texas and beyond; and

Whereas, the University was originally a teaching college, but in 1887 the curriculum was expanded to include agriculture, nursing, arts, sciences, and mechanical arts; it became a land-grant institution on March 14, 1890; began offering baccalaureate degrees in 1919; and established graduate studies in 1937, offering advanced degrees in multiple academic fields; and

Whereas, in 1945 the name of the institution was changed to Prairie View University, and in 1947 the Texas Legislature authorized expanded academic offerings equivalent to those at other major public institutions; on August 27, 1973, the name was officially changed to Prairie View A&M University, affirming its status within The Texas A&M University System; and

Whereas, throughout its history, Prairie View A&M University has played a transformative role in expanding access to higher education, particularly for historically underrepresented communities, while fostering academic achievement, innovation, and civic engagement; and

Whereas, under the visionary leadership of President Dr. Tomikia P. LeGrande, Prairie View A&M University has embarked on the ambitious "Journey to Eminence" plan to elevate the institution as a premier public historically Black university and national model for student success, emphasizing research excellence, increased graduation rates, and strong post-graduate outcomes; and

Whereas, Prairie View A&M University is home to numerous distinguished research centers and institutes, including the National Center for Infrastructure Technology and the Texas Juvenile Crime Prevention Center, which advance knowledge, innovation, and community impact across disciplines; and

Whereas, at PVAMU, students are inspired to realize their potential and reimagine the future, benefiting from a vibrant campus community representing multiple states and countries, engaging in

more than 170 student organizations, and excelling in academics, athletics, and professional development opportunities; and

Whereas, Prairie View A&M University has educated generations of graduates who have served with distinction as educators, engineers, scientists, military leaders, entrepreneurs, elected officials, jurists, and public servants at the local, state, national, and international levels; and

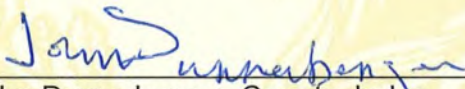
Whereas, the University's motto, "Prairie View Produces Productive People," is reflected in the integrity, leadership, and service demonstrated by its students, faculty, staff, alumni, and partners; and

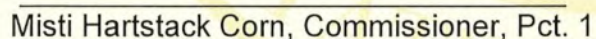
Whereas, as the University commemorates its sesquicentennial anniversary, it has created a storied legacy of Productive Panthers dedicated to serving their communities, the state, the nation, and the world;

Whereas, the celebration of Prairie View A&M University's 150th Anniversary provides an opportunity to honor its historic contributions, recognize its present-day impact, and affirm collective support for its continued growth, excellence, and mission in the years ahead; and

✕ **NOW, THEREFORE, BE IT RESOLVED**, that the Washington County Commissioners Court hereby recognizes Prairie View A&M University for its outstanding contributions to higher education and its unwavering commitment to excellence in teaching, research, and service, and extends its best wishes to the students, faculty, staff, administrators, and alumni as they continue to build on the University's proud legacy.

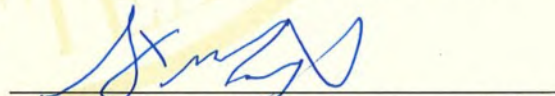
PASSED AND APPROVED this 14th day of July, 2026.


John Durrenberger, County Judge


Misti Hartstack Corn, Commissioner, Pct. 1


Kirk Hanath, Commissioner, Pct. 3


Candice Bullock, Commissioner, Pct. 2


Dustin Majewski, Commissioner, Pct. 4



PROJECT MANUAL FOR

Repairs and Maintenance to Washington
County Expo

Brenham, TEXAS
July 9th, 2026



P.O. BOX 2468,
BRENHAM, TEXAS 77834
PH. 979-421-8003

PROJECT MANUAL FOR

Repairs and Maintenance to Washington County Expo

July 9th, 2026
PLANNORTH ARCHITECTURAL CO.
PROJECT NO. 2605PN

Washington County
1305 E Blue Bell Rd
Brenham, Texas 77833



OWNER:
WASHINGTON COUNTY
1305 E BLUE BELL RD
BRENHAM, TEXAS 77833

ARCHITECT:
PLANNORTH ARCHITECTURAL CO.
P.O. BOX 2468,
BRENHAM, TEXAS 77834
PH. 979-421-8003

CONSTRUCTION MANAGER AT RISK:
COLLIER CONSTRUCTION
1601 US-290
BRENHAM, TX 77833
PH: 979-835-4477

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07-09-2026

SECTION 01 10 00

SUMMARY OF WORK

CONDITIONS OF THE CONTRACT, SUPPLEMENTAL INSTRUCTIONS, AND DIVISION 1, AS INDEXED, APPLY TO THIS SECTION.

PART 1 - GENERAL

1.1 DESCRIPTION

- A. The Project consists of repairs and maintenance at the Washington County Expo, to include: electrical repairs, plumbing repairs, life safety repairs at the Commercial Exhibits building, and the selective demolition of the JLA Building.

1.2 PROJECT INFORMATION

- A. The Project, of which the work of this Contract is a part, is defined as Repairs and Maintenance at the Washington County Expo Facility, including the Demolition and Removal of the JLA Building and related site and utility work.
- B. Location: The site is located at the Washington County Expo, 1305 East Blue Bell Road, Brenham, Texas 77833. **See provided aerial exhibits at end of this section.**
- C. Project Delivery Method: Construction Manager at Risk
- D. The project is under the jurisdiction of the City of Brenham, Texas. **Related trade permits shall be pulled for all electrical, plumbing and demolition work. Proposers shall include permit preparation in their bid.** Contractors shall comply with all local codes and permits required by the Authority Having Jurisdiction (environmental, TCEQ, etc.)
- E. **There will be a site meeting/tour at the Washington County Expo on July 27th, 2026 at 10am.** All proposers are encouraged to attend.
- F. All proposers shall direct questions to bid@collierconstruction.com, Attn: Tyler Cochran.
- E. **Proposals from all vendors/suppliers and subcontractors will be due Thursday, August 6, 2026 at 2:00 PM CST**, at the offices of Collier Construction, LLC., attention Tyler Cochran, located at 1601 Hwy 290 West, PO Box 1889, Brenham, Texas, 77834. All vendors/suppliers and subcontractors shall submit their proposals electronically via email at bid@collierconstruction.com, or via fax at: 979-836-4940, or sealed proposals delivered to Collier Construction's address listed above no later than the receipt time/date listed.

PART 2 - PRODUCTS

2.1 PROJECT SCOPE DESCRIPTION

- A. **Demolition of the JLA Building Scope of Work:**
 - 01 Selective elements of existing site associated with the JLA Building, including underground improvements, unless noted.

- 02 Selective demolition of localized concrete paving, flatwork and similar type work.
- 03 Removal of existing trees and vegetation unless specifically indicated to remain.
- 04 Removal of concrete foundation, under slab electrical and plumbing infrastructure to a depth of 3 foot below grade.
- 05 Backfill of disturbed/demolished area with compacted select fill, sloped to drain.
- 06 Complete demolition of pre-engineered metal building structure.
- 07 All recyclable materials and equipment shall be sent to salvage facility suitable to process and recycle materials.

B. Electrical Repair Scope of Work:

The Electrical Contractor shall provide all labor, materials, equipment, supervision, permits (as applicable), and incidentals required to complete the electrical work as described herein.

Areas of Work

- Concession/Food Court
- Barn 1
- Barn 2
- Barn 3

Concession/Food Court

- Evaluate and function test all existing systems, devices, and switchgear.
- Make any repairs necessary to ensure the building functions as designed.
- Repair or replace any damaged panel covers.
- Upgrade main panel feed from the transformer to the concession booth panel from 100A to 200A. Work to include replacement of main breaker, enclosure, conduit from enclosure to panel, and new wire from transformer to panel.

Barn 1

- Evaluate and function test all existing systems, devices, and switchgear.
- Make any repairs necessary to ensure the building functions as designed.
- Furnish and install retractable cord reels, (3) reels per bay.
- Cord reels to be positioned to avoid conflicts with existing fans, devices, and equipment.

Barn 2

- Evaluate and function test all existing systems, devices, and switchgear.
- Make any repairs necessary to ensure the building functions as designed.
- At Panel 1, furnish and install additional receptacles on each side of panel area (3 on each side).
- At Panel 5, identify damaged wires in the panel and repair as required.
- At Panel 6, Verify that the existing 125a breaker feeding the weatherhead at the end of the barn is unused; if confirmed unused, remove.

Barn 3

- Evaluate and function test all existing systems, devices, and switchgear.
- Make any repairs necessary to ensure the building functions as designed.

General Materials

- All new circuits in non-concealed areas to be installed with EMT.
- Install devices in accordance with the manufacturer's recommendations and all applicable electrical codes.

General Requirements

- Perform all work in accordance with applicable local, state, and national electrical codes.
- Coordinate work with other trades to minimize disruption and maintain project schedule.

- Test all new electrical systems and devices for proper function and code compliance prior to project completion.
- Leave the work area clean and remove all construction debris generated by the electrical work.

Additional work:

- Install one emergency light in each of the Male/Female restrooms closest to the Commercial Exhibits Building (verify in field with Fire Marshal prior to install).

C. Plumbing Scope of Work:

The Plumbing Contractor shall provide all labor, materials, equipment, supervision, permits (as applicable), and incidentals required to complete the plumbing work as described herein.

Areas of Work

- Sales Facility – Men’s and Women’s Restroom
- Entertainment Pavillion – Men’s and Women’s Restroom
- Entertainment Pavillion – Site Sanitary Sewer

Fixture Removal and Replacement

- Remove and legally dispose of all existing toilets and trough urinals indicated for replacement.
- Upon removal of existing fixtures, visually inspect all accessible sanitary sewer lateral piping for signs of deterioration, damage, blockages, or other deficiencies. Report any deficiencies to the Owner/Architect and Construction Manager prior to proceeding with corrective work.
- Furnish and install new high-efficiency water-saving toilets and urinals as specified.
- Provide all materials necessary for a complete and operational installation.

Valves and Supplies

- Furnish and install new fixture stop valves and supply lines for all replaced fixtures.
- All exposed stops, escutcheons, and supply tubes shall be stainless steel or chrome-plated brass.

Access Requirements

- The Plumbing Contractor shall provide all access necessary to perform the plumbing work, including removal of ceilings, wall sections, or other materials required to access concealed piping.
- Permanent wall, ceiling, and finish repairs shall be performed by others unless otherwise noted.

Site Sewer Piping

- Prior to excavation of the parking lot, the Plumbing Contractor shall verify the existing sewer line elevations and grades from the entertainment pavilion to the proposed tie-in location at the main sanitary sewer.
- Notify the Architect/Owner and Construction Manager of any discrepancies before proceeding with excavation or installation.
- All sanitary sewer piping installed outside the building footprint shall be SDR-26 PVC sewer pipe unless otherwise specified.

General Materials

- All new domestic water and sanitary sewer materials shall match existing materials or if alternate materials are used, proper transition fittings shall be used at all connection points.
- Install piping in accordance with the manufacturer's recommendations and all applicable plumbing codes.

General Requirements

- Perform all work in accordance with applicable local, state, and national plumbing codes.

- Coordinate work with other trades to minimize disruption and maintain project schedule.
- Test all new plumbing systems and fixtures for proper operation, leaks, and code compliance prior to project completion.
- Leave the work area clean and remove all construction debris generated by the plumbing work.

Plumbing Fixtures

- Water Closets
 - American Standard Madera with Sloan or Zurn flushometer
- Urinals
 - American Standard Allbrook with Sloan or Zurn flushometer

D. Repairs and Maintenance to the “Commercial Exhibits” Building, Scope of Work

Contractors shall provide all labor, materials, equipment, supervision, permits (as applicable), and incidentals required to complete the work as described herein. Per City of Brenham Fire Marshal, the following life safety corrections shall be made to the Commercial Exhibits Building:

1. Egress points are currently not sufficient for reasonable life safety and need to be updated as follows:
 - a. At both north facing doors, at least one door shall swing out. These doors shall have panic bars and powered, lit, Exit signs installed. Illuminated egress (EXIT SIGNS) lighting with emergency lighting should be installed at all doorways utilized for egress. Stand-alone emergency light shall be installed midway on the center wall which that separates the two rooms. It is acceptable to swap the existing doors to accomplish the proper swing, versus purchasing/installing a new door.
 - b. Install an emergency-only exit panic bar, powered lit Exit sign at west-facing door. Door shall swing out.
 - c. Replace hardware at each of the above-mentioned doors with panic hardware as specified.
 - d. Furnish and install Knox Box 3200 Series, clear anodized, at north side exterior of the building. Verify location in field with Fire Marshal prior to install.
2. Install smoke/CO detection with accessibility requirements (interconnection, audio, and visual detection) per applicable building codes.
3. Per the City of Brenham Fire Marshal, the existing pegboard wall covering at all locations inside the Commercial Exhibits Building is not code compliant. Cover all existing pegboard with drywall, tape, float, texture and paint as specified. Do not remove shelving.

PART 3 - EXECUTION

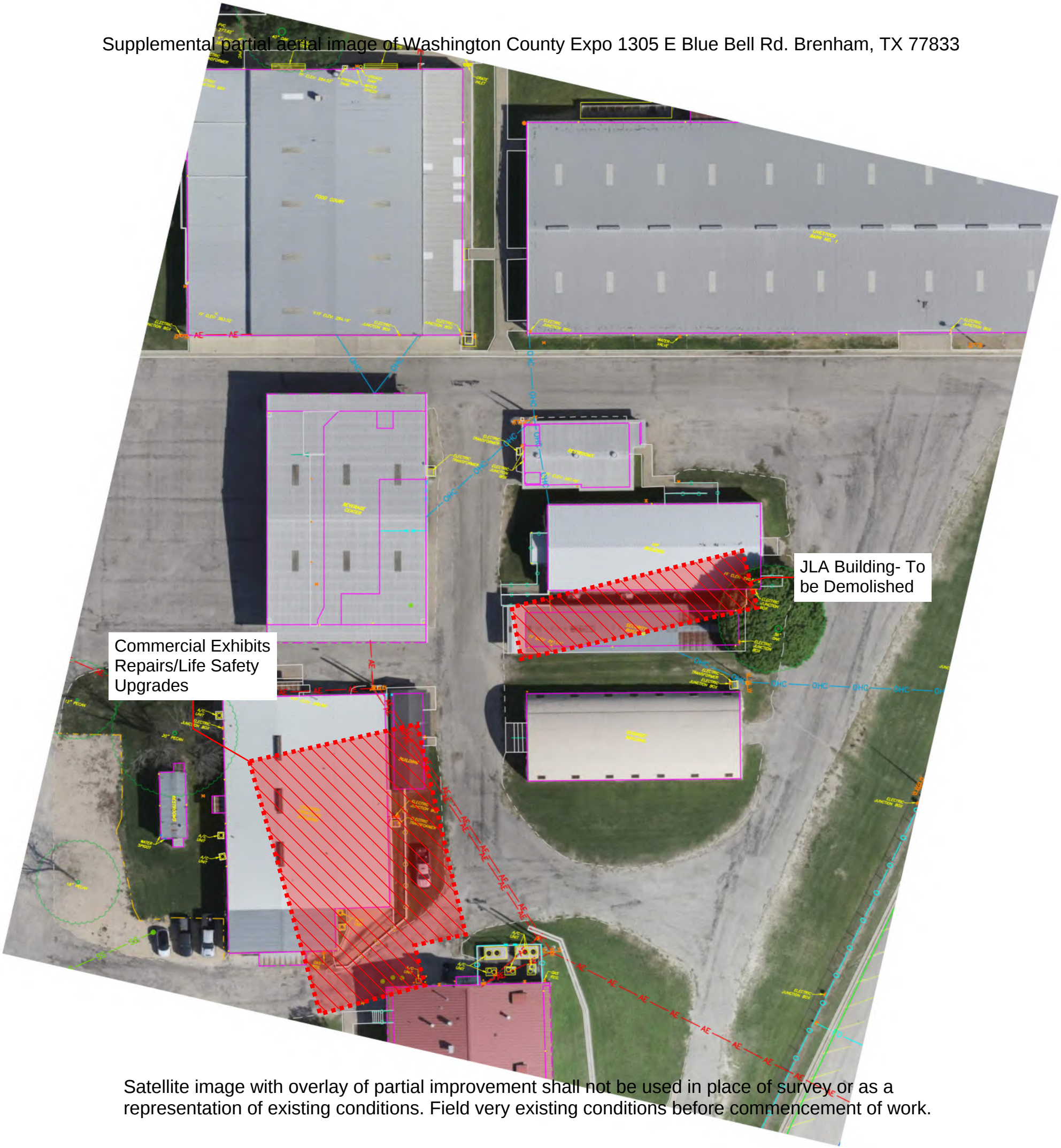
3.1 SCHEDULE

- A. Project Commencement: It is expected that on-site work may commence upon the CMAR issuing a Notice to Proceed, subject to Owner and Contractor mutually agreeable dates.
- B. Substantial Completion Time: The Contractor shall state the expected timeline for the project’s substantial completion in their proposal to the Owner.

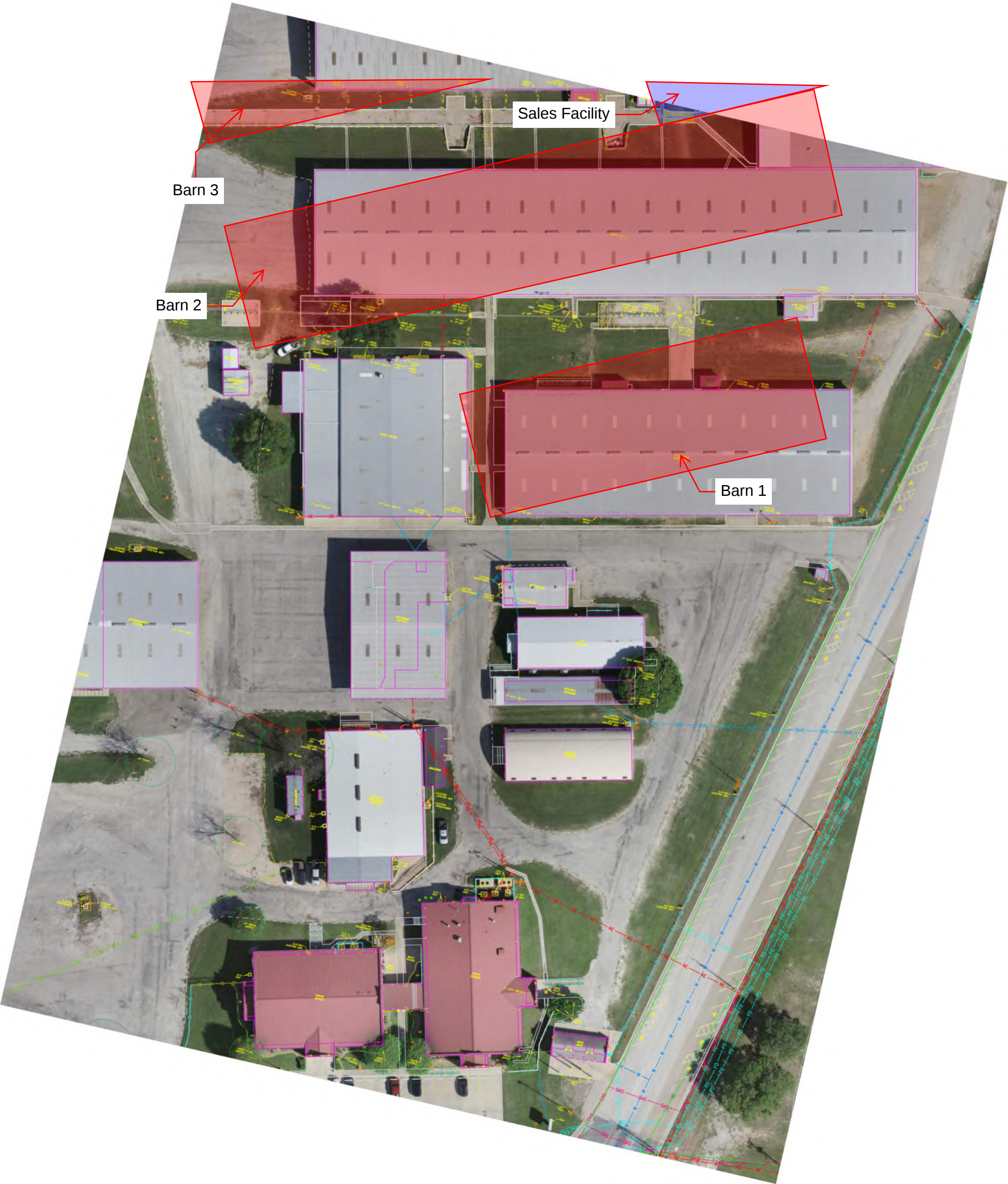
- C. Subcontractor Proposer's submission of a Proposal for this Project shall be based on adhering to the proposed commencement and completion dates.
 - 01 The Proposer's contract amount shall include costs for all materials, equipment and labors required to achieve substantial completion by the designated date.

END OF SECTION

Supplemental partial aerial image of Washington County Expo 1305 E Blue Bell Rd. Brenham, TX 77833



Satellite image with overlay of partial improvement shall not be used in place of survey or as a representation of existing conditions. Field verify existing conditions before commencement of work.



Sales Facility

Barn 3

Barn 2

Barn 1

SECTION 01 14 00

CONTRACTOR SITE RULES

CONDITIONS OF THE CONTRACT, SUPPLEMENTAL INSTRUCTIONS, AND DIVISION 1, AS INDEXED, APPLY TO THIS SECTION.

PART 1 – GENERAL

1.1 DESCRIPTION

- A. The Contractor shall adhere to all Owner Site Rules at all times during the Work.
 - 01 Failure to adhere to Owner Site Rules may result in expulsion of personnel violating rules and / or fines as established on a district-wide basis by the Owner.
- B. Owner site rules are in addition to all other regulatory rules to be adhered to by the Contractor.

1.2 OWNER SITE RULES

- A. No foul language or spitting on floor.
- B. No tobacco products on property.
- C. The possession or use of alcohol or illegal drugs is strictly prohibited.
- D. No tank tops – workers must be fully clothed.
- E. No workers with a history of felony convictions or warrants.
- F. No parking on grass, under shade trees, sidewalks, or non-vehicular paved areas.
- G. Keep the premises free from accumulation of waste, materials or rubbish caused by the work under this contract at each site. Boxes must be broken down prior to removal from the building. Upon completion of the work, and prior to the final inspection, have the premises in a neat and clean condition.
- H. Take all precautions necessary for the safety of, and provide protection to prevent damage, injury, or loss to:
 - 01 All employees on the project and all other persons who may be affected thereby.
 - 02 All the work and all materials to be incorporated therein, whether in storage on or off the site.
 - 03 All property at the site and adjacent thereto including trees, shrubs, lawns, walks, pavements, roadways, structures, utilities, and any other school property.
- I. Doors must not be propped open when working after-hours.
- J. Only the designated Owners representative who let the contract for services will be authorized to sign documents that require releases or acceptance of work by the owner.

END OF SECTION

SECTION 02 41 19

SELECTIVE DEMOLITION

CONDITIONS OF THE CONTRACT AND DIVISION 1, AS INDEXED, APPLY TO THIS SECTION.

PART 1 - GENERAL

1.1 DESCRIPTION

- A. Refer to Section AB – Instructions to Proposers and section 01 25 00 – Request for Substitution Procedures.
- B. Refer to the CM@R Proposal Instructions.
- C. Scope of Work:
 - 01 Complete all demolition work as shown on the Drawings, specified herein and required for the proper installation and interface of new Work.
 - 02 The Drawings depict general demolition requirements based on existing drawings and limited field observations; but are not exhaustive.
 - 03 Visit the site and examine the existing conditions. Note all conditions as to character and extent of work involved.
 - 04 Contractor performing this work shall include in the proposal what is necessary to provide required demolition based on experience and industry standards.

1.2 PERMITS AND ORDINANCES

- A. Procure and pay for all necessary permits or certificates required to complete the work specified. Make any and all required notifications and comply with all applicable Federal, State and Local ordinances.
- B. Strictly adhere to all governing authorities' ordinances for proper disposal of all materials removed from the site.

PART 2 – MATERIALS

2.1 GENERAL

- A. Materials and equipment used for demolition work section shall be in accordance with industry standards and specifically suited for the task at hand.
- B. Where partial existing work is removed, and the remaining portion is designed to interface with new work, carefully cut or otherwise remove existing work as required for proper fit and finish to subsequent new work.
- C. All existing concrete to be removed shall be saw-cut as required to provide a smooth, vertical edge to tie into new adjacent concrete.
- D. All existing masonry to be removed shall be saw-cut as required to provide a smooth, vertical edge to tie into new adjacent masonry or other work as indicated on the Drawings.
- E. All abandoned water and sewer lines shall be removed back to a concealed location and

capped.

- 01 At Slab Conditions: below slab. Cut and patch as required.
- 02 At Drywall Partitions: behind gyp board panel. Cut and patch as required.
- 03 At CMU Walls: behind CMU or back to CMU cavity where pipe runs in cavity. Cut and patch as required.
- 04 At Ceiling Conditions: to above finished ceiling panel. Cut and patch as required.

- F. Field verify existing conditions and coordinate with other trades as required to include the full scope of work required.

PART 3 - EXECUTION

3.1 PROTECTIONS

- A. Prior to start of demolition work, Contractor shall provide Architect with comprehensive video documentation of existing work within and adjacent to the areas of demolition.
 - 01 Such documentation shall be used to evaluate existing work to remain to determine if any consequential / collateral damage has occurred as a result of demolition activities.
 - 02 Contractor shall make all necessary repairs and / or replacements at such damage as required to restore to original condition.
- B. Execute all demolition work in an orderly and careful manner with due consideration for any existing structures, including any part of the surrounding areas which are to remain.
 - 01 Barricade and cover as necessary to protect work to remain and adjacent areas.
 - 02 Protect any existing active service lines, indicated or not.
 - 03 Provide adequate protective covering to assure that no damage occurs to existing areas / work to remain.
- C. Avoid any encroachment on adjacent properties and Right-Of-Ways. Repair and make good any damage to adjoining properties or improvements caused by operations, including any damage or loss to adjoining materials.
- D. Keep all pedestrian areas clear for passage at all times.
- E. Conduct operations so as not to interfere with adjacent roads, streets, drives, walks, service lines and the like.

3.2 GENERAL

- A. Coordinate with other trades as required to confirm extent of demolition to be performed.
 - 01 Where over-demolition occurs, or work is removed that should have remained, make all necessary repairs and / or replacements required to restore existing work.
- B. Backfill any trenches caused by demolition work. Refer to section 31 23 33 – Trenching and Backfilling.
- C. Salvage of Removed Material:
 - 01 The Owner reserves the right to claim all material / equipment removed under his contract.

- 02 Prior to the start of demolition work, the Contractor shall contact the Owner to determine what, if any, materials and / or equipment removed are to be salvaged for Owner's retention.
- D. Disposition of Removed Material: All material removed under this Contract, which is not to be salvaged or reused, shall become the property of the Contractor and be promptly removed from the site. Do not store or permit debris to accumulate on the site.
- E. The Contractor shall review the contract documents as they relate to selective demolition. Items that will interfere with new Work shall be removed as required to coordinate with the new Work.
- F. Clean-Up: On completion of demolition work, leave property and adjacent areas clean and satisfactory to local authorities and the Architect.

3.3 EXECUTION

- A. All partial demolition at existing concrete work shall be performed by saw-cutting or removal back to a full-depth concrete joint; as required to provide a clean interface with new concrete tying into existing concrete work to remain.
- B. At areas of partial demolition, where remaining existing work is to tie into new Work, conduct demolition as required to provide proper interface between existing work to remain and new Work.
- C. Where existing work is shown to be removed and re-used (i.e., masonry), carefully remove such work and preserve in a condition suitable for reinstallation.

END OF SECTION

SECTION 06 10 00

ROUGH CARPENTRY

CONDITIONS OF THE CONTRACT, SUPPLEMENTAL INSTRUCTIONS, AND DIVISION 1, AS INDEXED, APPLY TO THIS SECTION.

PART 1 - GENERAL

1.1 DESCRIPTION

- A. Scope of Work:
 - 01 Provide blocking in metal framed drywall partitions and other assemblies as required for the secure attachment of built-in assemblies / products and assemblies / products that anchor to drywall partitions.
 - 02 Provide treated blocking at all door and window openings in exterior walls, as required.
 - 03 Provide plywood backup behind gypsum board at electrical and technology rooms as required for installation of wall mounted equipment.
 - 04 Coordinate with all trades and material suppliers to ascertain blocking requirements.
- D. Related Work:
 - 01 Division 8 – Doors, Windows, and Glazing.

1.2 SUBMITTALS

- A. Review and comply with all provisions of Section 01 33 00 – Submittal Procedures.
- B. Product Data: Submit manufacturer's literature, product data, certifications and supporting information for all products proposed to be furnished, as necessary to demonstrate compliance with the specified requirements.
- C. Test Reports: Certified test reports showing compliance with the specified performance characteristics and properties.
- D. Certificates: Certification from the treatment plant certifying wood treatment applied complies with the criteria and physical requirements for ACQ preservative-treated wood products as specified herein.
- E. Shop Drawings
 - 01 Provide shop drawings indicating all locations and type(s) of blocking proposed to be furnished.
 - 02 Provide shop drawings indicating / describing proposed connection to substrate and adjacent work.

1.3 STANDARDS AND GRADING

- A. All lumber used structurally shall be graded and marked with grade and trademark of a lumber grading organization approved by the Architect, except that a certification of grade from such a grading organization may be accepted in lieu of grade and trademarks when approved by the Architect. Trademark of manufacturer shall also appear on each piece.

- B. Each piece of plywood used structurally shall carry the American Plywood Association trademark.
- C. Grading Rules: Conform with all applicable requirements of American Lumber Standards "Simplified Practice Recommendations R-16" and to grading rules of manufacturer's association under whose rules the lumber is produced.
- D. Reference Standards: (Conform with all requirements)
 - 01 U.S. Dept. of Commerce Product Standards.
 - 02 American Wood Preservers Assoc. Standards (as they apply).
 - 03 Architectural Woodwork Institute "Quality Standards".
 - 04 Western Wood Products Association Manual.
- E. National Fire Protection Association:
 - 01 NFPA 285 – Standard Fire Test Methods for Evaluation of Fire Propagation Characteristics of Exterior Wall Assemblies Containing Combustible Materials

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Lumber:
 - 01 Treated No. 2, S4S Southern Yellow Pine:
 - a. Comply with NWMA Standards.
 - b. Use for blocking, stripping, grounds, cants and miscellaneous wood items.
 - 02 No. 2, S4S Southern Yellow Pine: Use for framing, blocking, stripping and miscellaneous concealed interior lumber not exposed to concrete, roofing weather or moisture when FRS lumber is not required by building code.
 - 03 Fire Retardant No. 2, S4S Southern Pine: Lumber shall be pressure- impregnated with non-combustible fire-retardant chemicals in accordance with U.L. FRS Fire Hazard Classification. All lumber must be dried following treatment in accordance with AWP standard C-20. Use for all blocking in partitions: and other locations where required by building code or indicated on the Drawings.
- B. Preservative Wood Treatment:
 - 01 Wood products shall be treated with waterborne, alkali-based wood preservatives listed in Section 4 of AWP Standards U1, excluding those which contain arsenic and / or chromium.
 - 02 All treated wood products not in direct contact with the ground / earth shall meet requirements standards of the American Wood Preservers Association (AWPA) Standard U1 for Use Category 3B.
 - 03 Copper Azole Type-C (CA-C) with minimum treatment rate of 0.06 PCF.
 - 04 Micronized Copper Azole (MCA) with minimum treatment rate of 0.06 PCF.
 - 05 Use galvanized fasteners where not exposed to direct moisture. Use stainless steel fasteners where exposed to direct moisture.
- C. Plywood:
 - 01 General: Comply with APA Standards.
 - 02 APA A-D, Group 1 Interior used where appearance of only one side is exposed to view for interior locations.
 - 03 Exterior plywood, Group 1, APA rated sheathing. Use where miscellaneous plywood is exposed to concrete or weather.

- 04 Fire Retardant Treated Plywood - Identical to "C.03" with pressure-impregnated non-combustible fire-retardant chemicals in accordance with U.S. FRS Fire Hazard Classification, AWPA Standards C-27. Use when required by building code or noted on drawings.
- 05 Flooring Underlayment: APA rated Sturdi-floor, exterior grade, tongue and groove edges.
- D. Sheetmetal Blocking:
 - 01 Sheetmetal blocking may be an acceptable alternative to wood blocking for wall attached equipment and assemblies.
 - 02 Minimum Size: 16 gauge x 6" height sheet metal.
 - 03 Pre-galvanized or hot-dipped galvanized material.
 - 04 Sheetmetal blocking shall be continuous, and extend to the next stud beyond the equipment or assembly.
- E. Rough Hardware:
 - 01 Nails, Spikes, and Staples:
 - a. Galvanized for exterior locations, high humidity locations, treated wood not directly exposed to moisture, and fire retardant treated wood.
 - b. Type 304 or 316 stainless steel for treated wood directly exposed to moisture.
 - c. Plain finish for other interior locations.
 - d. Use largest size and type to suit application.
 - 02 Bolts, Nuts, Washers, Lags, and Screws:
 - a. Medium carbon steel, A-307 or A-325; size and type to suit application if not noted on the Drawings.
 - b. Galvanize for exterior locations, high humidity locations, treated wood not directly exposed to moisture, and fire retardant treated wood.
 - c. Type 304 or 316 stainless steel for treated wood directly exposed to moisture.
 - d. Plain finish for other interior locations.
 - e. Carriage bolts shall be used to connect roof edge wood blocking to the steel perimeter angle.
 - 03 Fasteners: Toggle bolt type for anchorage to hollow masonry. Expansion shield and lag bolt type for anchorage to solid masonry and concrete. Bolts or power activated type for anchorage to steel.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. General: Blocking in metal framed drywall partitions shall be required at, but not limited to the following locations:
 - 01 All recessed or semi-recessed equipment and assemblies.
 - 02 All wall hung surface equipment and assemblies.
 - 03 All wall attached equipment and assemblies.
 - 04 Other equipment or assemblies as recommended by the manufacturer for proper installation.
- B. Wood Blocking:
 - 01 Use standard 2x lumber materials for blocking, nailers, and other similar applications. Provide 1x materials where indicated or necessary to achieve the required thickness.
 - 02 Rip, chamfer and / or cut material as required fit the application / assembly.

- 03 Non-continuous blocking supporting continuous 2x blocking or nailers shall be a minimum of 16" long and installed so the maximum gap is 24".
- 04 Blocking at all recessed equipment and fixtures shall be continuous all sides.
- 05 Bolt nailers and blocking to steel, masonry, or concrete members with bolts or proportionate strength of members attached from each end, except as otherwise noted on plans.
- 06 Blocking Locations: Provide wood blocking at all built-in work, in walls for anchoring cabinets, and other locations as indicated on the drawings.
- 07 Provide blocking, bucks and framing as necessary and for other trades as required.

C. Plywood:

- 01 Install plywood over framing in accordance with instruction of American Plywood Association Construction Guide Form No. E30C.
- 02 Install underlayment plywood in accordance with instructions of American Plywood Association.
- 03 Space panel joints and edges 1/32 inch.
- 04 Fill and sand panel edge joints, surface roughness, and damaged or open areas.
- 05 Fasten with screws spaced at 6 inches at edges and 8 inches in field each way.

END OF SECTION

SECTION 08 11 13

HOLLOW METAL DOORS AND FRAMES

CONDITIONS OF THE CONTRACT, SUPPLEMENTAL INSTRUCTIONS, AND DIVISION 1, AS INDEXED, APPLY TO THIS SECTION.

PART 1 - GENERAL

1.1 DESCRIPTION

- A. Refer to Section 01 25 00 for substitution procedures.
- B. Refer to Section 01 32 29 for Notification of Architect Requirements.
- C. Scope of Work:
 - 01 Provide all interior and exterior hollow metal frames, including interior glazed opening frames, where indicated or scheduled on the Drawings.
 - 02 Provide all interior and exterior hollow metal doors where indicated or scheduled on the Drawings.
- D. Related Work:
 - 01 Section 08 71 00 – Door Hardware
 - 02 Section 09 21 16 – Gypsum Board Assemblies

1.2 SUBMITTALS

- A. Review and comply with all provisions of section 01 33 00 – Submittal Procedures.
- B. Product Data: Submit manufacturer's literature, product data, certifications and supporting information for all products proposed to be furnished, as necessary to demonstrate compliance with the specified requirements.
 - 01 Show or schedule location, size, thickness, elevation, details of construction, location and extent of hardware blocking, fire rating and other pertinent data for each door required.
- C. Shop Drawings: Submit complete shop drawings consisting of design, fabrication and erection / installation of proposed assemblies.
 - 01 Show profiles, sizes, spacing and locations of assembled components.
 - 02 Show details of shop fabrications, connections and details.
 - 03 Show details of field fabrications, connections and details.

1.3 REFERENCES

- A. ASTM International (ASTM):
 - 01 A240/A240M-15b - Chromium and Chromium-Nickel Stainless Steel Plate, Sheet, and Strip for Pressure Vessels and for General Applications.
 - 02 ASTM A366 - Steel, carbon, cold-rolled sheet, commercial quality.
 - 03 ASTM A526 - Steel sheet, zinc-coated (galvanized) by hot dip process, commercial quality.
 - 04 A653/A653M-15 - Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip.

- 05 A1008/A1008M-15 - Steel, Sheet, Cold-Rolled, Carbon, Structural, High Strength Low Alloy and High Strength Low Alloy with Improved Formability, Solution Hardened, and Bake Hardenable.
- 06 B209-14 - Aluminum and Aluminum-Alloy Sheet and Plate.
- 07 B209M-14 - Aluminum and Aluminum-Alloy Sheet and Plate (Metric).
- 08 B221-14 - Aluminum and Aluminum-Alloy Extruded Bars, Rods, Wire, Profiles, and Tubes.
- 09 B221M-13 - Aluminum and Aluminum-Alloy Extruded Bars, Rods, Wire, Profiles, and Tubes (Metric).
- 10 D3656/D3656M-13 - Insect Screening and Louver Cloth Woven from Vinyl Coated Glass Yarns.
- 11 E90-09 - Laboratory Measurement of Airborne Sound Transmission Loss of Building Partitions and Elements.

1.4 DELIVERY AND HANDLING

- A. Deliver, store and handle hollow metal work in strict accordance with the manufacturer's recommendations to prevent damage, rust and deterioration.
- B. Store materials in a covered, dry location and promptly clean and touch-up scratches or rust spots with a rust-inhibitive primer.
- C. Doors shall have their wrappings or coverings removed upon delivery at the building site and shall be stored in a vertical position spaced by blocking for air circulation.
- D. Doors and frames shall be clearly identified with opening number as indicated on the Drawings.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Hollow metal door and frame manufacturers shall be members of the National Association of Architectural Metal Manufacturers (NAAMM).
- B. The following manufacturers are acceptable to provide hollow metal doors and frames subject to meeting all provisions and requirements of this section of specifications:
 - 01 Curries.
 - 02 Ceco / United Dominion Industries.
 - 03 Republic Doors and Frames.
 - 04 Pearland Industries.
 - 05 Steelcraft.
 - 06 American Door Products.
 - 07 Door Pro Systems.

2.2 MATERIALS

- A. Doors:
 - 01 Doors shall be custom made, of types and sizes shown on reviewed shop drawings, and shall be fully welded seamless construction with no visible seams or joints on faces or vertical edges.
 - 02 Minimum door thickness shall be 1 3/4 inches, unless specifically noted or shown

- differently.
- 03 Doors shall be strong, rigid and neat in appearance, free from warp and buckle. Corner bends shall be true and straight and of minimum radius for gauge of metal used.
- 04 Provide 22 gauge steel stiffeners spaced max. 6 inch o.c. and extending full height of door.
- 05 Fill interior with foamed in place urethane. Use mineral filler as required for labeled doors.
- 06 Door Face Gauges:
- a. Doors 36" wide or less shall be 16 gauge galvanized.
 - b. Doors 37" wide or more shall be 14 gauge galvanized.
- 07 Faces shall be joined at vertical edges of door by a continuous weld extending full height of door. Welds shall be ground, filled and dressed smooth to provide a smooth flush surface.
- 08 Top and bottom edges of doors shall be closed with a continuous recessed steel channel not less than 16 gauge, extending full width of door and spot welded to both faces.
- a. Exterior doors shall have an additional flush closing channel at top and bottom edges.
 - b. Openings shall be provided in the bottom closure channel at top and bottom edges.
 - c. Openings shall be provided in the bottom closure of exterior doors to permit the escape of entrapped moisture.
- 09 Edge profile shall be provided on both vertical edges of door as follows:
- a. Single-acting swing doors - beveled 1/8 inch in 2 inch.
- 10 Hardware Reinforcements:
- a. Doors shall be mortised, reinforced, drilled and tapped at factory for fully templated hardware, in accord with the reviewed hardware schedule and template provided by Section 08 71 00 - Door Hardware. Where surface-mounted hardware is to be applied, doors shall have reinforcing plates only.
 - b. Minimum gauges for hardware reinforcing plates shall be as follows:
 - 1. Hinge & pivot reinforcements: 7 gauge.
 - 2. Reinforcements for lock face, flush bolts, concealed holders, concealed or surface-mounted closers: 12 gauge.
 - 3. Reinforcements for lock face, flush bolts, concealed holders, concealed or surface-mounted closers: 12 gauge.
 - 4. Channel / U-reinforcing at door lights shall be minimum 20 gauge; continuous all sides.
- 11 Edge Clearances:
- a. Between door and frame at head and jambs: 1/8 inch.
 - b. At door sills with no threshold, 5/8 to 3/4 inch above finished floor.
 - c. At door sills with threshold, as required to suit threshold.
 - d. Between meeting edges of double doors - 1/8 inch.
- 12 Door Lite Kits: Design is based on Curries Type 9 Window Molding; 20 gauge, galvanized material; wrap-around configuration, secured with vandal-proof fasteners.
- 13 Door Louvers: Fabricate from minimum 20 gauge and galvanized material; inverted "Y" blade, sight-proof type, unless otherwise shown. Louver frame shall be wrap-around type secured with vandal-proof fasteners.

B. Frames:

- 01 Frames for exterior openings shall be made of commercial cold rolled steel conforming to ASTM A366, and shall be galvanized after fabrication.
- 02 Frames for interior openings shall be a) commercial grade, cold-rolled steel conforming to ASTM A366 or b) commercial grade hot rolled and pickled steel conforming to ASTM A569.
- 03 Door Frame Gauges:
- a. Exterior opening frames 48" wide or less shall be 14 gauge.
 - b. Exterior opening frames 49" wide or more shall be 12 gauge.
 - c. Interior opening frames 48" wide or less shall be 16 gauge.
 - d. Interior opening frames 49" wide or more shall be 14 gauge.
- 04 Window Frame Gauges:
- a. Interior opening frames with jamb / vertical mullions width / spacing 72" wide or less, and 30 SF or less shall be 16 gauge.
 - b. Interior opening frames with jamb / vertical mullions width / spacing 73" wide or more, and greater than 30 SF shall be 14 gauge.
- 05 Frames shall be custom made, welded units with integral trim of sizes and shapes shown on Drawings and required for the specific intended use.
- a. Doorstops shall be nominal 5/8".
 - b. Returns shall be 1/2".
- 06 Frames shall be strong and rigid, neat in appearance, square, true and free of defects, warp and buckle. Molded members shall be clean cut, straight and of uniform profile throughout their length.
- 07 Jamb depths and profile shall be as shown on Drawings and required for the specific intended use.
- 08 Corner joints shall have contact edges closed tight, with trim faces mitered and continuously welded, and stops butted. The use of gussets shall not be permitted.
- 09 Minimum depth of stops shall be 5/8 inch.
- 10 Frames for multiple openings shall have mullion and rail members which are closed tubular shapes having no visible seams or joints. Joints between faces of abutting members shall be securely welded and finished smooth.
- 11 Hardware Reinforcements: Frames shall be mortised, reinforced, drilled and tapped at factory for fully templated hardware in accordance with finish hardware schedule and templates provided by Section 08 71 00 – Finish Hardware. Where surface-mounted hardware is to be applied, frames shall have reinforcing plates only.
- 12 Minimum thickness of hardware reinforcing plates shall be as follows:
- a. Hinge and pivot reinforcements (1-1/4" x 10" minimum size): 7 gauge.
 - b. Strike reinforcements: 12 gauge.
 - c. Flush bolt reinforcements: 12 gauge.
 - d. Closer reinforcements: 12 gauge.
 - e. Reinforcements for surface-mounted hardware, hold-open arms, surface panic devices: 12 gauge.
- 13 Floor anchors shall be securely welded inside each jamb, with holes for floor anchorage.
- 14 Jamb Anchors for frames for installation in masonry walls shall be provided with adjustable jamb anchors of the T-Strap type. Anchors shall be not less than 16 gauge steel. The number of anchors provided at each jamb shall be as follows:
- a. Frames up to 7'-6" height - 3 anchors.
 - b. Frames 7'-6" to 8'-0" height - 4 anchors.
 - c. Frames over 8'-0" height - 1 anchor for each 2 feet, or fraction thereof in height.

- 15 Jamb Anchors for frames for installation in wood or metal stud partitions shall be provided with steel anchors of suitable approved design, not less than 16 gauge thickness, securely welded inside each jamb as follows:
 - a. Frames up to 7'-6" height - 4 anchors.
 - b. Frames 7'-6" to 8'-0" height - 5 anchors.
 - c. Frames over 8'-0" height - Four anchors plus one additional for each 2 feet, or fraction thereof over 8'-0".
 - 16 Jamb Anchors for frames to be anchored to previously placed concrete, masonry or structural steel shall be provided with anchors of suitable design as shown on reviewed shop drawings.
 - 17 Dust cover boxes of not less than 26 gauge steel shall be provided at all mortised hardware items.
 - 18 Frames shall be provided with steel spreader temporarily attached to bottoms of both jambs for bracing during shipping and handling.
 - 19 Glass stops for interior glazed frames shall be loose stops, not less than 18 gauge steel, 1/2" x 1/2", with butt corner joints, secured to frame opening by countersunk tamper proof screws. Snap-on attachments will not be acceptable.
 - 20 Prepare frame for silencers. Provide three single silencers for single doors on strike side. Provide two single silencers on frame head at double doors without mullions.
- C. Finish: Shop paint steel (whether galvanized or ungalvanized) stops and accessories as follows:
- 01 Clean surfaces free of mill scale, rust, oil, grease, dirt and other foreign matter.
 - 02 Chemically treat surfaces and apply one coat of an approved baked-on rust-inhibitive primer paint to provide a minimum 0.5 mil dry film thickness.
 - 03 Frames at exterior openings shall be coated on the inside of the frame with a commercial grade, water based mastic compound (or other approved coating material) prior to installation; 20 mil minimum coating / coverage.
- D. Labeled Doors and Frames:
- 01 Labeled doors and frames shall be provided for openings requiring fire protection ratings as scheduled. Such doors and frames shall be constructed as tested and approved by Underwriters Laboratories or other nationally recognized testing agency having a factory inspection service.
 - 02 If any door or frame scheduled to be fire rated cannot qualify for appropriate labeling because of its size, design, hardware or other reason; the Architect shall be so advised before fabrication work on that item is started.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Separate dissimilar metals, protect against galvanic action.
- B. Frames:
- 01 Anchorage and Connections: Firmly anchor and secure to adjacent construction in strict accordance with manufacturer's shop drawings and installation instructions.
 - 02 Frame Spreader Bars: Leave intact until frames are set permanently square and plumb and frame anchors are securely attached.
 - 03 Remove hardware, with the exception of prime-coated items, tag box, and

- reinstall after finish paint work is completed.
- 04 Installation of labeled frames shall conform to National Fire Protection Association Pamphlet No. 80, "Fire Door and Windows" and UL design requirements.
 - 05 At exterior locations, coat interior of frame with mastic or other approved coating material prior to installation; minimum 20 mil thickness.
- C. Doors:
- 01 Hang doors square, plumb and straight, firmly anchored into position. Eliminate hinge bound conditions and making all items smooth operating. Adjust operable parts for correct functions.
 - 02 Apply hardware in accordance with hardware manufacturer's templates and instructions.
 - 03 Remove hardware, with the exception of prime-coated items, tag box, and reinstall after finish paint work is completed.
 - 04 Installation of labeled doors shall conform to National Fire Protection Association Pamphlet No. 80, "Fire Doors and Windows" and UL design requirements.
- D. Coordinate with other trades as required for installation of glass and glazing to be installed in doors and frames.
- E. Immediately after erection, sand smooth all rusted and damaged areas of prime coat and apply touch-up with compatible air-drying primer.

END OF SECTION

SECTION 08 71 00

DOOR HARDWARE

CONDITIONS OF THE CONTRACT, SUPPLEMENTAL INSTRUCTIONS, AND DIVISION 1, AS INDEXED, APPLY TO THIS SECTION.

PART 1 - GENERAL

1.1 DESCRIPTION

- A. Section includes:
 - 01 Mechanical door hardware for:
 - a. Swinging Doors
 - 02 Field verification, preparation and modification of existing doors and frames to receive new door hardware.
 - 03 The intent of the hardware specification is to specify the hardware for interior and exterior doors, and to establish a type, continuity, and standard of quality. However, it is the door hardware supplier's responsibility to thoroughly review existing conditions, schedules, specifications, drawings, and other Contract Documents to verify the suitability of the hardware specified.
- D. Exclusions: Unless specifically listed in hardware sets, hardware is not specified in this section for:
 - 01 Windows
 - 02 Cabinets (casework), including locks in cabinets
 - 03 Signage
 - 04 Toilet accessories
 - 05 Overhead doors
- E. Related Sections:
 - 01 08 11 12 Hollow Metal Doors and Frames

1.2 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.3 REFERENCES

- A. UL - Underwriters Laboratories
 - 01 UL 10C - Positive Pressure Test of Fire Door Assemblies
 - 02 UL 1784 - Air Leakage Tests of Door Assemblies
 - 03 UL 305 - Panic Hardware
- B. DHI - Door and Hardware Institute
 - 01 Sequence and Format for the Hardware Schedule
 - 02 Recommended Locations for Builders Hardware
 - 03 Key Systems and Nomenclature
- C. ANSI - American National Standards Institute
 - 01 ANSI/BHMA A156.1 - A156.29, and ANSI/BHMA A156.31 - Standards for Hardware and Specialties

1.4 SUBMITTALS

A. General:

- 01 Submit in accordance with Conditions of Contract and Division 01 requirements.
- 02 Highlight, encircle, or otherwise specifically identify on submittals deviations from Contract Documents, issues of incompatibility or other issues which may detrimentally affect the Work.
- 03 Prior to forwarding submittal, comply with procedures for verifying existing door and frame compatibility for new hardware, as specified in PART 3, "EXAMINATION" article, herein.

B. Action Submittals:

- 01 Product Data: Technical product data for each item of door hardware, installation instructions, maintenance of operating parts and finish, and other information necessary to show compliance with requirements.
- 02 Riser and Wiring Diagrams: After final approval of hardware schedule, submit details of electrified door hardware, indicating:
 - a. Wiring Diagrams: For power, signal, and control wiring and including:
 - 1) Details of interface of electrified door hardware and building safety and security systems.
 - 2) Schematic diagrams of systems that interface with electrified door hardware.
 - 3) Point-to-point wiring.
 - 4) Risers.
- 03 Samples for Verification: If requested by Architect, submit production sample or sample installations of each type of exposed hardware unit in finish indicated, and tagged with full description for coordination with schedule.
 - a. Samples will be returned to supplier. Units that are acceptable to Architect may, after final check of operations, be incorporated into Work, within limitations of key coordination requirements.
- 04 Door Hardware Schedule: Submit schedule with hardware sets in vertical format as illustrated by Sequence of Format for the Hardware Schedule as published by the Door and Hardware Institute. Indicate complete designations of each item required for each door or opening, include:
 - a. Door Index; include door number, heading number, and Architects hardware set number.
 - b. Quantity, type, style, function, size, and finishing of each hardware item.
 - c. Name and manufacturer of each item.
 - d. Fastenings and other pertinent information.
 - e. Location of each hardware set cross-referenced to indications on Drawings.
 - f. Explanation of all abbreviations, symbols, and codes contained in schedule.
 - g. Mounting locations for hardware.
 - h. Door and frame sizes and materials.
 - i. Operational Description of openings with any electrified hardware (locks, exits, electromagnetic locks, electric strikes, automatic operators, door position switches, magnetic holders or closer/holder units, and access control components). Operational description should include operational descriptions for: egress, ENTRY (access), and fire/smoke alarm connections.
- 05 Submittal Sequence: Submit door hardware schedule concurrent with submissions of Product Data, Samples, and Shop Drawings. Coordinate submission of door hardware schedule with scheduling requirements of other work to facilitate fabrication of other work that is critical in Project construction schedule.

- 06 Key Schedule:
 - a. After Keying Conference, provide keying schedule listing levels of keying as well as explanation of key system's function, key symbols used and door numbers controlled.
 - b. Use ANSI/BHMA A156.28 "Recommended Practices for Keying Systems" as guideline for nomenclature, definitions, and approach for selecting optimal keying system.
 - c. Provide 3 copies of keying schedule for review prepared and detailed in accordance with referenced DHI publication. Include schematic keying diagram and index each key to unique door designations.
 - d. Index keying schedule by door number, keyset, hardware heading number, cross keying instructions, and special key stamping instructions.
 - e. Provide one complete bitting list of key cuts and one key system schematic illustrating system usage and expansion.
 - 1) Forward bitting list, key cuts and key system schematic directly to Owner, by means as directed by Owner.
 - f. Prepare key schedule by or under supervision of supplier, detailing Owner's final keying instructions for locks.
- 07 Templates: After final approval of hardware schedule, provide templates for doors, frames and other work specified to be factory or shop prepared for door hardware installation.

1.5 QUALITY ASSURANCE

- A. Supplier Qualifications and Responsibilities: Recognized architectural hardware supplier with record of successful in-service performance for supplying door hardware similar in quantity, type, and quality to that indicated for this Project and that provides certified Architectural Hardware Consultant (AHC) available to Owner, Architect, and Contractor, at reasonable times during the Work for consultation.
 - 01 Warehousing Facilities: In Project's vicinity.
 - 02 Scheduling Responsibility: Preparation of door hardware and keying schedules.
 - 03 Engineering Responsibility: Preparation of data for electrified door hardware, including Shop Drawings, based on testing and engineering analysis of manufacturer's standard units in assemblies similar to those indicated for this Project.
 - 04 Coordination Responsibility: Assist in coordinating installation of electronic security hardware with Architect and electrical engineers and provide installation and technical data to Architect and other related subcontractors.
 - a. Upon completion of electronic security hardware installation, inspect and verify that all components are working properly.
- B. Architectural Hardware Consultant Qualifications: Person who is experienced in providing consulting services for door hardware installations that are comparable in material, design, and extent to that indicated for this Project and meets these requirements:
 - 01 For door hardware, DHI-certified, Architectural Hardware Consultant (AHC).
 - 02 Can provide installation and technical data to Architect and other related subcontractors.
 - 03 Can inspect and verify components are in working order upon completion of installation.
 - 04 Capable of producing wiring diagrams.
 - 05 Capable of coordinating installation of electrified hardware with Architect and electrical engineers.

- C. Single Source Responsibility: Obtain each type of door hardware from single manufacturer.
- D. Fire-Rated Door Openings: Provide door hardware for fire-rated openings that comply with NFPA 80 and requirements of authorities having jurisdiction. Provide only items of door hardware that are listed products tested by Underwriters Laboratories, Intertek Testing Services, or other testing and inspecting organizations acceptable to authorities having jurisdiction for use on types and sizes of doors indicated, based on testing at positive pressure and according to NFPA 252 or UL 10C and in compliance with requirements of fire-rated door and door frame labels.
- E. Accessibility Requirements: For door hardware on doors in an accessible route, comply with governing accessibility regulations cited in "REFERENCES" article, herein.
- F. Keying Conference
 - 01 Incorporate keying conference decisions into final keying schedule after reviewing door hardware keying system including:
 - a. Function of building, flow of traffic, purpose of each area, degree of security required, and plans for future expansion.
 - b. Preliminary key system schematic diagram.
 - c. Requirements for key control system.
 - d. Requirements for access control.
 - e. Address for delivery of keys.
- G. Pre-installation Conference
 - 01 Review and finalize construction schedule and verify availability of materials, Installer's personnel, equipment, and facilities needed to make progress and avoid delays.
 - 02 Inspect and discuss preparatory work performed by other trades.
 - 03 Inspect and discuss electrical roughing-in for electrified door hardware.
 - 04 Review sequence of operation for each type of electrified door hardware.
 - 05 Review required testing, inspecting, and certifying procedures.
- H. Coordination Conferences:
 - 01 Installation Coordination Conference: Prior to hardware installation, schedule and hold meetings to review questions or concerns related to proper installation and adjustment of door hardware.
 - 02 Electrified Hardware Coordination Conference: Prior to ordering electrified hardware, schedule and hold meetings to coordinate door hardware with security, electrical, doors and frames, and other related suppliers.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Inventory door hardware on receipt and provide secure lock-up for hardware delivered to Project site.
- B. Tag each item or package separately with identification coordinated with final door hardware schedule, and include installation instructions, templates, and necessary fasteners with each item or package.
 - 01 Deliver each article of hardware in manufacturer's original packaging.
- C. Project Conditions:
 - 01 Maintain manufacturer-recommended environmental conditions throughout storage and installation periods.

- 02 Provide secure lock-up for door hardware delivered to Project. Control handling and installation of hardware items so that completion of Work will not be delayed by hardware losses both before and after installation.
- D. Protection and Damage:
 - 01 Promptly replace products damaged during shipping.
 - 02 Handle hardware in manner to avoid damage, marring, or scratching. Correct, replace or repair products damaged during Work.
 - 03 Protect products against malfunction due to paint, solvent, cleanser, or any chemical agent.

1.7 COORDINATION

- A. Coordinate layout and installation of floor-recessed door hardware with floor construction. Cast anchoring inserts into concrete.
- B. Installation Templates: Distribute for doors, frames, and other work specified to be factory or shop prepared. Check Shop Drawings of other work to confirm that adequate provisions are made for locating and installing door hardware to comply with indicated requirements.
- C. Security: Coordinate installation of door hardware, keying, and access control with Owner's security consultant.
- D. Electrical System Roughing-In: Coordinate layout and installation of electrified door hardware with connections to power supplies and building safety and security systems.
- E. Existing Openings: Where existing doors, frames and/or hardware are to remain, field verify existing functions, conditions and preparations and coordinate to suit opening conditions and to provide proper door operation.

1.8 WARRANTY

- A. Warranty: Manufacturer's standard form in which manufacturer agrees to repair or replace components of door hardware that fail in materials or workmanship within specified warranty period.
 - 01 Warranty Period: Beginning from date of Substantial Completion, for durations indicated.
 - a. Closers:
 - 1) Mechanical: 30 years
 - b. Locksets:
 - 1) Mechanical: 10 years
 - 2) Electrified: 1 year.
 - 02 Warranty does not cover damage or faulty operation due to improper installation, improper use or abuse.

1.9 MAINTENANCE

- A. Maintenance Tools: Furnish complete set of special tools required for maintenance and adjustment of hardware, including changing of cylinders.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. NO SUB: The Owner requires use of certain products for their unique characteristics and project suitability to ensure continuity of existing and future performance and maintenance standards. After investigating available product offerings, the Awarding Authority has elected to prepare proprietary specifications. These products are specified with the notation: "No Substitute."
 - 01 Where "No Substitute" is noted, submittals and substitution requests for other products will not be considered.
- B. Approval of manufacturers and/or products other than those listed as "Scheduled Manufacturer" or "Acceptable Manufacturers" in the individual article for the product category shall be in accordance with QUALITY ASSURANCE article, herein.
- C. Approval of products from manufacturers indicated in "Acceptable Manufacturers" is contingent upon those products providing all functions and features and meeting all requirements of scheduled manufacturer's product.
- D. Where specified hardware is not adaptable to finished shape or size of members requiring hardware, furnish suitable types having same operation and quality as type specified, subject to Architect's approval.

2.2 MATERIALS

- A. Fasteners
 - 01 Provide hardware manufactured to conform to published templates, generally prepared for machine screw installation.
 - 02 Furnish screws for installation with each hardware item. Finish exposed (exposed under any condition) screws to match hardware finish, or, if exposed to surfaces of other work, to match finish of this other work including prepared for paint surfaces to receive painted finish.
 - 03 Provide concealed fasteners for hardware units exposed when door is closed except when no standard units of type specified are available with concealed fasteners. Do not use thru-bolts for installation where bolt head or nut on opposite face is exposed in other work unless thru-bolts are required to fasten hardware securely. Review door specifications and advise Architect if thru-bolts are required.
 - 04 Install hardware with fasteners provided by hardware manufacturer.
- B. Modification and Preparation of Existing Doors: Where existing door hardware is indicated to be removed and reinstalled.
 - 01 Provide necessary fillers, Dutchmen, reinforcements, and fasteners, compatible with existing materials, as required for mounting new opening hardware and to cover existing door and frame preparations.
 - 02 Use materials which match materials of adjacent modified areas.
 - 03 When modifying existing fire-rated openings, provide materials permitted by NFPA 80 as required to maintain fire-rating.
- C. Provide screws, bolts, expansion shields, drop plates and other devices necessary for hardware installation.
 - 01 Where fasteners are exposed to view: Finish to match adjacent door hardware material.
- D. Cable and Connectors: Hardwired Electronic Access Control Lockset and Exit Device Trim:

- 01 Data: 24AWG, 4 conductors shielded, Belden 9843, 9841 or comparable.
- 02 DC Power: 18 AWG, 2 conductors, Belden 8760 or comparable.
- 03 Provide type of data and DC power cabling required by access control device manufacturer for this installation.

2.3 HINGES

A. Manufacturers and Products:

- 01 Scheduled Manufacturer and Product: Ives 5BB series.

B. Requirements:

- 01 Provide hinges conforming to ANSI/BHMA A156.1.
- 02 1-3/4 inch (44 mm) thick doors, up to and including 36 inches (914 mm) wide:
 - a. Exterior: Standard weight, bronze or stainless steel, 4-1/2 inches (114 mm) high
 - b. Interior: Standard weight, steel, 4-1/2 inches (114 mm) high
- 03 1-3/4 inch (44 mm) thick doors over 36 inches (914 mm) wide:
 - a. Exterior: Heavy weight, bronze/stainless steel, 5 inches (127 mm) high
 - b. Interior: Heavy weight, steel, 5 inches (127 mm) high
- 04 2 inches or thicker doors:
 - a. Exterior: Heavy weight, bronze or stainless steel, 5 inches (127 mm) high
 - b. Interior: Heavy weight, steel, 5 inches (127 mm) high
- 05 Provide three hinges per door leaf for doors 90 inches (2286 mm) or less in height, and one additional hinge for each 30 inches (762 mm) of additional door height.
- 06 Where new hinges are specified for existing doors or existing frames, provide new hinges of identical size to hinge preparation present in existing door or existing frame.
- 07 Hinge Pins: Except as otherwise indicated, provide hinge pins as follows:
 - a. Steel Hinges: Steel pins
 - b. Non-Ferrous Hinges: Stainless steel pins
 - c. Out-Swinging Exterior Doors: Non-removable pins
 - d. Out-Swinging Interior Lockable Doors: Non-removable pins
 - e. Interior Non-lockable Doors: Non-rising pins
- 08 Width of hinges: 4-1/2 inches (114 mm) at 1-3/4 inch (44 mm) thick doors, and 5 inches (127 mm) at 2 inches (51 mm) or thicker doors. Adjust hinge width as required for door, frame, and wall conditions to allow proper degree of opening.
- 09 Provide hinges with electrified options as scheduled in the hardware sets. Provide with sufficient number and wire gage to accommodate electric function of specified hardware. Locate electric hinge at second hinge from bottom or nearest to electrified locking component.
- 10 Provide mortar guard for each electrified hinge specified.
- 11 Provide spring hinges where specified. Provide two spring hinges and one bearing hinge per door leaf for doors 90 inches (2286 mm) or less in height. Provide one additional bearing hinge for each 30 inches (762 mm) of additional door height.

2.4 CONTINUOUS HINGES

A. Aluminum Geared

- 01 Manufacturers:
 - a. Scheduled Manufacturer: Ives.
- 02 Requirements:
 - a. Provide aluminum geared continuous hinges conforming to ANSI/BHMA A156.26, Grade 1.
 - b. Provide aluminum geared continuous hinges, where specified in the hardware

- sets, fabricated from 6063-T6 aluminum.
- c. Provide split nylon bearings at each hinge knuckle for quiet, smooth, self-lubricating operation.
- d. Provide hinges capable of supporting door weights up to 450 pounds and successfully tested for 1,500,000 cycles.
- e. On fire-rated doors, provide aluminum geared continuous hinges that are classified for use on rated doors by testing agency acceptable to authority having jurisdiction.
- f. Provide aluminum geared continuous hinges with electrified option scheduled in the hardware sets. Provide with sufficient number and wire gage to accommodate electric function of specified hardware.
- g. Install hinges with fasteners supplied by manufacturers.
- h. Provide hinges 1 inch (25 mm) shorter in length than nominal height of door, unless otherwise noted or door details require shorter length and with symmetrical hole pattern.

2.5 MORTISE LOCKS

- A. Manufacturers and Products:
 - 01 Scheduled Manufacturer and Product: Falcon MA series.
- B. Requirements:
 - 01 Provide mortise locks conforming to ANSI/BHMA A156.13 Series 1000, Grade 1, and UL Listed for 3-hour fire doors.
 - 02 Provide locks manufactured from heavy gauge steel, containing components of steel with a zinc dichromate plating for corrosion resistance.
 - 03 Provide lock case that is multi-function and field reversible for handing without opening case. Cylinders: Refer to "KEYING" article, herein.
 - 04 Provide locks with standard 2-3/4 inches (70 mm) backset with full 3/4 inch (19 mm) throw stainless steel mechanical anti-friction latch bolt. Provide deadbolt with full 1 inch (25 mm) throw, constructed of stainless steel.
 - 05 Provide standard ASA strikes unless extended lip strikes are necessary to protect trim.
 - 06 Lever Trim: Solid brass, bronze, or stainless steel, cast or forged in design specified, with wrought roses and external lever spring cages. Provide thru-bolted levers with 2-piece spindles.
 - a. Lever Design: Falcon Dane

2.6 EXIT DEVICES

- A. Manufacturers and Products:
 - 01 Scheduled Manufacturer and Product: Von Duprin 99/33A series.
- B. Requirements:
 - 01 Provide exit devices tested to ANSI/BHMA A156.3 Grade 1 and UL listed for Panic Exit or Fire Exit Hardware.
 - 02 Cylinders: Refer to "KEYING" article, herein.
 - 03 Provide touchpad type exit devices, fabricated of brass, bronze, stainless steel, or aluminum, plated to standard architectural finishes to match balance of door hardware.
 - 04 Touchpad must extend to a minimum of one half of door width. No plastic inserts are allowed in touchpads.
 - 05 Provide exit devices with dead latching feature for security and for future addition of alarm kits and/or other electrified requirements.

- 06 Provide flush end caps for exit devices.
- 07 Provide exit devices with manufacturer's approved strikes.
- 08 Provide exit devices cut to door width and height. Install exit devices at height recommended by exit device manufacturer, allowable by governing building codes, and approved by Architect.
- 09 Mount mechanism case flush on face of doors, or provide spacers to fill gaps behind devices. Where glass trim or molding projects off face of door, provide glass bead kits.
- 10 Provide cylinder dogging as specified at non fire-rated openings.
- 11 Provide factory drilled weep holes for exit devices used in full exterior application, highly corrosive areas, and where noted in hardware sets.
- 12 Devices shall be furnished with outside trim lever handles matching locksets.

2.7 CYLINDERS

- A. Manufacturers and Products:
 - 01 Scheduled Manufacturer: Falcon SFIC.
- B. Requirements:
 - 01 Provide cylinders/cores compliant with ANSI/BHMA A156.5; latest revision; cylinder face finished to match lockset, manufacturer's series as indicated. Refer to "KEYING" article, herein.
 - 02 Provide cylinders in the below-listed configuration(s), distributed throughout the Project as indicated.
 - a. Conventional Open: cylinder with small format interchangeable core (SFIC) core with open keyway
- C. Construction Keying:
 - 01 Replaceable Construction Cores.

2.8 KEYING

- A. Comply with guidelines in ANSI/BHMA A156.28, incorporating decisions made at keying conference.
- B. Requirements:
 - 01 Provide permanent cylinders/cores keyed by the manufacturer according to the following key system.
 - a. Master Keying system as directed by the Owner.
 - 02 Forward bitting list and keys separately from cylinders, by means as directed by Owner. Failure to comply with forwarding requirements will be cause for replacement of cylinders/cores involved at no additional cost to Owner.
 - 03 Provide keys with the following features:
 - a. Material: Nickel silver; minimum thickness of .107-inch (2.3mm)
 - b. Patent Protection: Keys and blanks protected by one or more utility patent(s)
 - 04 Identification:
 - a. Identification stamping provisions must be approved by the Architect and Owner.
 - b. Stamp cylinders/cores and keys with Owner's unique key system facility code as established by the manufacturer; key symbol and embossed or stamped with "DO NOT DUPLICATE" along with the "PATENTED" or patent number to enforce the patent protection.
 - c. Failure to comply with stamping requirements will be cause for replacement

- of keys involved at no additional cost to Owner.
 - d. Forward permanent cylinders/cores to Owner, separately from keys, by means as directed by Owner.
- 05 Quantity: Furnish in the following quantities.
 - a. Change (Day) Keys: 3 per cylinder/core.
 - b. Permanent Control Keys: 3.
 - c. Master Keys: 6.

2.9 KEY CONTROL SYSTEM

- A. Manufacturers:
 - 01 Scheduled Manufacturer: Telkee.
 - 02 Acceptable Manufacturers: HPC, Lund.
- B. Requirements:
 - 01 Provide key control system, including envelopes, labels, tags with self-locking key clips, receipt forms, 3-way visible card index, temporary markers, permanent markers, and standard metal cabinet, all as recommended by system manufacturer, with capacity for 150% of number of locks required for Project.
 - a. Provide complete cross index system set up by hardware supplier, and place keys on markers and hooks in cabinet as determined by final key schedule.
 - b. Provide hinged-panel type cabinet for wall mounting.

2.10 DOOR CLOSERS

- A. Manufacturers and Products:
 - 01 Scheduled Manufacturer and Product: LCN 4040XP series.
- B. Requirements:
 - 01 Provide door closers conforming to ANSI/BHMA A156.4 Grade 1 requirements by BHMA certified independent testing laboratory. ISO 9000 certify closers. Stamp units with date of manufacture code.
 - 02 Provide door closers with fully hydraulic, full rack and pinion action with high strength cast iron cylinder, and full complement bearings at shaft.
 - 03 Cylinder Body: 1-1/2 inch (38 mm) diameter with 3/4 inch (19 mm) diameter double heat-treated pinion journal.
 - 04 Hydraulic Fluid: Fireproof, passing requirements of UL10C, and requiring no seasonal closer adjustment for temperatures ranging from 120 degrees F to -30 degrees F.
 - 05 Spring Power: Continuously adjustable over full range of closer sizes, and providing reduced opening force as required by accessibility codes and standards.
 - 06 Hydraulic Regulation: By tamper-proof, non-critical valves, with separate adjustment for latch speed, general speed, and backcheck.
 - 07 Provide closers with solid forged steel main arms and factory assembled heavy-duty forged forearms for parallel arm closers.
 - 08 Pressure Relief Valve (PRV) Technology: Not permitted.
 - 09 Finish for Closer Cylinders, Arms, Adapter Plates, and Metal Covers: Powder coating finish which has been certified to exceed 100 hours salt spray testing as described in ANSI Standard A156.4 and ASTM B117, or has special rust inhibitor (SRI).
 - 10 Provide special templates, drop plates, mounting brackets, or adapters for arms as required for details, overhead stops, and other door hardware items interfering with closer mounting.

2.11 DOOR TRIM

A. Manufacturers:

- 01 Scheduled Manufacturer: Ives.

B. Requirements:

- 01 Provide push plates 4 inches (102 mm) wide by 16 inches (406 mm) high by 0.050 inch (1 mm) thick and beveled 4 edges. Where width of door stile prevents use of 4 inches (102 mm) wide plate, adjust width to fit.
- 02 Provide push bars of solid bar stock, diameter and length as scheduled. Provide push bars of sufficient length to span from center to center of each stile. Where required, mount back to back with pull.
- 03 Provide offset pulls of solid bar stock, diameter and length as scheduled. Where required, mount back to back with push bar.
- 04 Provide flush pulls as scheduled. Where required, provide back-to-back mounted model.
- 05 Provide pulls of solid bar stock, diameter and length as scheduled. Where required, mount back to back with push bar.
- 06 Provide pull plates 4 inches (102 mm) wide by 16 inches (406 mm) high by 0.050 inch (1 mm) thick, beveled 4 edges, and prepped for pull. Where width of door stile prevents use of 4 inches (102 mm) wide plate, adjust width to fit.
- 07 Provide wire pulls of solid bar stock, diameter and length as scheduled.
- 08 Provide decorative pulls as scheduled. Where required, mount back to back with pull.

2.12 PROTECTION PLATES

A. Manufacturers:

- 01 Scheduled Manufacturer: Ives.

B. Requirements:

- 01 Provide kick plates, mop plates, and armor plates minimum of 0.050 inch (1 mm) thick, beveled four edges as scheduled. Furnish with sheet metal or wood screws, finished to match plates.
- 02 Sizes of plates:
 - a. Kick Plates: 10 inches (254 mm) high by 2 inches (51 mm) less width of door on single doors, 1 inch (25 mm) less width of door on pairs
 - b. Mop Plates: 4 inches (102 mm) high by 2 inches (51 mm) less width of door on single doors, 1 inch (25 mm) less width of door on pairs
 - c. Armor Plates: 36 inches (914 mm) high by 2 inches (51 mm) less width of door on single doors, 1 inch (25 mm) less width of door on pairs

2.13 OVERHEAD STOPS AND OVERHEAD STOP/HOLDERS

A. Manufacturers:

- 01 Scheduled Manufacturers: Glynn-Johnson.

B. Requirements:

- 01 Provide heavy duty concealed mounted overhead stop or holder as specified for exterior and interior vestibule single acting doors.
- 02 Provide heavy duty concealed mounted overhead stop or holder as specified for double acting doors.
- 03 Provide heavy or medium duty and concealed or surface mounted overhead stop or

holder for interior doors as specified. Provide medium duty surface mounted overhead stop for interior doors and at any door that swings more than 140 degrees before striking wall, open against equipment, casework, sidelights, and where conditions do not allow wall stop or floor stop presents tripping hazard.

- 04 Where overhead holders are specified provide friction type at doors without closer and positive type at doors with closer.

2.14 DOOR STOPS AND HOLDERS

A. Manufacturers:

- 01 Scheduled Manufacturer: Ives.

B. Provide door stops at each door leaf:

- 01 Provide wall stops wherever possible. Provide convex type where mortise type locks are used and concave type where cylindrical type locks are used.
- 02 Where a wall stop cannot be used, provide universal floor stops for low or high rise options.
- 03 Where wall or floor stop cannot be used, provide medium duty surface mounted overhead stop.

2.15 THRESHOLDS, SEALS, DOOR SWEEPS, AUTOMATIC DOOR BOTTOMS, AND GASKETING

A. Manufacturers:

- 01 Scheduled Manufacturer: Zero International.

B. Requirements:

- 01 Provide thresholds, weather-stripping (including door sweeps, seals, and astragals) and gasketing systems (including smoke, sound, and light) as specified and per architectural details. Match finish of other items.
- 02 Smoke- and Draft-Control Door Assemblies: Where smoke- and draft-control door assemblies are required, provide door hardware that meets requirements of assemblies tested according to UL 1784 and installed in compliance with NFPA 105.
- 03 Size of thresholds:
 - a. Saddle Thresholds: 1/2 inch (13 mm) high by jamb width by door width
 - b. Bumper Seal Thresholds: 1/2 inch (13 mm) high by 5 inches (127 mm) wide by door width
- 04 Provide door sweeps, seals, astragals, and auto door bottoms only of type where resilient or flexible seal strip is easily replaceable and readily available.

2.16 SILENCERS

A. Manufacturers:

- 01 Scheduled Manufacturer: Ives.

B. Requirements:

- 01 Provide "push-in" type silencers for hollow metal or wood frames.
- 02 Provide one silencer per 30 inches (762 mm) of height on each single frame, and two for each pair frame.
- 03 Omit where gasketing is specified.

2.17 FINISHES

- A. Finish: BHMA 613 (US10B); except:
 - 01 Hinges at Exterior Doors: BHMA 630 (US32D)
 - 02 Door Closers: Powder Coat to Match
 - 03 Thresholds: Mill Finish Aluminum

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Prior to installation of hardware, examine doors and frames, with Installer present, for compliance with requirements for installation tolerances, labeled fire-rated door assembly construction, wall and floor construction, and other conditions affecting performance.
- B. Field verify existing doors and frames receiving new hardware and existing conditions receiving new openings. Verify that new hardware is compatible with existing door and frame preparation and existing conditions.
- C. Examine roughing-in for electrical power systems to verify actual locations of wiring connections before electrified door hardware installation.
- D. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Where on-site modification of doors and frames is required:
 - 01 Carefully remove existing door hardware and components being reused. Clean, protect, tag, and store in accordance with storage and handling requirements specified herein.
 - 02 Field modify and prepare existing door and frame for new hardware being installed.
 - 03 When modifications are exposed to view, use concealed fasteners, when possible.
 - 04 Prepare hardware locations and reinstall in accordance with installation requirements for new door hardware and with:
 - a. Steel Doors and Frames: For surface applied door hardware, drill and tap doors and frames according to ANSI/SDI A250.6.
 - b. Wood Doors: DHI WDHS.5 "Recommended Hardware Reinforcement Locations for Mineral Core Wood Flush Doors."
 - c. Doors in rated assemblies: NFPA 80 for restrictions on on-site door hardware preparation.

3.3 INSTALLATION

- A. Mount door hardware units at heights to comply with the following, unless otherwise indicated or required to comply with governing regulations.
 - 01 Standard Steel Doors and Frames: ANSI/SDI A250.8.
 - 02 Custom Steel Doors and Frames: HMMA 831.
 - 03 Wood Doors: DHI WDHS.3, "Recommended Locations for Architectural Hardware for Wood Flush Doors."
- B. Install each hardware item in compliance with manufacturer's instructions and recommendations, using only fasteners provided by manufacturer.
- C. Do not install surface mounted items until finishes have been completed on substrate. Protect

all installed hardware during painting.

- D. Set units level, plumb and true to line and location. Adjust and reinforce attachment substrate as necessary for proper installation and operation.
- E. Drill and countersink units that are not factory prepared for anchorage fasteners. Space fasteners and anchors according to industry standards.
- F. Install operating parts so they move freely and smoothly without binding, sticking, or excessive clearance.
- G. Hinges: Install types and in quantities indicated in door hardware schedule but not fewer than quantity recommended by manufacturer for application indicated or one hinge for every 30 inches (750 mm) of door height, whichever is more stringent, unless other equivalent means of support for door, such as spring hinges or pivots, are provided.
- H. Intermediate Offset Pivots: Where offset pivots are indicated, provide intermediate offset pivots in quantities indicated in door hardware schedule but not fewer than one intermediate offset pivot per door and one additional intermediate offset pivot for every 30 inches (750 mm) of door height greater than 90 inches (2286 mm).
- I. Lock Cylinders: Install construction cores to secure building and areas during construction period.
 - 01 Replace construction cores with permanent cores as indicated in keying section.
- J. Wiring: Coordinate with Division 26, ELECTRICAL sections for:
 - 01 Conduit, junction boxes and wire pulls.
 - 02 Connections to and from power supplies to electrified hardware.
 - 03 Connections to fire/smoke alarm system and smoke evacuation system.
 - 04 Connection of wire to door position switches and wire runs to central room or area, as directed by Architect.
 - 05 Testing and labeling wires with Architect's opening number.
- K. Key Control System: Tag keys and place them on markers and hooks in key control system cabinet, as determined by final keying schedule.
- L. Door Closers: Mount closers on room side of corridor doors, inside of exterior doors, and stair side of stairway doors from corridors. Mount closers so they are not visible in corridors, lobbies and other public spaces unless approved by Architect.
- M. Closer/Holders: Mount closer/holders on room side of corridor doors, inside of exterior doors, and stair side of stairway doors.
- N. Power Supplies: Locate power supplies as indicated or, if not indicated, above accessible ceilings or in equipment room, or alternate location as directed by Architect.
- O. Thresholds: Set thresholds in full bed of sealant complying with requirements specified in Division 07 Section "Joint Sealants."
- P. Stops: Provide floor stops for doors unless wall or other type stops are indicated in door hardware schedule. Do not mount floor stops where they may impede traffic or present tripping hazard.

- Q. Perimeter Gasketing: Apply to head and jamb, forming seal between door and frame.
- R. Meeting Stile Gasketing: Fasten to meeting stiles, forming seal when doors are closed.
- S. Door Bottoms: Apply to bottom of door, forming seal with threshold when door is closed.

3.4 FIELD QUALITY CONTROL

- A. Engage qualified manufacturer trained representative to perform inspections and to prepare inspection reports.
 - 01 Representative will inspect door hardware and state in each report whether installed work complies with or deviates from requirements, including whether door hardware is properly installed and adjusted.

3.5 ADJUSTING

- A. Initial Adjustment: Adjust and check each operating item of door hardware and each door to ensure proper operation or function of every unit. Replace units that cannot be adjusted to operate as intended. Adjust door control devices to compensate for final operation of heating and ventilating equipment and to comply with referenced accessibility requirements.
 - 01 Door Closers: Adjust sweep period to comply with accessibility requirements and requirements of authorities having jurisdiction.

3.6 CLEANING AND PROTECTION

- A. Clean adjacent surfaces soiled by door hardware installation.
- B. Clean operating items as necessary to restore proper function and finish.
- C. Provide final protection and maintain conditions that ensure door hardware is without damage or deterioration at time of Substantial Completion.

3.7 DOOR HARDWARE SCHEDULE

- A. Hardware items are referenced in the following hardware. Refer to the above-specifications for special features, options, cylinders/keying, and other requirements.
- B. Hardware Schedule:

HEADING 01						
Arch Set Name 01						
Opening to receive: (Double quantities at double doors.)						
QTY	UM	TYPE	DESCRIPTION	ATTACHED TO	FINISH	MFGR
3	EA	HINGE, 4 1/2, STD WT	5BB1 X 4.5 X 4.5 X NRP	BOTH	US613	IVE
1	EA	RIM EXIT DEVICE	19-R-L-NL X 912L-NL X DANE(SP28) X 3'-0 DEVICE X 571A - STRIKE	ACT	US613	FAL
1	EA	MORTISE CYLINDER	C987 X A12667-003-00		US613	FAL
1	EA	PERMANENT CORE	C607 X MK		US613	FAL
1	EA	CONSTRUCTION CORE	C607CCA X 50-231F		BLK	FAL

1	EA	CLOSER	SC81A X RW/PA X SLIM	ACT	US613	FAL
1	EA	DOOR SWEEP	339AA X 30 W			ZER
1	EA	THRESHOLD	566A X 36			ZER
1	EA	GASKETING, CATEGORY G	188S-BK 17' PSA			ZER

END OF SECTION

SECTION 09 21 16

GYPSUM BOARD ASSEMBLIES

CONDITIONS OF THE CONTRACT, SUPPLEMENTAL INSTRUCTIONS, AND DIVISION 1, AS INDEXED, APPLY TO THIS SECTION.

PART 1 - GENERAL

1.1 DESCRIPTION

- A. Drywall installed over existing compresses peg board.
- C. Scope of Work:
 - 01 Interior gypsum board at walls, including trim, taping and floating.
- D. Related Work:
 - 01 Section 06 10 00 – Rough Carpentry
 - 02 Section 09 90 00 – Painting and Staining

1.2 SUBMITTALS

- A. Review and comply with all provisions of section 01 33 00 – Submittal Procedures.
- B. Product Data: Submit manufacturer's literature, product data, certifications and supporting information for all products proposed to be furnished, as necessary to demonstrate compliance with the specified requirements.
- C. Shop Drawings: Submit complete shop drawings consisting of design, fabrication and erection / installation of proposed assemblies.
 - 01 Show profiles, sizes, spacing and locations of assembled components.
 - 02 Show details of shop fabrications, connections and details.
 - 03 Show details of field fabrications, connections and details.
 - 04 Where proposed framing solutions exceed specified maximum allowable unbraced heights, submit engineered calculations for each specific condition; sealed and signed by a Texas licensed structural engineer.
- D. Installation Instructions: Submit manufacturer's complete installation instructions, including fastening, for all products and / or assemblies proposed to be furnished.
 - 01 Installation details submitted for review shall be specific to the work of this contract and accurately depict interface within the assembly(s) indicated on the Drawings.
 - 02 Generic details that do not depict actual conditions shall not be acceptable.

1.3 REFERENCES

- A. American Society for Testing and Materials (ASTM):
 - 01 ASTM C473 – Standard Test Methods for Physical Testing of Gypsum Panel Products.
 - 02 ASTM C475 – Standard Specification for Joint Compound and Joint Tape for Finishing Gypsum Board.

- 03 ASTM C840 – Standard Specification for Application and Finishing of Gypsum Board.
- 04 ASTM C954-10 – Standard Specifications for Steel Drill Screws for the Application of Gypsum Panel Products to Steel Studs.
- 05 ASTM C1002 – 07 – Standard Specifications for Steel Self-Piercing Tapping Screws for the Application of Gypsum Panel Products to Steel Studs.

- B. Gypsum Association:
 - 01 GA-214 – Recommended Levels of Gypsum Board Finish.
 - 02 GA-216 – Application and Finishing of Gypsum Panel Products.
 - 03 GA-253 – Application of Gypsum Sheathing.
 - 04 GA-290 – Area Separation Walls.
 - 05 GA-600 – Fire Resistance Design Manual.

- C. National Fire Protection Association:
 - 01 NFPA 285 – Standard Fire Test Methods for Evaluation of Fire Propagation Characteristics of Exterior Wall Assemblies Containing Combustible Materials.

1.4 DESIGN REQUIREMENTS

- A. Meet or exceed Class A flame/fuel/smoke requirements of ASTM E84 surface burning characteristics for finish materials.

- B. Mold-Resistant Characteristics: Rating of 10 according to ASTM D3273 mold testing.

1.5 DELIVERY, STORAGE, AND HANDLING

- A. Deliver materials in original packages, containers or bundles bearing name and identification of manufacturer or supplier.

- B. Store materials inside under cover and keep dry and protected against damage from weather, direct sunlight, surface contamination, corrosion, construction traffic and other causes. Neatly stack gypsum boards flat to prevent sagging.

- C. Handle gypsum board to prevent damage to edges, ends, and surfaces. Do not bend or damage metal corner beads and trim.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Gypsum Wall Board: Provide domestically manufactured gypsum wall board.
 - 01 U. S. Gypsum Co.
 - 02 National Gypsum Company.
 - 03 American Gypsum.
 - 04 Georgia Pacific.
 - 05 Temple-Inland Forest Products Corp.
 - 06 James Hardie Industries.

2.2 WALL AND CEILING BOARD MATERIALS

- A. General Design Basis: All gypsum wallboard shall be USG 5/8 inch thick, Type X, tapered-edged. Sizes shall be 4'-0" wide by longest practical length to minimize joints.
 - 01 Suitable for use in fire rated assemblies.
- B. Humidity Resistant Gypsum Wallboard shall be USG 5/8", Type X, Sheetrock "Mold Tough" gypsum panels.
 - 01 Panels shall comply with ASTM D3273.
 - 02 Use at all walls in high humidity rooms (locker rooms, shower rooms / stalls, food service areas / rooms, restrooms, non-air-conditioned interior spaces / rooms) that do not receive a tile or masonry finish.
 - 03 Also provide within 24" of all sinks and lavatories.
- C. Acceptable manufacturers / products include:
 - 01 USG "Durock" (basis of design).
 - 02 James Hardie Industries "HardieBacker".
 - 03 National Gypsum "Permabase".
- D. Corner Beads: Design is based on USG Dur-A-Bead Corner Bead
 - 01 Complies with ASTM C1047
 - 02 1-1/4" legs.
 - 03 Material Thickness: 0.012" minimum
 - 04 Use at all exterior corners.
- E. Joint Compound (Taping): Standard types manufactured by gypsum wallboard manufacturer for intended use. Fire rated type must be used on fireproof systems.
- F. Laminating Adhesives: Standard type manufactured or recommended by manufacturer of product to be laminated.
- G. Control Joints: Metal type with 1/4 inch open joint, perforated flanges for floating in place.
 - 01 Niles Building Products model 093 Zinc Control Joint; or equal.
 - 02 Control joints at walls shall be located vertically.
 - a. A maximum of 30'-0" O.C. floor to above ceiling.
 - b. Each side of door frames from top of jamb to above ceiling.
 - c. Above ceiling, cut / separate gyp board full height to top of gyp board.
 - 03 Control joints at gypsum board ceilings shall be located:
 - a. As indicated on the Drawings
 - b. Where not indicated, at a maximum of 30'-0" O.C. Coordinate with Architect for exact locations.
 - 04 Control joints at furdawns shall be located on all sides of the furdawn at a maximum of 30'-0" O.C. to above ceiling.
 - 05 At building expansion joints, provide control joint full height of gyp board unless detailed or specified otherwise.
- H. Fasteners (screws) shall be U.S.G. type "S" drywall screws, minimum 1-1/4" length, or longer as required to penetrate metal framing components a minimum of 1/2".

PART 3 - EXECUTION

3.1 WALLBOARD INSTALLATION

- A. Select the maximum practical length to minimize end joints. All end joints shall be neatly fitted and staggered. Joints on opposite sides of partition shall be so arranged as to occur on different studs.
- B. Install metal corner bead at external corners. Where length of the corner does not exceed standard stock lengths, use a single length.
- C. Install gypsum board moisture guard on the bottom of all gypsum board sheets set at / on finish floor slabs.
- D. Install metal trim where indicated and all wall board not terminating under frames or behind bases shall be trimmed with galvanized "J" mold.
- E. Apply at least three coats of joint compound over beads, screw heads and trim, and each coat shall be feathered out onto panel faces. Refer to Para. 3.5 Workmanship Tolerances for level of finish required.
- F. Float out and sand joints to make joints invisible when painted with non-texture paint. Refer to Para. 3.5 Workmanship Tolerances for level of finish required.
- G. Caulk around pipes, ducts, structure or similar items which penetrate drywall systems.
- H. Fasten wallboard at 12 inches O.C., except at the edges/joints which shall be at 8 inches O.C.
- I. Edge-Grip Clips: Position clips on the back of the panels and drive prongs into panel edges. Space clips 16 inches O.C. Screw-attach clip to framing, furring or wall surface.
- J. At all wrap-around hollow metal frames, gyp board shall extend ½" minimum into frame throat.
- K. At all exterior metal framed walls extend gypsum wall board from floor to deck unless noted otherwise.

3.2 WORKMANSHIP TOLERANCES and REQUIRED LEVEL OF FINISH

- A. Wallboard:
 - 01 Visual: Correct any nicks, bumps, out-of-level or out-of-plumb areas detectable to the naked eye.
 - 02 Float solid between corner beads less than 36 inches apart. Surfaces that appear concave are not acceptable.
 - 03 Provide "J" mold and continuous 1/4 inch reveal wherever gypsum board directly abuts other material or when the end is exposed.
 - 04 Float control joints flush with the wall surface so that ceiling wall molds that are specified separately will align flat and straight with the wall surface.
- B. Required Level of Gypsum Drywall Finish (refer to Gypsum Association publications for standards):

- 01 All gypsum wallboard shall be finished to a level 4 unless specifically scheduled or noted otherwise. All joints and interior angles shall have tape embedded in joint compound and 2 separate coats of joint compound applied over all flat joints and 1 separate coat of joint compound applied over interior angles. Fastener heads and accessories shall be covered with 3 separate coats of joint compound. All joint compounds shall be smooth and free of tool marks and ridges.
- 02 For all plenum areas and areas not exposed provide a level 1 finish. All joints and interior angles shall have tape set in joint compound. Surface shall be free of excess joint compound. Tool marks and ridges are acceptable.

3.3 PROTECTION AND CLEAN UP

- A. Coordinate with painting and make sure all gypsum board is primed and the specified texture is provided.
- B. Unless the Construction Manager gives notice otherwise, in advance. Each Trade contractor is responsible for removing his own trash from the Work area and for the initial cleaning of his own Work, while ongoing and when completed.
 - 01 Garbage collections: Provide a collection can at each location on the site used as an eating area.
 - 02 Trash removal: Clear the building and site of trash at least once a week. When rapid accumulation occurs, make more frequent removal. Remove highly combustible trash such a paper and cardboard daily.
 - 03 Disposition of debris: Remove debris from the site and make legal disposition. Locations for disposal shall be of the Contractor's choice within the above restrictions. No debris or material may be buried or burned at the site. Take necessary precautions to prevent accidental burning of materials be avoiding large accumulations of combustible materials.
- C. The Work shall be turned over to the Construction Manager/Owner in immaculate condition. Cleaning includes removal of smudges, marks, stains, fingerprints, soil, dirt, paint spots, dust, lint, discolorations and other foreign material.
- D. Remove all temporary facilities.

END OF SECTION

SECTION 09 90 00

PAINTING AND STAINING

CONDITIONS OF THE CONTRACT, SUPPLEMENTAL INSTRUCTIONS, AND DIVISION 1, AS INDEXED, APPLY TO THIS SECTION.

PART 1 - GENERAL

1.1 DESCRIPTION

- A. Painting of hollow metal doors and frames
- B. Painting of new construction drywall

1.2 SUBMITTALS

- A. Material lists: Give the supplier's name, product name, number and generic description of each proposed product and its use. Provide product data sheets if requested.
- B. Samples: Submit full range of colors, patterns, textures and finishes available for selection, including the following:
 - 01 Color Chips: Provide complete duplicate sets of color chips for color selection.
 - 02 Small Applied Samples: Provide pieces of actual material on which paint will occur with minimum dry mil thickness of specified paint.
 - 03 Sheen Samples: Provide full range of varying sheens when sheens are controllable by intermixing.
- C. Installed Samples: Provide large size samples for approval. Approved samples may be left in place as part of the work.
- D. One room and/or area, as selected by the Architect, shall be painted with materials specified or accepted and applied directly from container, unthinned. After acceptance by Architect, room and/or area shall be standard of quality of entire project.
- E. Certification: Furnish a letter certifying that materials submitted are truly equivalent, or better than those called out in the finish schedule.

1.3 RESPONSIBILITY OF COORDINATION

- A. Coordinate the work specified herein with the following work:
 - 01 Provide information to preceding trades for proper preparation of substrate.
 - 02 Inspect substrate before proceeding to verify proper preparation.
 - 03 Notify Architect of any item to receive paint which may not be covered by a scheduled finish type. Architect will furnish appropriate specification.

1.4 QUALITY ASSURANCE

- A. Materials shall be applied directly from containers in which material is purchased. No exceptions.
- B. Subcontractor shall provide to Owner and Architect a notarized certification that paint used is as specified in writing by the Architect.

- C. Number of coats of each of several finishes shall be in accordance with detailed specifications, which will produce first quality finish if properly applied. If number of coats specified fails to produce a finish acceptable to Architect, this Contractor shall apply additional coat(s) at his own expense until an acceptable finish is achieved.
- D. Provide primers and other undercoat paints produced by same manufacturer as finish coats. Use thinners recommended by paint manufacturer's printed instructions.
- E. Deliver products to jobsite in unbroken containers bearing manufacturer's labels, intact and legible at time of use.

1.5 SCOPE

- A. Work Included: Work under this Section includes furnishing all labor, material, equipment, and accessories necessary for completion of all painting and staining. Refer to paragraph 3.01 for list of items to receive paint.
- B. Work Not Included:
 - 01 Shop coat of paint on metal, unless noted otherwise. Refer to Section 05 50 00 – Metal Fabrications.
 - 02 Aluminum and copper, unless otherwise noted.
 - 03 Factory finished equipment.
 - 04 Plastic clad educational equipment.

1.6 PRODUCT HANDLING

- A. Store only approved materials at the jobsite, storing only in a suitable and designated area restricted to the storage of paint materials and related equipment.
- B. Temperature in the storage area shall be between 40oF and 110oF. Open and mix all materials in the storage area.
- C. Use all means necessary to protect materials before, during, and after application, and to protect the installed work and materials of all other trades.
- D. Apply water-base paints only when temperature of surfaces to be painted, and surrounding air temperatures are between 50oF (10oC) and 90oF (32oC), unless otherwise permitted by paint manufacturer's printed instructions.
- E. Apply solvent-thinned paints only when temperature of surfaces to be painted, and surrounding air temperatures are between 45oF (7oC) and 95oF (35oC), unless otherwise permitted by paint manufacturer's printed instructions.
- F. Do not paint in snow, rain, fog or mist, or when relative humidity exceeds 85%, or to damp or wet surfaces, unless otherwise permitted by paint manufacturer's printed instructions. Painting may be continued during inclement weather, if areas and surfaces to be painted are enclosed and heated within temperature limits specified by paint manufacturer, during application and drying periods.

1.7 EXTRA STOCK

- A. Upon completion of the work of this Section, deliver to the Owner, an extra stock equaling 10 percent or a minimum of 1 gallon, whichever is greater, of each color, type, and gloss of paint used in the work. Make sure each container is tightly sealed, clearly labeled with contents, and location where used.

1.8 WARRANTY

- A. The undertaking of a painting subcontract will indicate that the subcontractor will warrant the work specified herein for two years against becoming unserviceable or causing an objectionable appearance, resulting from either defective or nonconforming materials and workmanship.
- B. Defects shall include by not be limited to the following:
 - 01 Discoloring noticeably by yellowing, streaking, blooming, changing color, or darkening
 - 02 Mildew
 - 03 Peeling, cracking, blistering, "alligatoring", or releasing from the substrate
 - 04 Chalking or dusting excessively
 - 05 Changing sheen in irregular fashion
 - 06 Softening or becoming tacky
 - 07 Bubbling
- C. In the event of damage, immediately make all repairs and replacements necessary for approval of the Architect, and at no additional cost to the Owner.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. All paint materials selected for coating systems for each type of surface shall be the product of a single manufacturer and shall, as a system, have flame spread, fuel contribution, and smoke density test results less than 25.
- B. Paint materials listed herein, unless otherwise designated in the "Painting Schedule", are the products of Sherwin Williams, and require no further approval as to manufacturer or catalogue number.
- C. Sherwin Williams (NO SUBSTITUTIONS).

2.2 MATERIALS

- A. The following is a specification of typical painted items and does not specifically include every item that is to receive paint. It should, however, establish type and quality of finish for all items normally included in a complete paint job.
- B. Ferrous Metals:
 - 01 1 coat – SW Pro-Cryl Universal Water Based Primer B66-310 Series. 2.0 – 4.0 mdf
 - 02 2 coats – SW DTM Acrylic Gloss Coating B66W100 Series. 2.5 – 4.0 mdf each coat
- C. Interior Drywall: Walls, Ceilings, Gypsum Board, and similar items. (Choose one)
 - 01 Latex Systems:
 - a. Eggshell Finish:

1. 1st Coat: S-W ProMar200 Zero VOC Interior Latex Primer, B28W2600 (4 mils. wet, 1.5 mils. dry per coat).
2. 2nd Coat: S-W ProMar 200 Zero VOC Latex Semi-Gloss, B31-2600 Series.
3. 3rd Coat: S-W ProMar 200 Zero VOC Latex Semi-Gloss, B31-2600 Series (4 mils. wet, 1.5 mils. dry per coat).

D. Interior Galvanized Metal:

- 01 1 coat – SW ProCryl Water Based Universal Primer B66-310 Series. 2.0 – 4.0 mdf
- 02 2 coats – SW ProClassic Waterborne Acrylic S/G Enamel B31W51 Series. 1.4 mdf each coat

E. Interior Non-Galvanized Metal:

- 01 1 coat – SW ProCryl Water Based Universal Primer B66-310 Series. 2.0 – 4.0 mdf
- 02 2 coats – SW ProClassic Waterborne Acrylic S/G Enamel B31W51 Series. 1.4 mdf each coat

2.3 COLORS

- A. Colors shall be as selected by Architect. Different colors may be selected for each room, and more than one color may be selected in each room.

PART 3 - EXECUTION

3.1 ITEMS TO RECEIVE PAINT

- A. Generally, all items that are normally painted in any typical building, including but not limited to the following list:
- 01 All ferrous metal
 - 02 All new exposed gypsum board surfaces, including all mechanical rooms.
 - 03 Miscellaneous other items which normally require painting or are scheduled to be painted.
- B. All work where a coat of material has been applied must be inspected and approved by the Architect, before application of succeeding specified coat, otherwise no credit for coat applied will be given. Notify Architect when a particular coat has been completed for inspection and approval. Apply coats of material in strict accordance with manufacturer's specifications, except where requirements of these specifications are in excess of manufacturer's requirements. Paint all sight exposed pipe and plumbing, only after all mechanical work and tests have been completed.

3.2 PREPARATION

- A. General: Surface must be clean to ensure adhesion. Remove oil and grease with paint thinner. Wash off dirt with warm soapy water and rinse with clean water. Remove rust by wire brushing or sanding.
- B. Unfinished Surfaces:
- 01 Wood: Sand smooth and apply one coat of primer undercoat. After primer has dried overnight, putty nail holes and cracks, then spot-prime putty with primer. Again, allow the primer to dry overnight, sand lightly and topcoat.
 - 02 Masonry and Concrete: Remove efflorescence or cement dust on masonry and concrete by etching with a 10% solution of muriatic (Hydrochloric) acid. Flush off

surface after etching with clean water, and paint while still damp. On surface where muriatic acid cannot be used to neutralize the efflorescence, remove the efflorescence by sanding, scraping or wire brushing, and apply a coat of masonry conditioner before painting. If efflorescence is not present, no primer is necessary on concrete and masonry surfaces. Fill voids and pores in concrete and haydite blocks with latex block filler and allow to dry overnight before topcoating.

- 03 Iron and Steel: Prime with metal primer and allow to dry overnight before topcoating.
- 04 Galvanized Metal: Prime with galvanized metal primer and allow to dry overnight before topcoating.

3.3 APPLICATION

- A. General: Surfaces to be finished must be clean, dry, free of dirt, oils, loose paint or any other contamination that would adversely affect adhesion, protective properties or appearance of the coating.
- B. Paint Thickness: Provide the following minimum dry film thickness per coat, unless noted otherwise:
 - 01 Enamels on Metal: 1 mil
 - 02 Latex Paints: 1 mil
 - 03 Metal Primers: 1.5 mils
 - 04 Undercoats: 1.5 mils
 - 05 Oil Paints: 1.5 mils
 - 06 Traffic Lines: 2.5 mils
 - 07 Epoxy Coating: 2.0 mils

Thickness Test: Use observation gauge that measures "V" shape scratch.

- C. Allow exterior paints to dry 72 hours between coats and interior paint to dry 24 hours between coats. Allow all enamels and varnishes to dry 24 hours between coats. If enamel and varnishes are tacky after 24 hours, allow additional time until finish is dry.
- D. Leveling: Apply with proper consistency and quality so paint flows out to a level surface free of brush and roller marks, bubbles, dust, runs, sags, and holidays. Spread evenly.
- E. Appearance: Uniform color, texture and sheen.
- F. Neatness: Paint shall not be smeared, spattered or run over adjoining colors or materials. Cut-on lines shall be straight.
- G. First coat shall be white, unless otherwise specified.

END OF SECTION

STATE OF TEXAS §
 §
 COUNTY OF WASHINGTON §

ORDER CREATING WASHINGTON COUNTY EXPO PARK

WHEREAS, the Washington County Expo is the heartbeat of year-round activity in Brenham and across Washington County, bringing people together, sparking connections, and contributing to the life and economy of the Washington County community; and

WHEREAS, while the Washington County Fair is one of the most well-known hosted events, the Washington County Expo's story goes far beyond one week in September and is here twelve months a year, creating opportunities for celebration, competition, education, and connection; and

WHEREAS, as authorized by Section 320.001 of the Local Government Code, the Commissioners Court may improve, equip, maintain, finance and operate public parks; and

WHEREAS, as authorized by Section 331.001 of the Local Government Code, the Commissioners Court may may improve land for park purposes and may operate and maintain parks, including the authority to construct buildings, lay out and pave driveways and walks, construct ditches or lakes, and set out trees and shrubs; and

WHEREAS, the Commissioners Court of Washington County has determined that the creation and designation of a county park at the Washington County Expo strengthens the community well-being through people's connection to nature and one another, ensuring everyone has access to the benefits and joys of the outdoors;

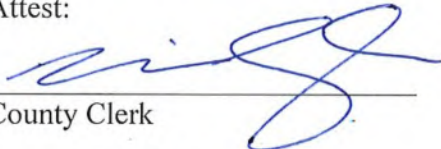
THEREFORE, IT IS HEREBY ORDERED THAT:

1. The Washington County Expo located at 1305 East Blue Bell Rd. Brenham, Texas 77833, consisting of 15 acres, is hereby created and designated as a Washington County park;
2. The powers and duties provided in Chapter 320 of the Texas Local Government Code will be exercised and performed by the Washington County Commissioners Court; and
3. The Washington County Expo will be open for the use of the public under rules prescribed by the Washington County Commissioners Court.

Read and Adopted by a vote of 4 ayes and 0 nays on this 14 day
of July, 2026.

Jami Dennenberger
County Judge

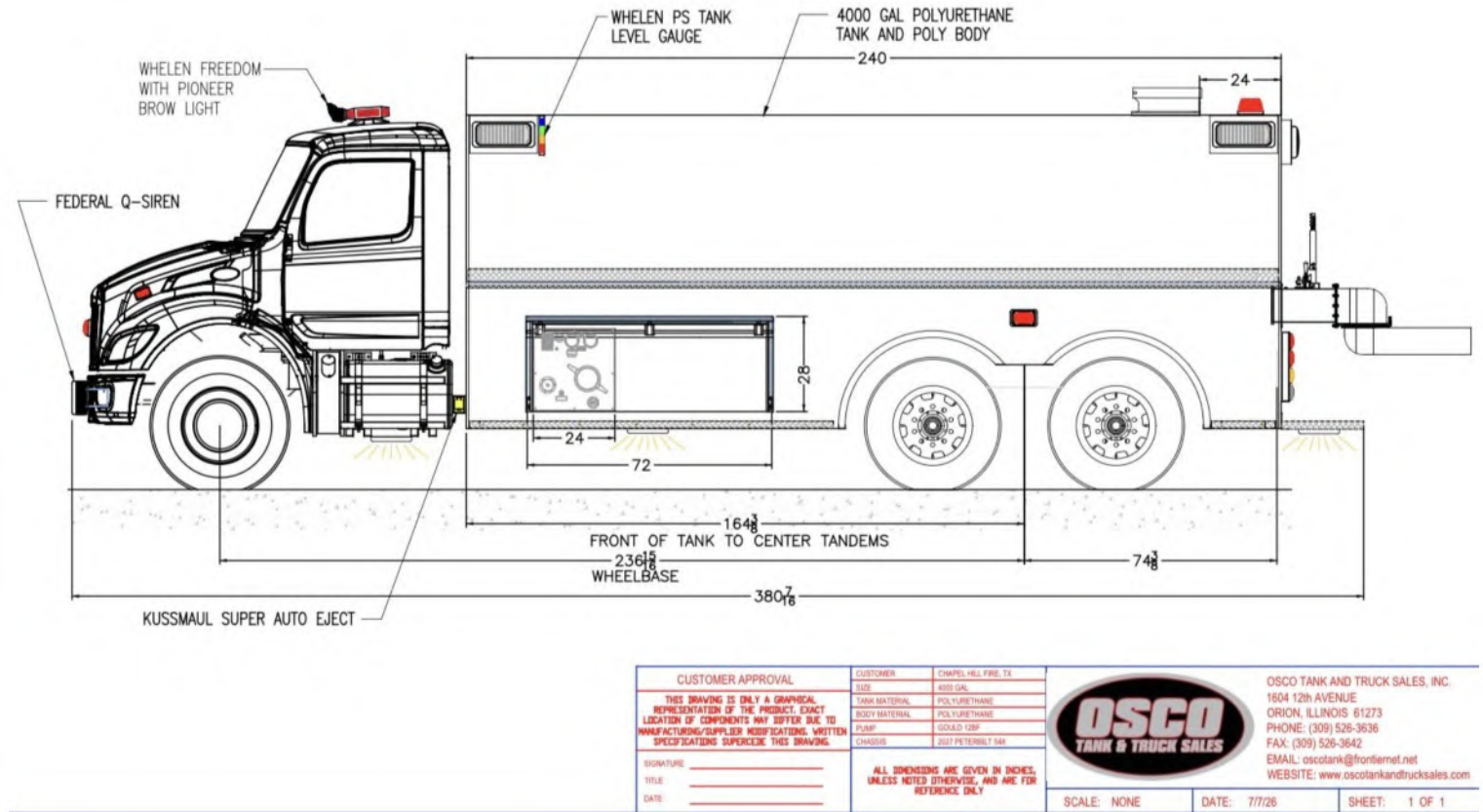
Attest:


County Clerk



Chappell Hill Volunteer Fire Department Grant Match Funding Request

Request for \$32,500 in County Support



Actual OSCO proposal drawing for the proposed CHVFD water tender

Washington County Commissioners Court
July 14, 2026

Item 7

Request at a Glance

CHVFD is requesting county support to offset local costs tied to accepted grant-funded fire protection projects.

\$32,500

Total county request

\$30,000 for the water tender; \$2,500 for PPE and fire/rescue equipment.

\$453,825

Total project/grant value

Water tender + two awarded \$25,000 grants.

3

Accepted grant projects

Water tender, firefighter PPE, and fire/rescue equipment.

Jan–Apr 2027

Expected tender delivery

Grant accepted; purchasing/build process underway.

Core message

This is not a request for the county to carry the full cost. It is a request to help reduce the local burden on already-accepted grant-funded fire protection improvements.

For a \$32,500 county request, CHVFD is moving forward with \$453,825 in fire protection improvements.

Funding Request Breakdown

Project	Grant / Project Value	County Request	Purpose
OSCO/Peterbilt water tender	\$403,825	\$30,000	Rural water supply and fireground operations
Firefighter PPE grant	\$25,000	\$1,250	Structural gear and SCBA bottle replacement
Fire/rescue equipment grant	\$25,000	\$1,250	Equipment for current apparatus and new tender readiness
Total	\$453,825	\$32,500	Grant-funded fire protection improvements

Total county request: \$32,500

The request offsets local costs tied to three accepted grant projects, not general operating expenses.

The county request equals about 7.2% of the total project/grant value.

Tender Funding Responsibility

Funding Item	Amount
OSCO tender exact quoted price	\$403,825
Grant award accepted	\$300,000
Remaining local responsibility	\$103,825
County support requested for tender	\$30,000
Remaining CHVFD responsibility after county support	\$73,825
Estimated CHVFD financing	Approx. \$7,200/year for 15 years

Accepted grant-funded apparatus

CHVFD has accepted the \$300,000 tender grant and started the purchasing/build process. County support would reduce the remaining local burden while CHVFD still finances the majority of the remaining cost.

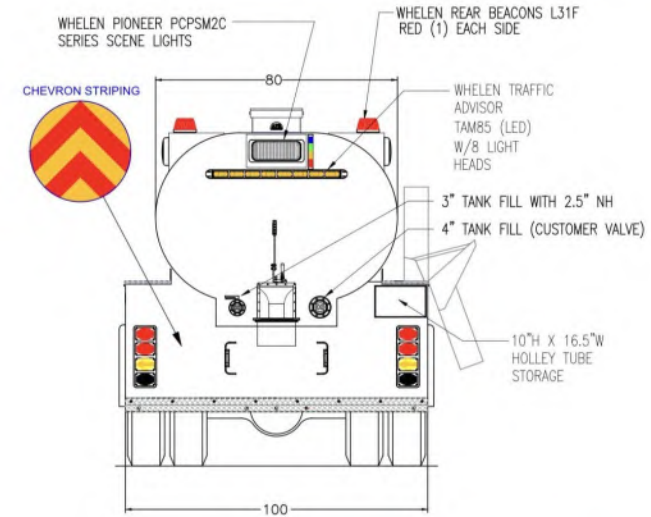
Even with county support, CHVFD remains responsible for approximately \$73,825 on the tender.

Why a Water Tender Is Critical in Rural Fire Protection

RURAL WATER SUPPLY

In areas without reliable hydrant access, water has to be brought to the scene.

- A 4,000-gallon tank increases available fireground water.
- A 1,000 GPM pump adds operational flexibility if needed.
- A 10-inch Newton swivel dump supports rapid offload into portable tank operations.
- A 4,000-gallon manual drop-down tank rack supports tender shuttle operations.
- Improves response capability for structure fires, grass fires, and mutual aid incidents.



CUSTOMER APPROVAL		CUSTOMER	CHAPPELL HILL VFD	 OSCO TANK AND TRUCK SALES, INC. 1604 12th AVENUE OREGON, ILLINOIS 61773 PHONE: (309) 528-3636 FAX: (309) 528-3642 EMAIL: oscotank@frontier.net WEBSITE: www.oscotankandtrucksales.com
THIS DRAWING IS ONLY A GRAPHICAL REPRESENTATION OF THE PRODUCT. EXACT DIMENSIONS OF COMPONENTS MAY DIFFER DUE TO MANUFACTURING TOLERANCES. WRITTEN SPECIFICATIONS SUPERSEDE THIS DRAWING.		DATE	7/7/26	
ALL DIMENSIONS ARE GIVEN IN INCHES UNLESS NOTED OTHERWISE, AND ARE FOR REFERENCE ONLY.		SCALE	NONE	
DATE		DATE	7/7/26	

Actual OSCO proposal drawing — rear view

The tender is a rural water supply asset, not simply another truck.

2025 Service Demand Supports the Request

CHVFD’s 2025 response activity shows the need for reliable apparatus, rural water supply capability, and mutual aid readiness.



Context only

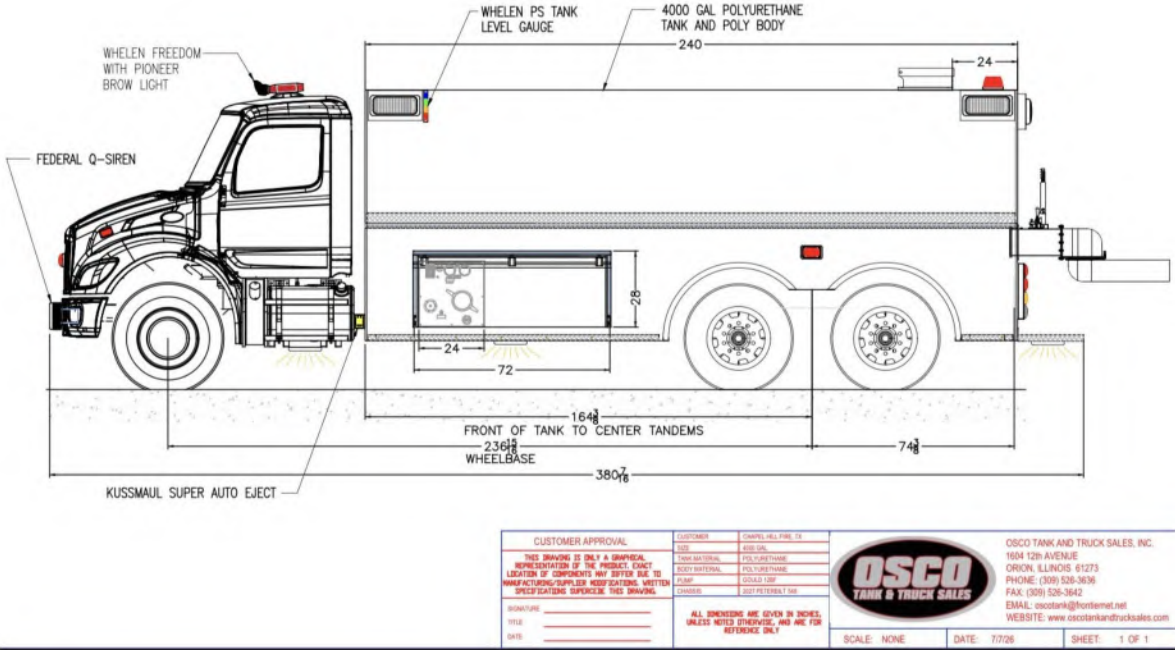
The broader department data package will be provided separately. This presentation stays focused on the grant-funded request and apparatus replacement.

The tender replacement supports an active rural department responding to fires and countywide mutual aid needs.

Replacing a 1998 Water Tender With Modern Capability



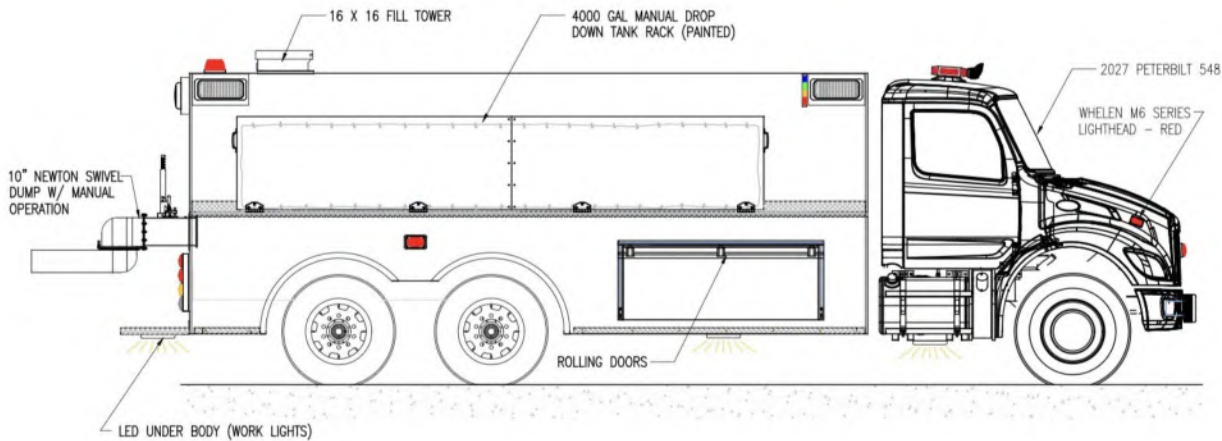
Current: 1998 Mack tender



Proposed: OSCO/Peterbilt tender drawing

Capability / condition	Current 1998 Mack	Proposed OSCO tender	Improvement
Water capacity	3,200 gal	4,000 gal	+800 gal
Pump capacity	300 GPM	1,000 GPM	+700 GPM
Apparatus age	28 years old	New	Improved reliability
Condition	Known mechanical concerns	New build	Improved readiness

Proposed Apparatus: OSCO / Peterbilt Water Tender



CUSTOMER APPROVAL		CUSTOMER	CHAPPELL HILL FIRE, TX
THIS DRAWING IS ONLY A GRAPHICAL REPRESENTATION OF THE PRODUCT. EXACT LOCATION OF COMPONENTS MAY DIFFER DUE TO MANUFACTURING/SUPPLIER VARIATIONS. WRITTEN SPECIFICATIONS SUPERSEDE THIS DRAWING.		SIZE	4000 GAL.
		TANK MATERIAL	POLYURETHANE
		BODY MATERIAL	POLYURETHANE
		PUMP	GOULD 12B
		CHASSIS	2027 PETERBILT 548
SIGNATURE _____		ALL DIMENSIONS ARE GIVEN IN INCHES, UNLESS NOTED OTHERWISE, AND ARE FOR REFERENCE ONLY.	
TITLE _____			
DATE _____			



OSCO TANK AND TRUCK SALES, INC.
1604 12th AVENUE
ORION, ILLINOIS 61273
PHONE: (309) 526-3630
FAX: (309) 526-3642
EMAIL: oscotank@frontier.net
WEBSITE: www.oscotankandtrucksales.com

SCALE: N/A

DATE: 7/7/26

DWG#: 1 OF 1

Actual OSCO proposal drawing — passenger side view

Feature	Detail
Builder	OSCO Tank and Truck Sales
Chassis	2027 Peterbilt 548
Tank capacity	4,000 gallons
Pump	Gould 12B / 1,000 GPM
Dump valve	10-inch Newton swivel dump
Tank rack	4,000-gallon manual drop-down tank rack
Quoted price	\$403,825
Expected delivery	January–April 2027

The proposed tender improves water supply capacity, pumping capability, and operational readiness.

Apparatus Quotes Support the OSCO Selection

CHVFD reviewed multiple apparatus quotes. The OSCO tender was the lowest quote received and provided the highest water capacity.

Vendor	Tank Size	Pump Capacity	Quoted Price	Notes
OSCO	4,000 gal	1,000 GPM	\$403,825	Lowest quote; highest water capacity
Deep South	3,000 gal	1,250 GPM	\$415,000	\$11,175 higher; 1,000 fewer gallons
Kemper Emergency Vehicles	3,250 gal	1,500 GPM	\$522,718	Higher pump; 750 fewer gallons
Fouts Fire	3,000 gal	1,250 GPM	\$534,394	Higher pump; 1,000 fewer gallons
Fire Master	3,000 gal	1,250 GPM	\$539,600	Higher pump; 1,000 fewer gallons

Compared to the next lowest quote, OSCO provides 1,000 additional gallons while costing \$11,175 less.

OSCO is approximately \$99,103 below the average of the other four quotes reviewed.

The OSCO tender is the lowest quote received while also providing the largest tank capacity.

Potential ISO / Community Insurance Benefit

8B/10

Current ISO rating

Most recent ISO review: 2025

+800 gal

Water capacity increase

3,200 gallons to 4,000 gallons

+700 GPM

Pump capacity increase

300 GPM to 1,000 GPM

New

Apparatus age/reliability

Replaces a 28-year-old tender

Why this matters

- Improved water supply and apparatus reliability may support future ISO improvement efforts.
- A stronger ISO/Public Protection Classification can potentially benefit the Chappell Hill community through improved fire protection classification.
- ISO improvement is not guaranteed and depends on the full evaluation.

This replacement supports long-term fire protection classification improvement efforts without promising a guaranteed ISO change.

Awarded Grants: PPE and Fire/Rescue Equipment

Two additional \$25,000 grants support firefighter safety and apparatus readiness. Each requires \$1,250 in county support.

Firefighter PPE Grant

Item	Qty	Unit Cost	Total
Structural firefighting gear	1 set	~\$5,000	~\$5,000
SCBA bottles	10	\$1,898.19	\$18,981.90
Identified PPE grant use			\$23,981.90

CHVFD has 23 SCBA bottles approaching their 15-year service life; this grant helps replace 10.

Fire/Rescue Equipment Grant

- Grant value: \$25,000
- County request: \$1,250
- Equipment for current apparatus and new tender readiness
- Examples: nozzles, hose, fittings, adapters, tools, drafting devices, and related equipment

The tender grant purchases the apparatus. The fire/rescue equipment grant helps prepare it for service.

The \$2,500 request supports firefighter protection, respiratory safety, and apparatus readiness.

Accountability and Timeline

County funds can be tied directly to accepted Texas Forest Service grant projects and documented local fire protection costs.

Payment and documentation

- Full \$32,500 paid directly to CHVFD
- \$30,000 applied toward remaining tender cost
- \$1,250 applied to PPE grant needs
- \$1,250 applied to fire/rescue equipment grant needs
- CHVFD can provide grant account screenshots, quotes, invoices, payment records, and follow-up documentation

Grant status and timing

Grant Item	Status	Expiration
Personal Protective Equipment	FD Accepted	08/13/2026
Water Tender	FD Accepted	10/14/2026
Fire and Rescue Equipment	FD Accepted	11/15/2026

Funds before the PPE expiration would help offset near-term grant costs and keep the accepted grant projects moving forward.

The accepted grant projects are active, documented, and time-sensitive.

Requested Action

Approve \$32,500 in county funding to support CHVFD’s accepted grant-funded fire protection projects.

Requested use	Amount
OSCO/Peterbilt water tender local cost support	\$30,000
Firefighter PPE grant support	\$1,250
Fire/rescue equipment grant support	\$1,250
Total requested action	\$32,500

Fallback request if immediate approval is not possible

Direct county staff to identify a funding source or place the request into the FY27 budget process.

This is a limited local investment that supports larger grant-funded fire protection improvements for Washington County residents.

Backup: Texas Forest Service Grant Status

The grant requests tied to this funding request are active and accepted in CHVFD’s Texas Forest Service account.

Grant Item	Status	Expiration Date
Water Tender	FD Accepted	10/14/2026
Fire and Rescue Equipment	FD Accepted	11/15/2026
Personal Protective Equipment	FD Accepted	08/13/2026

Source: CHVFD Texas Forest Service grant account screenshot

The three grant requests tied to today’s request are active, accepted, and time-sensitive.

Backup: Supporting Documentation Available

CHVFD can provide documentation to support the request and maintain county records.

- **Texas Forest Service account status** Shows accepted grant status and expiration dates
- **OSCO proposal drawings** Shows proposed apparatus configuration and key features
- **Apparatus quote comparison** Shows OSCO as the lowest quoted option with highest water capacity
- **Purchase/build records** Available as the tender build and purchase process continues
- **Invoices/payment records** Available for follow-up documentation after funds are applied
- **Final project update** Can be provided to county records after grant purchases are complete

County funds can be documented against accepted grant projects and local fire protection costs.

Brenham | Washington County

Economic Development

1st & 2nd Quarter Economic Development Report to Washington County Commissioner's Court

July 31, 2026

City of Brenham Building Permits

Month	Number	Valuation
Jan 2026	47	\$ 4,964,994
Feb 2026	25 ¹	\$12,497,694
Mar 2026	37 ²	\$42,308,573
Apr 2026	38	\$ 3,564,670
May 2026	19	\$ 1,499,020
Jun 2026	29 ³	\$32,624,999

¹Brenham Family Park - \$4,136,965, Brenham Veterinary - \$5,841,465

²CGG Services - \$33,900,000

³Water Treatment Plant - \$28,297,500

AKA's Washington County – 2026

Month	Number	YTD
January	25	25
February	23	48
March	22	70
April	22	92
May	13	105
June	24	129
Jan-Jun 2026		129

Electronic

- Website Analytics – YTD 1/1/2026 – 6/30/2026 = 10,765 users and 11,471 sessions
- Social Analytics (as of 6/30/2026)



2,198 Followers



428 Followers



137 Followers

RFI's and other Leads Received, June 1 - 30th, 2026

Date	Project Name	Industry	Source	Eligible?	Due to	If eligible, complete information					
						Employees	CapEx	Avg Wage	Acreage	Building	Response
6/30/2026	Cheetah Run	Manufacturing	Gov	No	Wants 900 acres.						
6/29/2026	Mockingbird Call	Automotive Manufacturing	GBP	No	Interstate highway access within 10 miles; mid-sized city						
6/24/2026	Silver Cardinal	Metal Mining	GBP	No	Rail spur & siding required						
6/24/2026	Porch Light	General Manufacturing	GBP	Yes	Existing bldg in industrial park	5-15	\$700,000	\$55,000	N/A	8k sf	Submitted
6/24/2026	Build Strong	General Manufacturing	GBP	Yes	Land in SWIP	150-283	\$92,600,000	\$61,000	25	390k sf	Submitted
6/22/2026	Mockingbird	Energy	GHP	No	Must have existing 250k sf building and within 5 miles of I-45						
6/22/2026	Mule Kick	Small Arms Ammunition Manufacturer	GBP	No	Needs direct rail service						
6/18/2026	Switch	Electric Power Equipment Manufacturing	GHP	Yes	Land in SWIP	50-100	TBD			50k sf	Submitted
6/18/2026	Western Boots	Manufacturing of non-toxic materials	GHP	Yes	Land in SWIP	70	\$100,000,000		20		Submitted
6/17/2025	Hematite Rock	Iron and steel mill	GHP	No	Needs deepwater port access and rail						
6/17/2026	Blue Barn	Fluid milk manufacturing	GHP	No	Requires existing food-grade manufacturing building - 80-300k sf						
6/16/2026	Jay Walk	Advanced manufacturing facility	GBP	No	Needs a \$1 mill sq ft building to lease						
6/15/2026	Sushi	Industrial Real Estate Dev Firm	GHP	No	Close proximity to port and rail						
6/15/2026	Horizon Sun	Solar panel fabrication and manufacturing	GBP	No	Wants existing building of 270k s.f.						
6/11/2026	Quantum Physics	Petroleum Refining & Chemical Products	GBP	No	Prefers existing building and needs rail siding						
6/11/2026	Dracula Night	Information and Computer Technology	GBP	No	Must have interstate access within 10 miles						
6/2/2026	Zero Sugar	Information Technology	GBP	No	Data Center requiring evaporative cooling for server halls.						

Other Leads In Progress

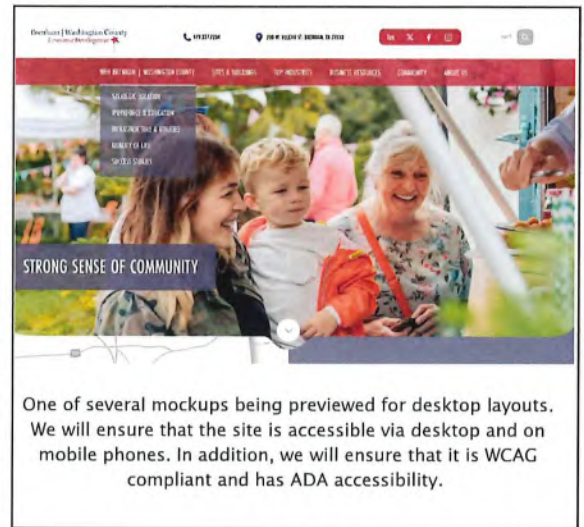
6/29/2026	Kona Cabinetry	Hawaiian cabinetry company moving to Brenham.	Direct	Yes	Provided lease info for SWIP property				5		
6/29/2026	Scaffolding Company	Australian mfg. co wants to buy plastic & injection molding company.	Direct	No							
6/2/2026	Confidential	Food Manufacturing	GBP	Yes	Prefer opportunity zone and 1 MW power; however, I did present 1 available property in the County.	550	\$120,000,000		250		

1ST/2ND QUARTER REPORT Jan - Jun 2026

Work Begins With Consultant on Updated BrehamED.com Website and Business Attraction For Newly Defined Target Industries

We are currently working with Marketing Alliance on a new website design that is fresher and focuses on the needs and wants of our targeted industries. The new website will include updated photos and videos to capture the growth of the community over the last five years.

Simultaneously, we are also working with them on connecting to site selectors that focus on BioMedical Supplies and Packaging, Ag-Tech and Animal Health and Value-Add Wood Products and Modular Housing Components. These are the three new industries identified in our five-year strategic plan and will join our existing industries of Advanced Food and Beverage Processing and Precision Metal and Equipment Manufacturing. Companies in these industries want a community that is confident about building its future while at the same time honoring its history.



What's in A Name?

Sometimes a name doesn't tell you much. That definitely applies when getting leads from the State of Texas or other sources. It's a standard practice when out-of-state companies reach out to the Texas Economic Development & Tourism Office, that they require confidentiality. Once they make their intentions of considering Texas as a potential viable place for their business, the Governor's office contacts municipalities and counties throughout the state to find out if we have a potential site to accommodate them. They cast a very wide net and they don't always provide a lot of information.

They usually share "must haves" - like x amount of acreage,

or a certain existing building size. Sometimes they want close interstate highway access or maybe the availability of a rail spur. Some are large and some are small, but what they all have in common is a quirky project name.

I kept track of the project names received in the month of June, 2026 and I've shared a few below. We rarely know who is interested in the first look at our area.

PROJECT BLUE BARN

Project Mockingbird

Project Silver Cardinal

Project Jay Walk

Project Horizon Sun

Progress Continues On New Viridien US HPC Hub in SWIP



Construction has started on the new Viridien campus slated for the Southwest Industrial Park, one of two industrial parks in the City. The expected building size will be 40,300 square feet and should be complete at the end of 2027.

Viridien is committed to reducing their environmental impact through energy efficiency, emissions reduction and responsible resource management. As a geoscience technology company, Viridien produces leading data and high-fidelity images of the earth and its sub-surface mainly for the oil and gas industry. They employ about 3,200 people worldwide.

For questions about this project, Viridien has created a dedicated page on their website. If you Google "Viridien and Brenham" it will direct you to this page. If you prefer, you can email the Viridien team directly at brenham@viridiengroup.com.

1ST/2ND QUARTER REPORT Jan - Jun 2026

Brenham | Washington County
Economic Development

Entrepreneurship Initiatives Flourishing

Now available at Blinn College, two entrepreneurship programs:

Entrepreneurship AAS Degree

Entrepreneurship Certificate - Level 2

And starting in the Fall of 2026, their newest program:

Artificial Intelligence in Business AAS Degree

Artificial Intelligence in Business Certificate - Level 2

Get more
information at
BLINN.EDU



Washington County Median Home Sales Price Jan thru May 2026

Data used in this report comes from the Texas REALTORS Data Relevance Project, a partnership among the Texas Association of REALTORS and local REALTOR associations throughout the state. Analysis is provided through a research agreement with the Real Estate Center at Texas A&M University.

Median Home Sales Price



What's New?

The Shops at Blue Bell is a new project by Hunington Properties, Inc. They will begin marketing for retail development at this site at the corner of St. Hwy 36N and W.Blue Bell Rd/FM 577. The pads total a little over 6 acres, plus there will be a 13,000 square foot building available.

This project is directly outside of the DR Horton Liberty Village home development in Brenham.

For more information, go to
www.hpinproperties.com.



Hunington Properties, Inc.
11111 Highway 36N, Suite 200, Brenham, Texas 77833
737-463-8100 • hpinproperties.com

SHOPS AT BLUE BELL

NCC State Hwy 36 and FM 577 (Blue Bell Road)
Brenham, Texas 77833

Washington County

Renewal Date: 10/01/2026

Renewal Preview

Dental

- Dental rate changes are a blend of our block change, combined with an individual customer's claim experience. The combination of the two is how we have arrived at the current renewal action. The current block rate change is 8.4%. The claim experience on this group was worse than expected. The actual to expected claims are 129.9%. Your blended rate calculated a 28.6% rate increase. Your negotiated rate change is 19.0%

	Voluntary			Voluntary	
	<u>Current</u>	<u>Renewal</u>		<u>Current</u>	<u>Renewal</u>
Employee	\$29.80	\$35.46		\$34.90	\$41.53
Employee & Spouse	\$60.54	\$72.04		\$68.12	\$81.06
Employee & Child(ren)	\$60.22	\$71.66		\$91.60	\$109.00
Family	\$95.12	\$113.19		\$131.64	\$156.65

Open Enrollment

- Members and dependents can elect coverage during the open enrollment period with full benefits.
- If members and dependents don't enroll within 31 days of being eligible or with a qualifying event, their only opportunity to enroll will be during the group's open enrollment period which typically occurs 30 days prior to their policy anniversary.

Group Term Life

- Life is receiving a rate pass this year.

	<u>Current</u>	<u>Renewal</u>	<u>Volume</u>
Life rate	0.441	0.441	\$5,205,000

Accidental Death and Dismemberment

- AD&D is receiving a rate pass this year.

	<u>Current</u>	<u>Renewal</u>	<u>Volume</u>
AD&D rate	0.031	0.031	\$5,205,000

Long Term Disability

- LTD is receiving a rate pass this year.

	Voluntary	
	<u>Current</u>	<u>Renewal</u>
0-24	0.18	0.18
25-29	0.20	0.20
30-34	0.28	0.28
35-39	0.40	0.40
40-44	0.70	0.70
45-49	1.02	1.02
50-54	1.54	1.54
55-59	1.72	1.72
60-64	2.32	2.32
65-69	2.98	2.98

70+	2.98	2.98
-----	------	------

Covered Monthly	\$400,697
--------------------	-----------

Short Term Disability

- STD is receiving a rate pass this year. This was negotiated this down from a 5.3% increase.

Voluntary

	<u>Current</u>	<u>Renewal</u>
0-24	0.46	0.46
25-29	0.54	0.54
30-34	0.60	0.60
35-39	0.70	0.70
40-44	0.40	0.40
45-49	0.38	0.38
50-54	0.50	0.50
55-59	0.60	0.60
60-64	0.80	0.80
65-69	0.86	0.86
70+	0.80	0.80

Volume:	\$57,332
---------	----------

Vision

- Vision is receiving a rate pass this year. I was able to negotiate this down from a 10.0% increase.

	<u>Current</u>	<u>Renewal</u>	<u>Lives</u>
Employee	\$5.74	\$5.74	104
Employee & Spouse	\$10.56	\$10.56	38
Employee & Child(ren)	\$11.08	\$11.08	25
Family	\$16.58	\$16.58	20

Open Enrollment

- Members and dependents can elect coverage during the open enrollment period with full benefits.
- If members and dependents don't enroll within 31 days of being eligible or with a qualifying event, their only opportunity to enroll will be during the group's open enrollment period which typically occurs 30 days prior to their policy anniversary.

Voluntary Term Life

- Voluntary Term Life is receiving a rate pass this year.

	Employee		Spouse	
	<u>Current</u>	<u>Renewal</u>	<u>Current</u>	<u>Renewal</u>
0-29	0.075	0.075	0.075	0.075
30-34	0.095	0.095	0.095	0.095
35-39	0.095	0.095	0.095	0.095
40-44	0.135	0.135	0.135	0.135
45-49	0.215	0.215	0.215	0.215
50-54	0.395	0.395	0.395	0.395
55-59	0.635	0.635	0.635	0.635

60-64	0.835	0.835	0.835	0.835
65-69	1.315	1.315	1.315	1.315
70+	2.335	2.335	2.335	2.335

Open Enrollment

- A true Open Enrollment is not included with VTL. Members and dependents can elect coverage or increase their existing coverage during the Open Enrollment period with our Period Benefit Increase without EOI. Members can elect any amount over the allowed Periodic Benefit Increase up to the benefit maximum with the completion of an EOI. Please see policy for more information.

Voluntary AD&D

- Voluntary AD&D is receiving a rate pass this year.

	<u>Current</u>	<u>Renewal</u>	<u>Volume</u>
AD&D rate	0.025	0.025	\$12,377,500

Critical Illness

- Critical Illness is receiving a rate pass this year.

	Uni-Smoker	
	<u>Current</u>	<u>Renewal</u>
0-24	\$0.191	\$0.191
25-29	\$0.259	\$0.259
30-34	\$0.390	\$0.390
35-39	\$0.461	\$0.461
40-44	\$0.633	\$0.633
45-49	\$0.897	\$0.897

50-54	\$1.329	\$1.329
55-59	\$1.853	\$1.853
60-64	\$2.683	\$2.683
65-69	\$3.803	\$3.803
70+	\$5.500	\$5.500

Open Enrollment

- Members and dependents can elect coverage or increase coverage during the open enrollment period without Evidence of Insurability up to the Guaranteed Issue amount detailed in the policy.
- Dependent children are automatically covered for 25% of the employee's elected benefit amount.
- If members and dependents don't enroll within 31 days of being eligible or with a qualifying event, their only opportunity to enroll will be during the group's open enrollment period which typically occurs 30 days prior to their policy anniversary.

Accident

- Accident is receiving a rate pass this year.

	<u>Current</u>	<u>Renewal</u>
Employee	\$7.68	\$7.68
Employee & Spouse	\$12.68	\$12.68
Employee & Child(ren)	\$14.30	\$14.30
Family	\$22.58	\$22.58

Open Enrollment

- Members and dependents can elect coverage during the open enrollment period without Evidence of Insurability.
- If members and dependents don't enroll within 31 days of being eligible or with a qualifying event, their only opportunity to enroll will be during the group's open enrollment period which typically occurs 30 days prior to their policy anniversary.

200 0 200 400 600

GRAPHIC SCALE - FEET

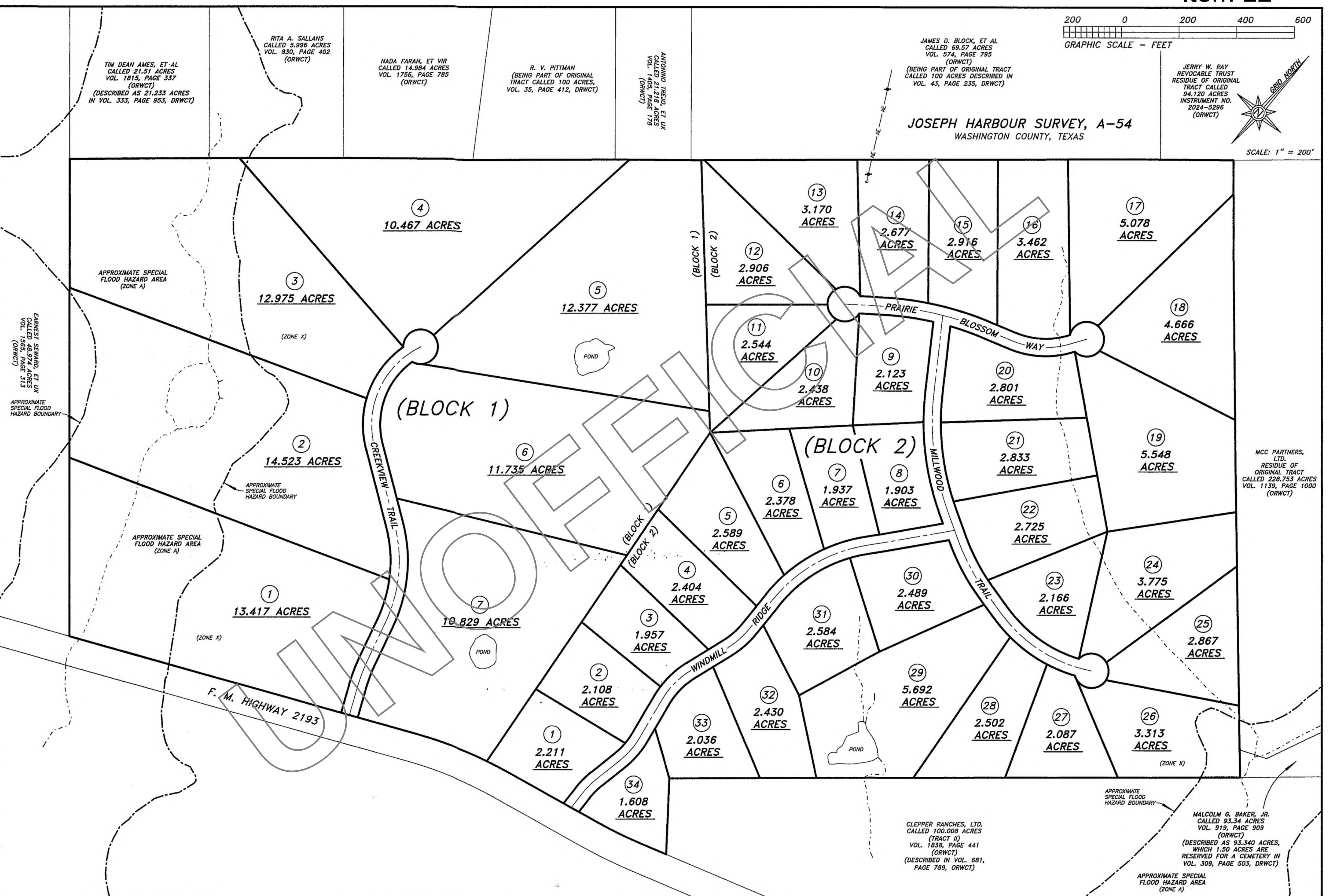
JAMES D. BLOCK, ET AL
CALLED 69.57 ACRES
VOL. 574, PAGE 795
(ORWCT)
(BEING PART OF ORIGINAL TRACT
CALLED 100 ACRES DESCRIBED IN
VOL. 43, PAGE 235, DRWCT)

JERRY W. RAY
REVOCABLE TRUST
RESIDUE OF ORIGINAL
TRACT CALLED
94.120 ACRES
INSTRUMENT NO.
2024-5296
(ORWCT)



SCALE: 1" = 200'

JOSEPH HARBOUR SURVEY, A-54
WASHINGTON COUNTY, TEXAS



W. O. NO. 8306 (METRO NAT 8306.DWG) REF: BLEXEXCH8306.LEICA

Hodde & Hodde Land Surveying, Inc.
Professional Land Surveying & Engineering
613 E. Blue Bell Road . Brenham, Texas 77833
979-836-5681 . 979-836-5683 (Fax)
www.hoddesurveying.com

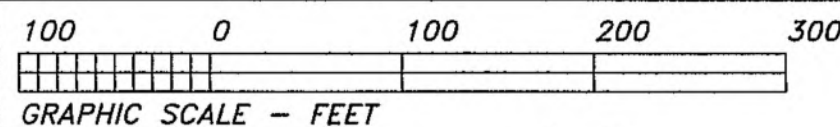
WINDMILL RIDGE SUBDIVISION

CONSISTING OF TWO BLOCKS, 41 RESIDENTIAL LOTS CONTAINING 183.246 ACRES,
CREEKVIEW TRAIL, WINDMILL RIDGE, MILLWOOD TRAIL AND PRAIRIE BLOSSOM WAY,
CONTAINING 8.124 ACRES, 191.370 ACRES TOTAL

OWNER/DEVELOPER

BLEX EXCHANGE III LP
945 BUNKER HILL ROAD, SUITE 400
HOUSTON, TEXAS 77024
PHONE 713-973-3508

**SHEET 1
OF 10
(FINAL PLAT)**



SCALE: 1" = 100'

TIM DEAN AMES, ET AL
CALLED 21.51 ACRES
VOL. 1815, PAGE 337
(ORWCT)
(DESCRIBED AS 21.233 ACRES
IN VOL. 333, PAGE 953, DRWCT)

RITA A. SALLANS
CALLED 5.996 ACRES
VOL. 830, PAGE 402
(ORWCT)

NADA FARAH, ET VIR
CALLED 14.984 ACRES
VOL. 1756, PAGE 785
(ORWCT)

R. V. PITTMAN
(BEING PART OF ORIGINAL
TRACT CALLED 100 ACRES,
VOL. 35, PAGE 412, DRWCT)

ANTONIO TREJO, ET UX
CALLED 21.219 ACRES
VOL. 1405, PAGE 178
(ORWCT)

FOUND 5/8" IRON ROD WITH ID.
CAP (HODDE & HODDE LAND
SURVEYING) FOR REFERENCE 4.1'
NORTHWEST OF A 7" TREATED
FENCE END POST

CORNER IN
PEACH CREEK

FOUND 1/2" IRON ROD
IN DEAD TREE AND 1.9'
SOUTH OF A 6" TREATED
FENCE CORNER POST

CORNER IN 14"
OAK TREE IN
FENCE LINE

FOUND 1/2" IRON
ROD AT A 7" TREATED
FENCE CORNER POST

N: 10,073,908.60
E: 3,577,977.58
FOUND 3/8" IRON ROD AT A
1/2"x1" IRON BAR NEAR A 10"
TREATED FENCE CORNER POST

JOSEPH HARBOUR SURVEY, A-54
WASHINGTON COUNTY, TEXAS

(BLOCK 1)

10.467 ACRES

BFE = 209.0'
MFFE = 211.0'
(SEE NOTE 13)

12.975 ACRES

BFE = 208.0'
MFFE = 210.0'
(SEE NOTE 13)

12.377 ACRES

(BLOCK 1)

14.523 ACRES

BFE = 208.0'
MFFE = 210.0'
(SEE NOTE 13)

11.735 ACRES

13.417 ACRES

BFE = 206.0'
MFFE = 208.0'
(SEE NOTE 13)

WINDMILL RIDGE SUBDIVISION

CONSISTING OF TWO BLOCKS, 41 RESIDENTIAL LOTS CONTAINING 183.246 ACRES,
CREEKVIEW TRAIL, WINDMILL RIDGE, MILLWOOD TRAIL AND PRAIRIE BLOSSOM WAY,
CONTAINING 8.124 ACRES, 191.370 ACRES TOTAL

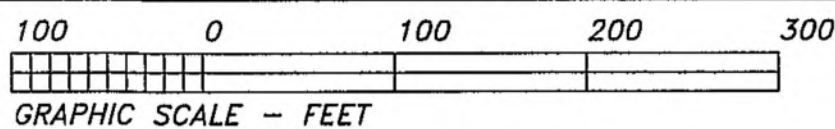
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OWNER/DEVELOPER

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PHONE 713-973-3508

SHEET 2
OF 10
(FINAL PLAT)



ANTONINO TREJO, ET UX
CALLED 21.218 ACRES
VOL. 1405, PAGE 178
(ORWCT)

FOUND 1/2" IRON
ROD AT A 7" TREATED
FENCE CORNER POST

FOUND 1/2" IRON
ROD IN A 1" IRON
PIPE NEAR A 9"
TREATED FENCE
CORNER POST

JOSEPH HARBOUR SURVEY, A-54
WASHINGTON COUNTY, TEXAS

JAMES D. BLOCK, ET AL
CALLED 69.57 ACRES
VOL. 574, PAGE 795
(ORWCT)
(BEING PART OF ORIGINAL TRACT
CALLED 100 ACRES DESCRIBED IN
VOL. 43, PAGE 235, DRWCT)

FOUND 1/2" IRON
ROD 7.1'
NORTHWEST OF
FENCE LINE

FOUND 1/2" IRON ROD
14.7' SOUTHEAST OF
FENCE LINE

FOUND 1/2" IRON
ROD IN A 4"x4"
CONCRETE MONUMENT
NEAR A 6" CEDAR
FENCE CORNER POST

10.467 ACRES

BFE = 209.0'
MFFE = 211.0'
(SEE NOTE 13)

3.170 ACRES

2.677 ACRES

2.916 ACRES

3.462 ACRES

5.078 ACRES

4.666 ACRES

5.548 ACRES

2.725 ACRES

2.123 ACRES

2.438 ACRES

1.903 ACRES

1.937 ACRES

2.378 ACRES

2.589 ACRES

11.735 ACRES

12.377 ACRES

2.544 ACRES

2.906 ACRES

(BLOCK 1)

PRAIRIE

BLOSSOM

WAY

MILLWOOD

TRAIL

WINDMILL RIDGE SUBDIVISION

CONSISTING OF TWO BLOCKS, 41 RESIDENTIAL LOTS CONTAINING 183.246 ACRES,
CREEKVIEW TRAIL, WINDMILL RIDGE, MILLWOOD TRAIL AND PRAIRIE BLOSSOM WAY,
CONTAINING 8.124 ACRES, 191.370 ACRES TOTAL

Hodde & Hodde Land Surveying, Inc.

Professional Land Surveying & Engineering
613 E. Blue Bell Road . Brenham, Texas 77833
979-836-5681 . 979-836-5683 (Fax)
www.hoddesurveying.com

OWNER/DEVELOPER

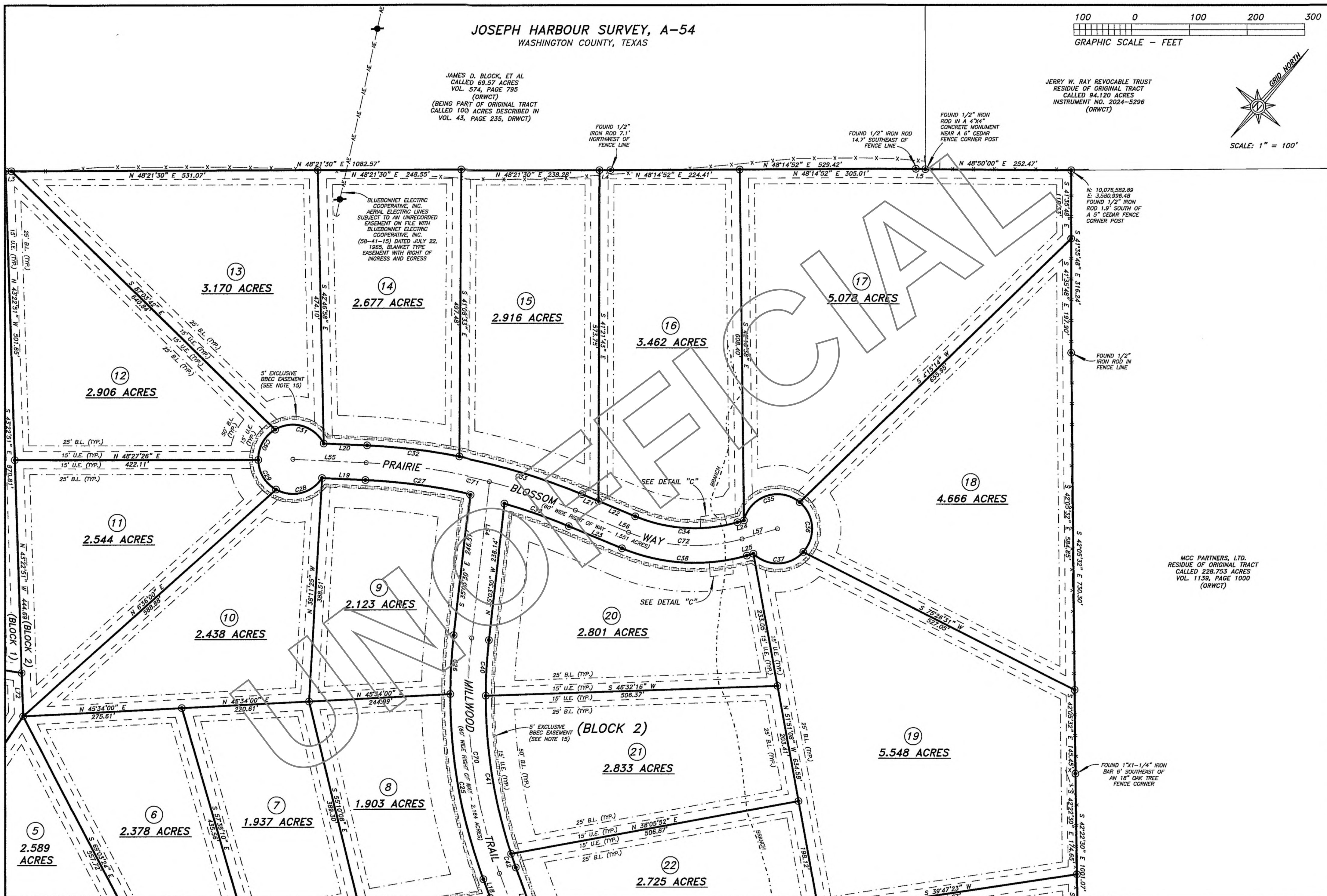
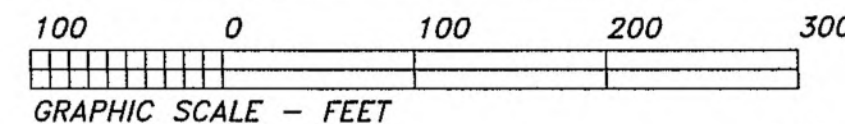
BLEX EXCHANGE III LP
945 BUNKER HILL ROAD, SUITE 400
HOUSTON, TEXAS 77024
PHONE 713-973-3508

SHEET 3
OF 10
(FINAL PLAT)

JOSEPH HARBOUR SURVEY, A-54
WASHINGTON COUNTY, TEXAS

JAMES D. BLOCK, ET AL
CALLED 69.57 ACRES
VOL. 574, PAGE 795
(ORWCT)
(BEING PART OF ORIGINAL TRACT
CALLED 100 ACRES DESCRIBED IN
VOL. 43, PAGE 235, DRWCT)

JERRY W. RAY REVOCABLE TRUST
RESIDUE OF ORIGINAL TRACT
CALLED 94.120 ACRES
INSTRUMENT NO. 2024-5296
(ORWCT)



MCC PARTNERS, LTD.
RESIDUE OF ORIGINAL TRACT
CALLED 228.753 ACRES
VOL. 1139, PAGE 1000
(ORWCT)

W. O. NO. 8306 (METRO NAT 8306.DWG) REF: BLEXEXCH8306.LEICA

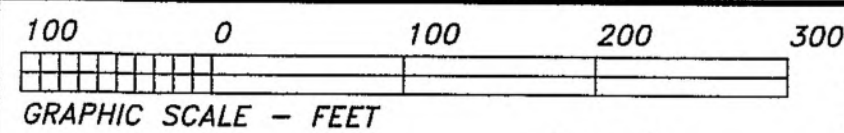
Hodde & Hodde Land Surveying, Inc.
Professional Land Surveying & Engineering
613 E. Blue Bell Road, Brenham, Texas 77833
979-836-5681, 979-836-5683 (Fax)
www.hoddesurveying.com

WINDMILL RIDGE SUBDIVISION

CONSISTING OF TWO BLOCKS, 41 RESIDENTIAL LOTS CONTAINING 183.246 ACRES,
CREEKVIEW TRAIL, WINDMILL RIDGE, MILLWOOD TRAIL AND PRAIRIE BLOSSOM WAY,
CONTAINING 8.124 ACRES, 191.370 ACRES TOTAL

OWNER/DEVELOPER
BLEX EXCHANGE III LP
945 BUNKER HILL ROAD, SUITE 400
HOUSTON, TEXAS 77024
PHONE 713-973-3508

SHEET 4
OF 10
(FINAL PLAT)



JOSEPH HARBOUR SURVEY, A-54
WASHINGTON COUNTY, TEXAS

EARNEST SEWARD, ET UX
CALLED 48.974 ACRES
VOL. 1565, PAGE 313
(ORWCT)

APPROXIMATE
SPECIAL FLOOD
HAZARD BOUNDARY

N: 10,072,669.00
E: 3,579,075.15
CORNER, A 1/2" IRON
ROD FOUND WITH ID.
CAP (PAYNE 6064)
4.5' SOUTHEAST OF
AN 8" TREATED FENCE
CORNER POST BEARS
N 41°31'21" W 1.06'

APPROXIMATE SPECIAL
FLOOD HAZARD AREA
(ZONE A)

APPROXIMATE SPECIAL
FLOOD HAZARD AREA
(ZONE A)

1
13.417 ACRES
BFE = 206.0'
MFFE = 208.0'
(SEE NOTE 13)

2
14.523 ACRES
BFE = 208.0'
MFFE = 210.0'
(SEE NOTE 13)

3
12.975 ACRES
BFE = 208.0'
MFFE = 210.0'
(SEE NOTE 13)

ELEVATION
BENCHMARK NO. 47
(SEE NOTE 12)

4
10.467 ACRES
BFE = 209.0'
MFFE = 211.0'
(SEE NOTE 13)

5
12.377 ACRES

6
11.735 ACRES

7
10.829 ACRES

3
1.957 ACRES

(BLOCK 2)
2
2.108 ACRES

1
2.211 ACRES

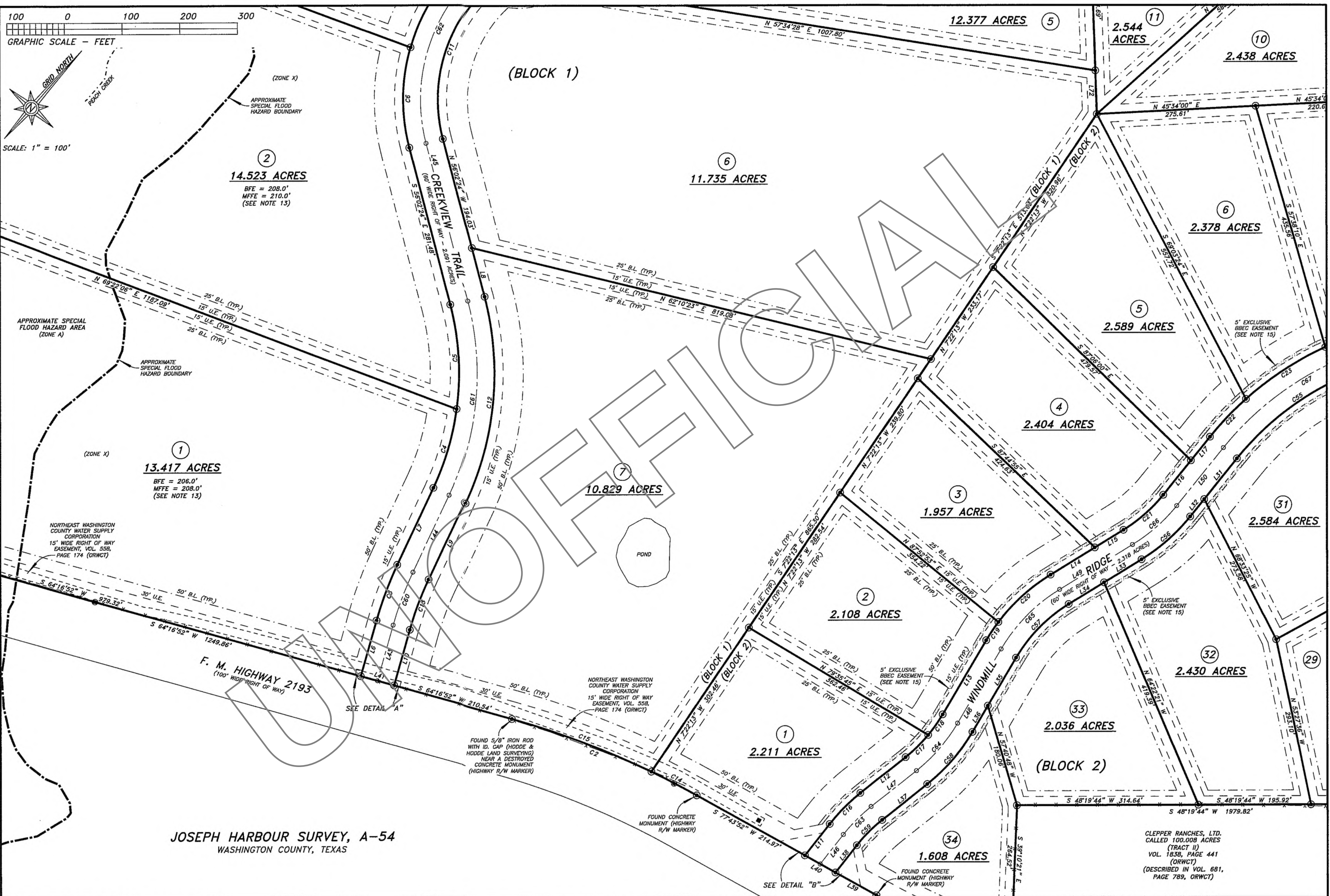
W. O. NO. B306 (METRO NAT B306.DWG) REF: BLEXEXCHB306.LEICA

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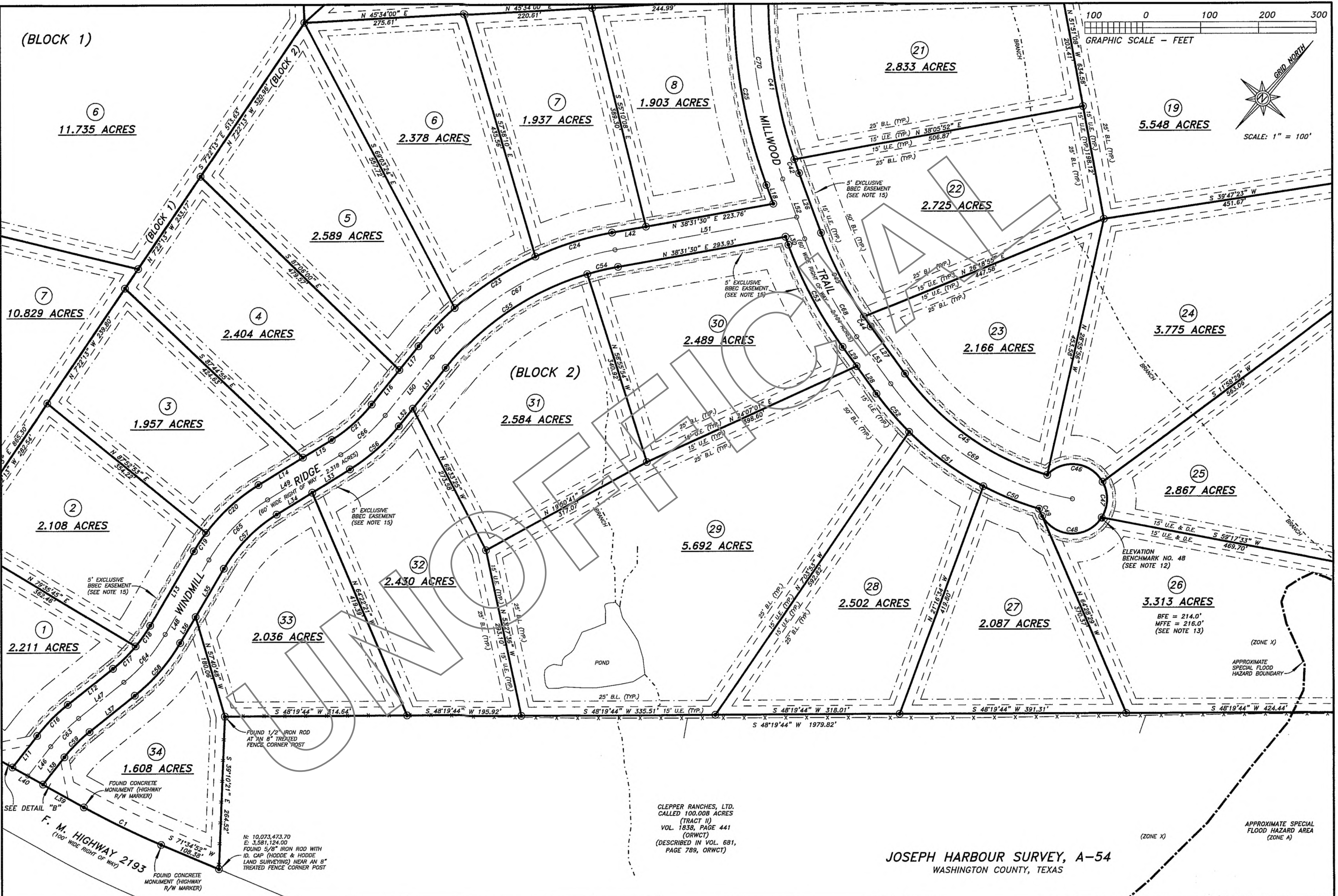
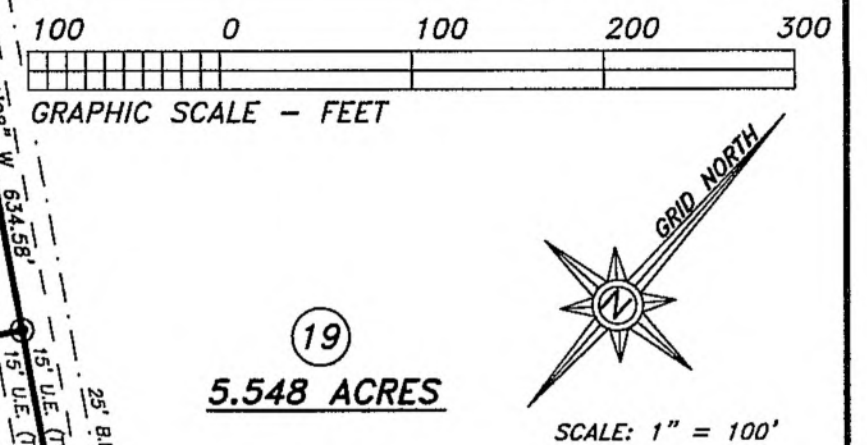
WINDMILL RIDGE SUBDIVISION
CONSISTING OF TWO BLOCKS, 41 RESIDENTIAL LOTS CONTAINING 183.246 ACRES,
CREEKVIEW TRAIL, WINDMILL RIDGE, MILLWOOD TRAIL AND PRAIRIE BLOSSOM WAY,
CONTAINING 8.124 ACRES, 191.370 ACRES TOTAL

OWNER/DEVELOPER
BLEX EXCHANGE III LP
945 BUNKER HILL ROAD, SUITE 400
HOUSTON, TEXAS 77024
PHONE 713-973-3508

**SHEET 5
OF 10**
(FINAL PLAT)



(BLOCK 1)



CLEPPER RANCHES, LTD.
CALLED 100.008 ACRES
(TRACT II)
VOL. 1838, PAGE 441
(ORWCT)
(DESCRIBED IN VOL. 681,
PAGE 789, ORWCT)

JOSEPH HARBOUR SURVEY, A-54
WASHINGTON COUNTY, TEXAS

W. O. NO. 8306 (METRO NAT 8306.DWG) REF: BLEXEXCH8306.LEICA

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WINDMILL RIDGE SUBDIVISION
CONSISTING OF TWO BLOCKS, 41 RESIDENTIAL LOTS CONTAINING 183.246 ACRES,
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OWNER/DEVELOPER
BLEX EXCHANGE III LP
945 BUNKER HILL ROAD, SUITE 400
HOUSTON, TEXAS 77024
PHONE 713-973-3508

**SHEET 7
OF 10
(FINAL PLAT)**

LINE TABLE

NUM	BEARING	DISTANCE
L1	N 48°53'10" E	49.80'
L2	N 48°21'30" E	35.61'
L3	N 48°21'30" E	10.22'
L4	N 48°21'30" E	18.86'
L5	N 50°48'41" E	16.41'
L6	S 25°43'08" E	100.33'
L7	S 16°18'47" E	147.40'
L8	N 56°02'24" W	87.45'
L9	N 16°18'47" W	147.40'
L10	N 25°43'08" W	100.33'
L11	S 3°16'08" E	69.58'
L12	S 9°53'15" W	100.00'
L13	S 1°04'54" E	149.37'
L14	S 16°54'59" W	90.51'
L15	S 16°54'59" W	58.30'
L16	S 2°41'49" E	76.70'
L17	S 2°41'49" E	52.59'
L18	S 61°28'30" E	34.40'
L19	N 51°13'07" E	75.25'
L20	S 51°13'07" W	75.25'
L21	S 71°02'03" W	30.97'
L22	S 71°02'03" W	69.03'
L23	N 71°02'03" E	100.00'
L24	S 32°38'32" W	11.81'
L25	N 32°38'32" E	11.81'
L26	N 61°28'30" W	110.00'
L27	N 77°13'09" W	100.00'
L28	S 77°13'09" E	58.77'
L29	S 77°13'09" E	41.23'
L30	S 61°28'30" E	14.67'
L31	N 2°41'49" W	90.58'
L32	N 2°41'49" W	38.70'
L33	N 16°54'59" E	76.48'
L34	N 16°54'59" E	72.13'
L35	N 11°04'54" W	96.65'
L36	N 11°04'54" W	52.72'
L37	N 9°53'15" E	100.00'
L38	N 3°16'08" W	60.08'
L39	S 77°43'52" W	80.93'
L40	S 77°43'52" W	60.75'
L41	S 64°16'52" W	60.00'
L42	S 38°31'30" W	59.80'
L43	N 25°43'08" W	100.33'
L44	N 16°18'47" W	147.40'
L45	N 56°02'24" W	281.48'
L46	N 3°16'08" W	64.83'
L47	N 9°53'15" E	100.00'
L48	N 11°04'54" W	149.37'
L49	N 16°54'59" E	148.61'
L50	N 2°41'49" W	129.29'
L51	N 38°31'30" E	319.10'
L52	N 61°28'30" W	110.00'
L53	N 77°13'09" W	100.00'
L54	N 35°03'30" W	273.05'
L55	N 51°13'07" E	127.21'
L56	N 71°02'03" E	100.00'
L57	N 32°38'32" E	63.77'
L58	S 64°16'52" W	10.00'
L59	N 25°43'08" W	10.00'
L60	N 64°16'52" E	10.00'
L61	S 25°43'08" E	10.00'
L62	N 25°43'08" W	10.00'
L63	S 64°16'52" W	10.00'
L64	S 25°43'08" E	10.00'
L65	S 64°16'52" W	10.00'
L66	S 77°43'52" W	50.00'
L67	N 37°13'52" E	76.04'
L68	S 3°16'08" E	50.00'
L69	N 3°16'08" W	50.00'
L70	S 52°46'08" E	64.94'
L71	S 77°43'52" W	50.00'
L72	S 43°22'51" E	75.54'
L73	N 39°20'31" W	20.00'
L74	N 41°32'58" E	40.00'
L75	S 58°23'07" E	20.00'
L76	S 42°39'26" E	26.00'
L77	S 41°49'26" W	40.00'
L78	N 45°48'56" W	25.00'

LEGEND

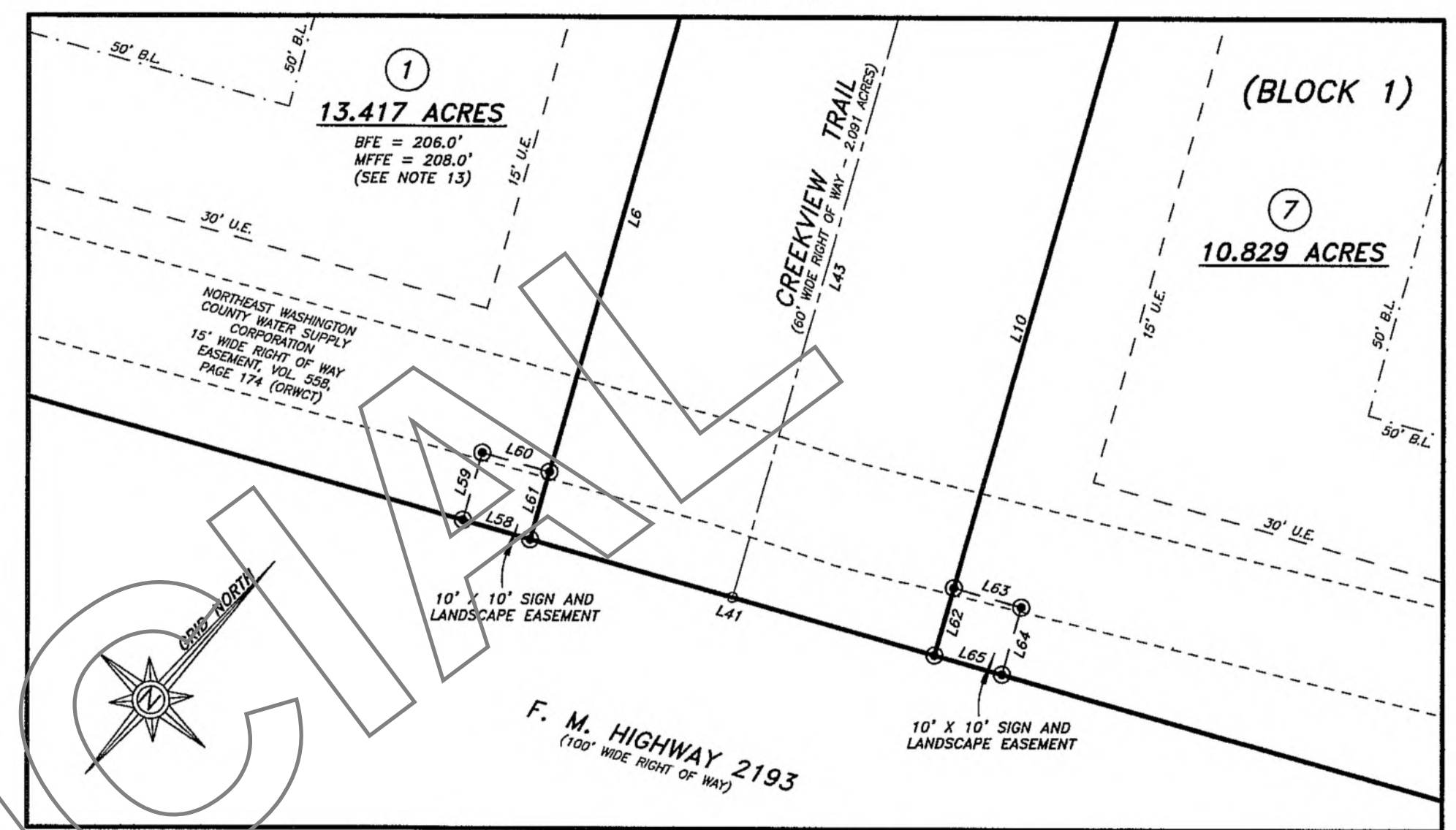
- WATER METER
- ⊙ TELEPHONE CABLE JUNC. BOX
- ⚡ ELECTRIC POLE
- GUY ANCHOR
- x- BARBED WIRE FENCE
- AE- AERIAL ELECTRIC LINES
- - - EASEMENT
- - - BUILDING LINE
- Bluebonnet Electric Cooperative, Inc. 5' EXCLUSIVE EASEMENT (SEE NOTE 15.)

CURVE TABLE

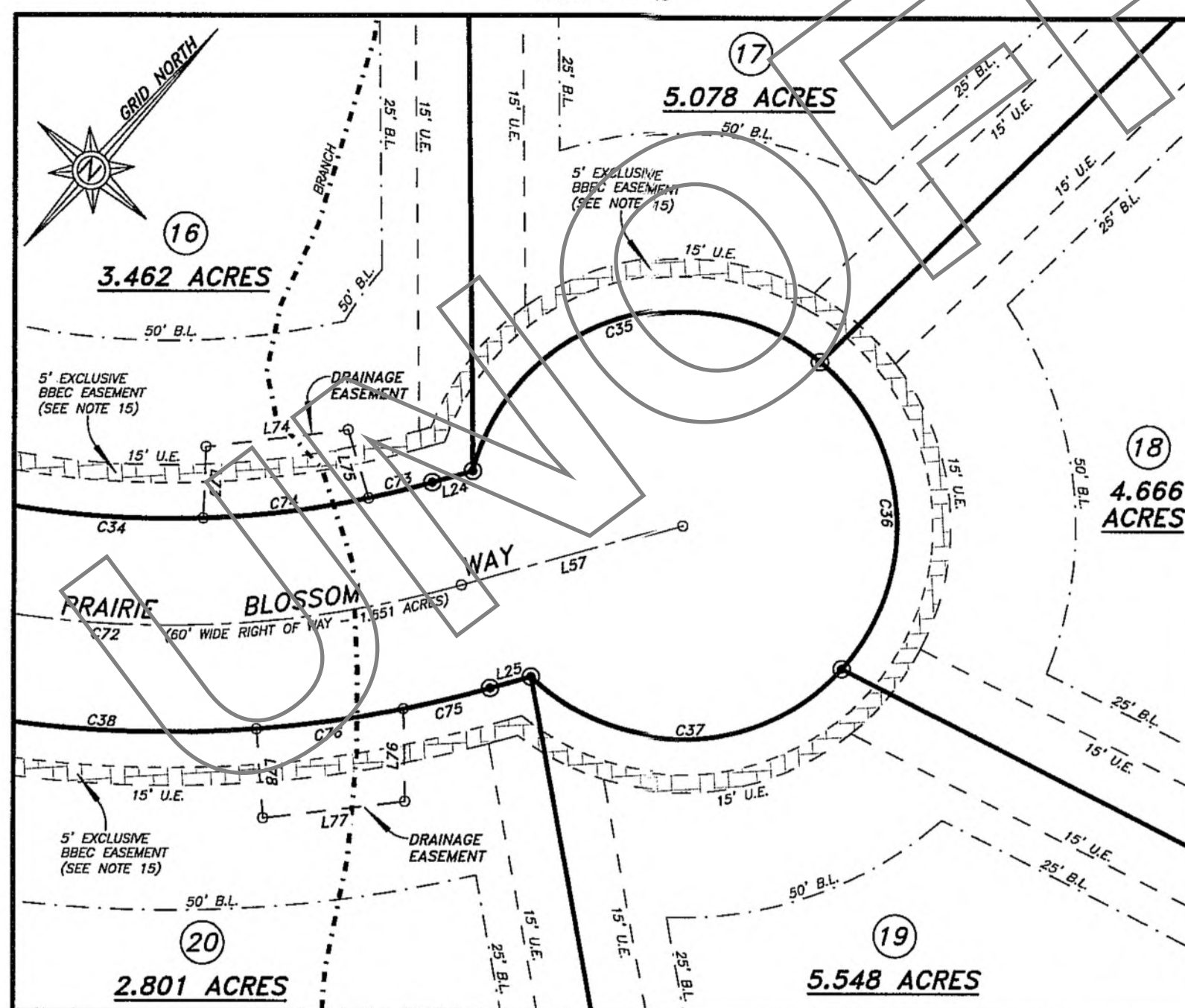
NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	6°09'00"	148.63'	1384.72'	S 74°39'22" W	148.56'
C2	13°27'00"	347.99'	1482.39'	S 71°00'22" W	347.19'
C3	9°24'21"	103.42'	630.00'	S 21°00'57" E	103.31'
C4	17°26'32"	143.08'	470.00'	S 25°02'03" E	142.53'
C5	22°17'06"	182.80'	470.00'	S 44°53'51" E	181.65'
C6	30°38'18"	176.46'	330.00'	S 40°43'15" E	174.37'
C7	38°42'28"	222.94'	330.00'	S 6°02'52" E	218.73'
C8	138°23'43"	144.93'	60.00'	S 27°07'58" W	112.18'
C9	128°24'38"	134.47'	60.00'	N 19°28'12" W	108.04'
C10	32°56'38"	34.50'	60.00'	N 61°12'26" E	34.03'
C11	68°20'38"	322.06'	270.00'	N 21°52'06" W	303.31'
C12	39°43'58"	367.49'	530.00'	N 36°10'36" W	360.17'
C13	9°24'21"	93.57'	570.00'	N 21°00'57" W	93.47'
C14	3°26'02"	88.84'	1482.39'	S 76°00'51" W	88.83'
C15	10°00'58"	259.15'	1482.39'	S 69°17'21" W	258.82'
C16	13°09'23"	75.78'	330.00'	S 3°18'34" W	75.61'
C17	11°40'43"	55.03'	270.00'	S 4°02'54" W	54.94'
C18	9°17'27"	43.78'	270.00'	S 6°26'11" E	43.73'
C19	6°37'43"	38.18'	329.99'	S 7°46'03" E	38.16'
C20	21°22'10"	123.08'	329.99'	S 61°13'54" W	122.36'
C21	19°36'48"	92.43'	270.00'	S 7°06'33" W	91.98'
C22	9°27'50"	90.85'	550.00'	S 2°02'06" W	90.74'
C23	17°15'41"	165.70'	550.00'	S 15°23'51" W	165.07'
C24	14°29'49"	139.16'	550.00'	S 31°16'36" W	138.79'
C25	20°05'58"	326.24'	930.00'	S 51°25'31" E	324.57'
C26	6°19'02"	102.54'	930.00'	S 38°13'01" E	102.48'
C27	10°00'21"	182.49'	1045.00'	N 56°13'17" E	182.26'
C28	86°24'12"	90.48'	60.00'	N 34°25'13" E	82.15'
C29	60°00'00"	62.83'	60.00'	S 72°22'42" E	60.00'
C30	60°00'00"	62.83'	60.00'	S 12°22'42" E	60.00'
C31	93°35'48"	98.01'	60.00'	S 64°25'13" W	87.47'
C32	8°20'48"	160.98'	1105.00'	S 55°23'31" W	160.83'
C33	11°28'08"	221.19'	1105.00'	S 65°17'59" W	220.82'
C34	38°23'31"	180.92'	270.00'	S 51°50'18" W	177.55'
C35	115°29'16"	120.94'	60.00'	S 30°23'11" W	101.48'
C36	92°13'16"	96.57'	60.00'	N 45°49'33" W	86.48'
C37	92°17'28"	96.65'	60.00'	N 46°29'49" E	86.53'
C38	38°23'31"	221.12'	330.00'	N 51°50'18" E	217.01'

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C39	6°29'17"	118.33'	1045.00'	N 67°47'25" E	118.27'
C40	6°23'10"	96.97'	870.00'	N 38°15'05" W	96.92'
C41	18°22'27"	279.00'	870.00'	N 50°37'54" W	277.81'
C42	1°39'22"	25.15'	870.00'	N 60°38'48" W	25.15'
C43	15°58'08"	163.35'	670.00'	N 68°27'34" W	162.94'
C44	1°46'32"	20.76'	670.00'	N 76°19'53" W	20.76'
C45	37°27'04"	307.21'	470.00'	S 84°03'19" W	301.77'
C46	106°43'51"	111.77'	60.00'	S 55°34'31" W	96.29'
C47	61°55'53"	64.85'	60.00'	N 40°05'37" W	61.74'
C48	118°03'29"	123.63'	60.00'	N 49°54'04" E	102.89'
C49	13°11'24"	13.81'	60.00'	S 64°28'29" E	13.78'
C50	11°14'52"	104.04'	530.00'	N 70°35'42" E	103.88'
C51	17°13'43"	159.37'	530.00'	N 84°49'58" E	158.77'
C52	9°20'00"	86.34'	530.00'	S 81°53'09" E	86.24'
C53	15°44'40"	200.60'	730.00'	S 69°20'49" E	199.97'
C54	6°23'30"	54.66'	490.00'	N 35°19'46" E	54.63'
C55	34°49'50"	297.87'	490.00'	N 14°43'06" E	293.31'
C56	19°36'48"	112.97'	330.00'	N 7°06'35" E	112.41'
C57	27°59'53"	131.93'	269.99'	N 2°55'03" E	130.62'
C58	20°58'09"	120.77'	330.00'	N 0°35'49" W	120.10'
C59	13°09'23"	62.00'	270.00'	N 3°18'34" E	61.86'
C60	9°24'21"	98.50'	600.00'	N 21°00'57" W	98.39'
C61	39°43'58"	346.68'	500.00'	N 36°10'36" W	339.78'
C62	78°49'09"	412.70'	300.00'	N 16°37'50" W	380.92'
C63	13°09'23"	68.89'	300.00'	N 3°18'34" E	68.74'
C64	20°58'09"	109.79'	300.00'	N 0°35'49" W	109.18'
C65	27°59'53"	146.59'	299.99'	N 2°55'03" E	145.14'
C66	19°36'48"	102.70'	300.00'	N 7°06'35" E	102.19'
C67	41°13'20"	374.12'	520.00'	N 17°54'51" E	366.10'
C68	15°44'40"	192.35'	700.00'	N 69°20'49" W	191.75'
C69	43°35'44"	380.44'	500.00'	S 80°58'59" W	371.33'
C70	26°24'59"	414.95'	900.00'	N 48°16'00" W	411.28'
C71	19°48'57"	371.79'	1075.00'	N 61°07'35" E	369.94'
C72	38°23'31"	201.02'	300.00'	N 51°50'18" E	197.28'
C73	3°53'45"	18.36'	270.00'	S 34°35'25" W	18.36'
C74	9°54'19"	46.68'	270.00'	S 41°29'27" W	46.62'
C75	4°20'02"	24.96'	330.00'	S 34°48'33" W	24.96'
C76	7°12'24"	41.51'	330.00'	N 40°34'47" E	41.48'

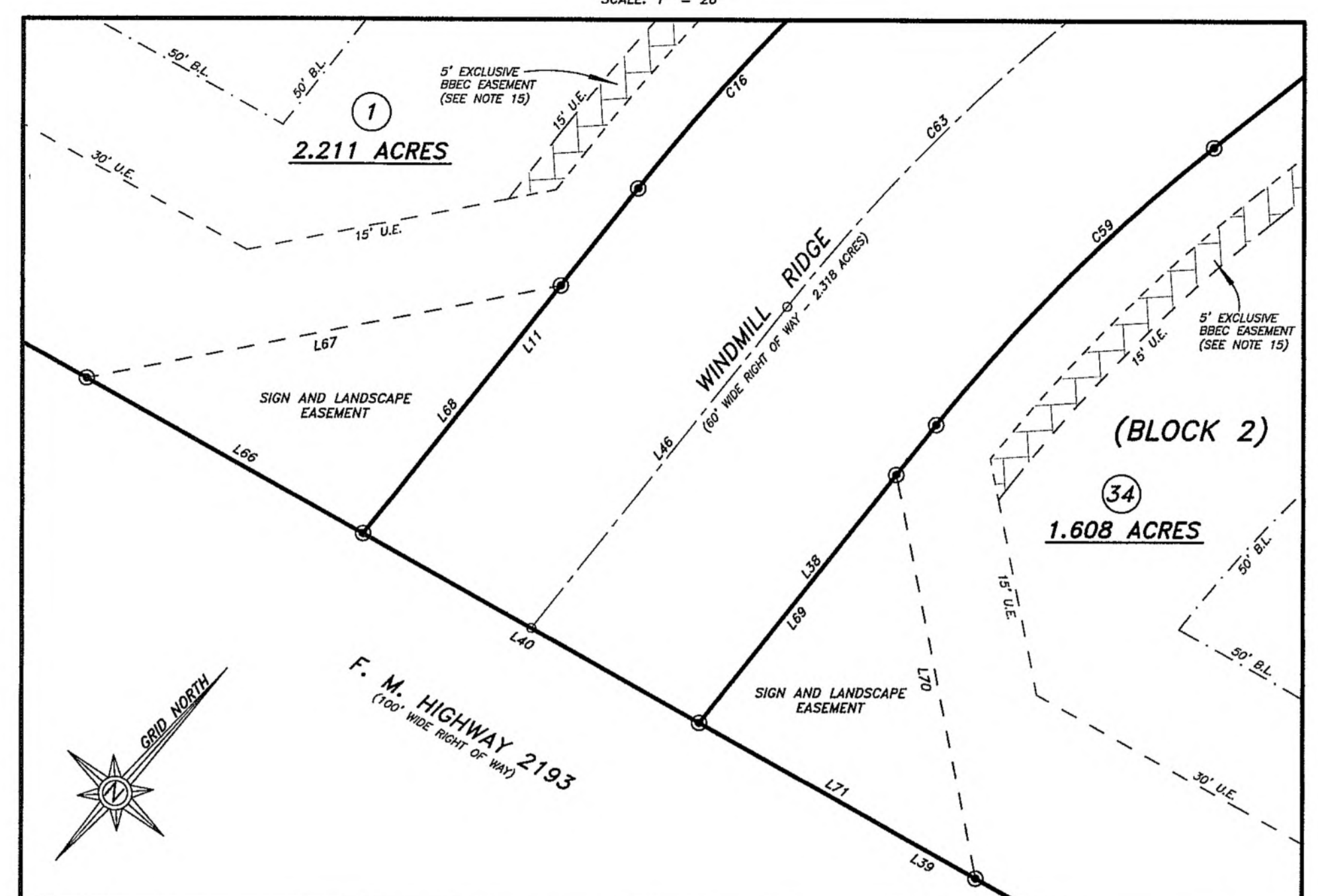
DETAIL "A"
SCALE: 1" = 20'



DETAIL "C"
SCALE: 1" = 40'



DETAIL "B"
SCALE: 1" = 20'



W. O. NO. 8306 (METRO NAT 8306.DWG) REF: BLEXCH8306.LEICA

Hodde & Hodde Land Surveying, Inc.
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WINDMILL RIDGE SUBDIVISION
CONSISTING OF TWO BLOCKS, 41 RESIDENTIAL LOTS CONTAINING 183.246 ACRES,
CREEKVIEW TRAIL, WINDMILL RIDGE, MILLWOOD TRAIL AND PRAIRIE BLOSSOM WAY,
CONTAINING 8.124 ACRES, 191.370 ACRES TOTAL

OWNER/DEVELOPER
BLEX EXCHANGE III LP
945 BUNKER HILL ROAD, SUITE 400
HOUSTON, TEXAS 77024
PHONE 713-973-3508

**SHEET 9
OF 10
(FINAL PLAT)**

NOTES:

1. THE BEARINGS AND COORDINATES SHOWN HEREON ARE RELATIVE TO THE TEXAS STATE PLANE GRID SYSTEM, NAD-83 {2011}, CENTRAL ZONE 4203, U.S. SURVEY FEET. DISTANCES SHOWN ARE GROUND DISTANCES.
2. - DENOTES A SET 5/8" IRON ROD WITH ID. CAP STAMPED "HODDE & HODDE LAND SURVEYING" UNLESS OTHERWISE NOTED ON THE PLAT.
3. TRACT USAGE IS TO BE SINGLE FAMILY RESIDENTIAL, AGRICULTURAL AND WILDLIFE OPEN SPACE.
4. THIS SUBDIVISION IS SUBJECT TO CONDITIONS, COVENANTS, RESTRICTIONS, EASEMENTS AND BUILDING SET BACK LINES AS SHOWN HEREON AND/OR AS SET FORTH IN THE RESTRICTIONS PREPARED IN CONJUNCTION WITH THIS SUBDIVISION PLAT.
5. PART OF THE SUBJECT PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA (ZONE A) AS SHOWN (SHADED) HEREON AND PART OF THE SUBJECT PROPERTY LIES WITHIN AREAS OF MINIMAL FLOOD HAZARD (ZONE X), DEPICTED BY SCALED MAP LOCATION AND GEOGRAPHIC PLOTTING ONLY, ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) AS COMPILED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, MAP NUMBER 48477C0323D, MAP REVISED MAY 16, 2019, WASHINGTON COUNTY, TEXAS.
6. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH SOUTH LAND TITLE, LLC (TEXAN TITLE INSURANCE COMPANY) TITLE COMMITMENT GF NO. WCA2401866, EFFECTIVE DATE: MARCH 21, 2025, 8:00 AM, ISSUED APRIL 4, 2025, 8:00 AM.
7. SUBJECT TO A BLANKET TYPE EASEMENT FOR ELECTRICAL FACILITIES (UNRECORDED) ON FILE WITH BLUEBONNET ELECTRIC COOPERATIVE, INC., DATED JULY 22, 1965. (BLANKET ACCESS)
8. THERE IS ALSO DEDICATED FOR UTILITIES AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET WIDE FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND UPWARD, LOCATED ADJACENT TO THE EASEMENTS SHOWN HEREON.
9. WATER WILL BE PROVIDED BY INDIVIDUAL WATER WELLS AND SEWER WILL BE PROVIDED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES.
10. THE SUBDIVISION SHOWN HEREON LIES OUTSIDE OF THE CITY LIMITS AND THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF BRENHAM, TEXAS.
11. NO ROAD, STREET OR PASSAGEWAY SET ASIDE IN THIS PLAT SHALL BE MAINTAINED BY WASHINGTON COUNTY, TEXAS IN THE ABSENCE OF AN EXPRESS ORDER OF THE COMMISSIONERS COURT ENTERED OF RECORD IN THE MINUTES OF THE COMMISSIONERS COURT OF WASHINGTON COUNTY, TEXAS SPECIFICALLY ACCEPTING SUCH ROAD, STREET OR PASSAGEWAY FOR COUNTY MAINTENANCE.
12. ELEVATION VALUES FOR THE ELEVATION BENCHMARKS AND BASE FLOOD ELEVATIONS (BFE) ARE RELATIVE TO NAVD88 (GEOID 18). THE BENCHMARKS ARE CONCRETE MONUMENTS APPROXIMATELY 3 FEET DEEP AND 1 FOOT WIDE AND HAVE BRASS DISKS SET IN THE TOP MARKED AS FOLLOWS:
- WASHINGTON COUNTY TEXAS
BENCHMARK NO. 47
ELEVATION = 222.4'
979-277-6200
- WASHINGTON COUNTY TEXAS
BENCHMARK NO. 48
ELEVATION = 231.3'
979-277-6200
- THE BENCHMARKS ARE SHOWN ON THIS MAP AS . THE ELEVATION VALUES, B.M. NO.S AND LOCATIONS WILL BE ON RECORD WITH THE WASHINGTON COUNTY FLOODPLAIN ADMINISTRATOR.
13. THE MINIMUM FINISHED FLOOR ELEVATIONS (MFFE) FOR LOTS 1, 2, 3, AND 4, BLOCK 1, AND LOT 26, BLOCK 2, ARE TO BE TWO FEET (2') ABOVE BASE FLOOD ELEVATION (BFE) ESTABLISHED BY GRANT L. LISCHKA, PE UTILIZING THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) SIMPLIFIED METHOD. LOTS 1, 2, 3, AND 4, BLOCK 1, AND LOT 26, BLOCK 2, ARE PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA. CONTACT THE WASHINGTON COUNTY FLOODPLAIN ADMINISTRATOR FOR FLOODPLAIN PERMIT REQUIREMENTS BEFORE BEGINNING ANY DEVELOPMENT OR CONSTRUCTION ON THESE LOTS.
14. LOTS 1 AND 7, BLOCK 1, AND LOTS 1, AND 34, BLOCK 2, SHALL NOT HAVE ACCESS TO F. M. HIGHWAY 2193.
15. THERE IS A 5' UTILITY EASEMENT SHOWN (CROSS-HATCHED) HEREON IN BLOCK 2 FOR BLUEBONNET ELECTRIC COOPERATIVE INC.'S EXCLUSIVE USE LOCATED WITHIN AND ADJACENT TO THE 15' UTILITY EASEMENT.
16. (ORWCT) DENOTES OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS
(DRWCT) DENOTES DEED RECORDS OF WASHINGTON COUNTY, TEXAS
B.L. DENOTES BUILDING LINE
U.E. DENOTES UTILITY EASEMENT
D.E. DENOTES DRAINAGE EASEMENT
BEEC DENOTES BLUEBONNET ELECTRIC COOPERATIVE, INC.

SURVEY MAP

SHOWING A SURVEY OF A SUBDIVISION OF 191.370 ACRES OF LAND, LYING AND BEING SITUATED IN WASHINGTON COUNTY, TEXAS, PART OF THE JOSEPH HARBOUR SURVEY, A-54, BEING THE SAME LAND DESCRIBED AS 191.370 ACRES IN THE DEED FROM BONNIE LEE BURCH DOUGHERTY, NANCY EVELYN BURCH RYBARKI, A/K/A NANCY EVELYN BURCH, AND JONATHAN LEVI BURCH TO BLEX EXCHANGE III LP, DATED APRIL 23, 2025, AS RECORDED IN INSTRUMENT NUMBER 2025-2216, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.

CERTIFICATION

THE STATE OF TEXAS
COUNTY OF WASHINGTON

THIS IS TO CERTIFY THAT I, JON E. HODDE, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS REGISTRATION NO. 5197 HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND MEETING ALL MINIMUM STANDARDS AS SET FORTH BY THE TBPELS; AND THAT ALL EASEMENTS AS APPEAR OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF WASHINGTON COUNTY, TEXAS, BASED ON THE REFERENCED TITLE COMMITMENT OR REPORT, ARE DEPICTED OR NOTED THEREON AND THAT ALL LOT CORNERS, ANGLE POINTS AND POINTS OF CURVE ARE PROPERLY MARKED WITH IRON RODS OF 5/8 INCH DIAMETER AND TWENTY-FOUR (24) INCHES LONG, UNLESS FOUND OR NOTED OTHERWISE, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

DATED THIS THE 30TH DAY OF SEPTEMBER, 2025, A.D.



(SURVEYOR SIGNATURE)
5197
(TEXAS REGISTRATION NO.)
JON E. HODDE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5197
HODDE & HODDE LAND SURVEYING, INC.
613 EAST BLUE BELL ROAD
BRENNHAM, TEXAS 77833
(979)-836-5681
TBPELS SURVEY FIRM REG. NO. 10018800

OWNER DEDICATION

THE STATE OF TEXAS
COUNTY OF WASHINGTON

WE, BLEX EXCHANGE III LP, OWNERS OF THE PROPERTY SUBDIVIDED IN THE FOREGOING MAP OF WINDMILL RIDGE SUBDIVISION, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID BLEX EXCHANGE III LP ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES AND EASEMENTS THEREON SHOWN AND DESIGNATE SAID SUBDIVISION AS WINDMILL RIDGE SUBDIVISION, LOCATED IN THE JOSEPH HARBOUR SURVEY, A-54, WASHINGTON COUNTY, TEXAS, AND ON BEHALF OF SAID BLEX EXCHANGE III LP, DEDICATE TO PUBLIC USE, AS SUCH, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SUCH GRADES; AND DO HEREBY BIND OURSELVES, OUR SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

THIS IS TO CERTIFY THAT WE, BLEX EXCHANGE III LP, OWNERS OF THE PROPERTY SUBDIVIDED IN THE FOREGOING MAP OF WINDMILL RIDGE SUBDIVISION, HAVE COMPLIED OR WILL COMPLY WITH ALL REGULATIONS HERETOFORE ON FILE WITH THE COUNTY AND ADOPTED BY THE COMMISSIONERS COURT OF WASHINGTON COUNTY, TEXAS.

THERE IS ALSO DEDICATED FOR UTILITIES AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET WIDE FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND UPWARD, LOCATED ADJACENT TO ALL EASEMENTS SHOWN HEREON.

FURTHER, WE, BLEX EXCHANGE III LP, DO HEREBY DEDICATE FOREVER TO THE PUBLIC A STRIP OF LAND, A MINIMUM OF FIFTEEN (15) FEET WIDE ON EACH SIDE OF THE CENTERLINE OF ANY AND ALL GULLIES, RAVINES, DRAWS, SLOUGHS OR OTHER NATURAL DRAINAGE COURSES LOCATED IN THE SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING WASHINGTON COUNTY AND/OR ANY OTHER PUBLIC AGENCY THE RIGHT TO ENTER UPON SAID EASEMENTS AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTING AND/OR MAINTAINING DRAINAGE WORK AND/OR STRUCTURES.

FURTHER, ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING MAP SHALL BE RESTRICTED IN ITS USE, WHICH RESTRICTIONS SHALL RUN WITH THE TITLE OF THE PROPERTY, AND SHALL BE ENFORCEABLE, AT THE OPTION OF WASHINGTON COUNTY, BY WASHINGTON COUNTY OR ANY CITIZEN THEREOF, BY INJUNCTION, AS FOLLOWS:

1. THAT DRAINAGE OF SEPTIC TANKS INTO ROADS, STREETS, ALLEYS OR OTHER PUBLIC DITCHES, EITHER DIRECTLY OR INDIRECTLY, IS STRICTLY PROHIBITED.
2. DRAINAGE STRUCTURES UNDER PRIVATE DRIVEWAYS SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER.

FURTHER, WE DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY, UNLESS OTHERWISE NOTED.

WITNESS OUR HANDS IN BRENNHAM, WASHINGTON COUNTY, TEXAS,

THIS 30TH DAY OF OCTOBER, 2025.

BY:
(SIGNATURE)
Lance Pace, Exec VP of its general partner
(PRINTED NAME & TITLE)

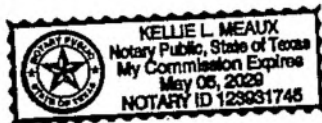
NOTARY PUBLIC ACKNOWLEDGMENT

THE STATE OF TEXAS
COUNTY OF Harris

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 20th DAY OF October, 2025, BY Lance Pace

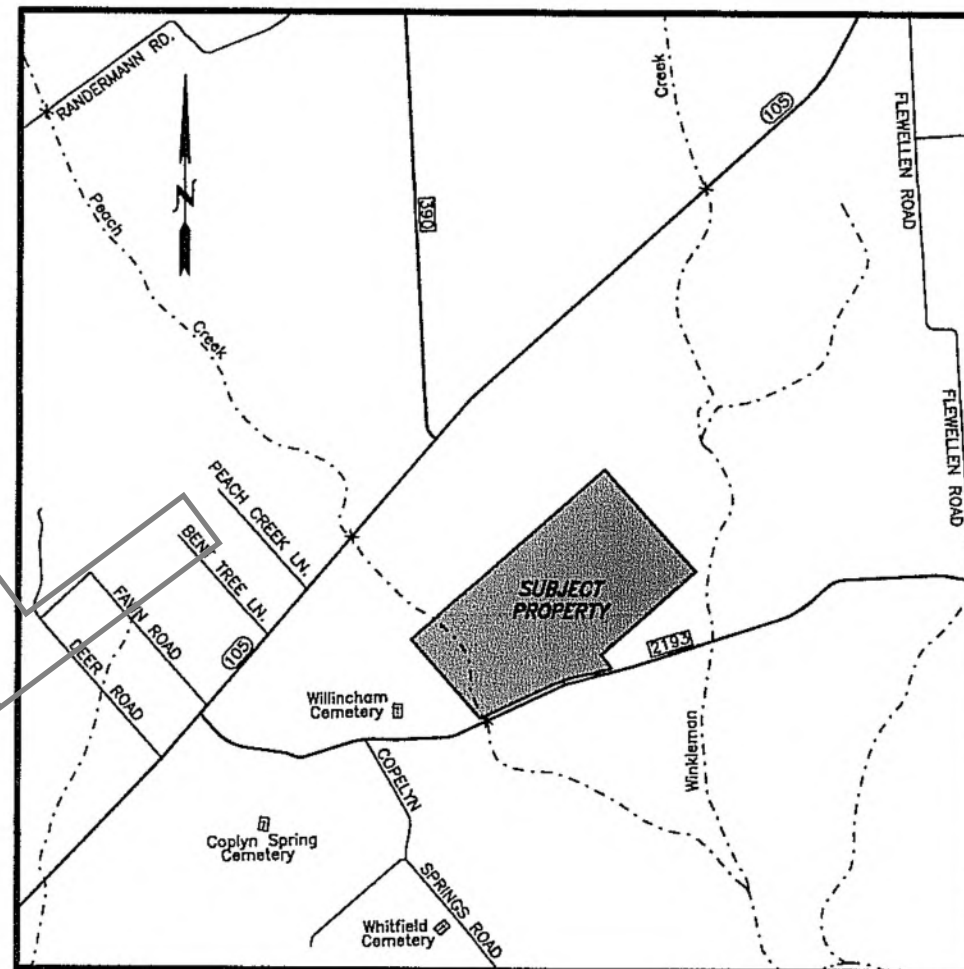
NOTARY PUBLIC, STATE OF TEXAS

(SEAL)



VICINITY MAP

SCALE: 1" = 3000'



COMMISSIONERS' COURT ACKNOWLEDGMENT

APPROVED BY THE COMMISSIONERS COURT OF WASHINGTON COUNTY, TEXAS, THIS 10 DAY OF November, 2025.

COUNTY JUDGE

COMMISSIONER, PRECINCT 1

COMMISSIONER, PRECINCT 3

COMMISSIONER, PRECINCT 4

COMMISSIONER, PRECINCT 2

COUNTY CLERK FILING ACKNOWLEDGMENT STATEMENT

THE STATE OF TEXAS §
COUNTY OF WASHINGTON §
I, Nicholas Prenzel, CLERK OF THE COUNTY COURT OF WASHINGTON COUNTY, TEXAS DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON THE 14 DAY OF November, 2025 AT 1:53 O'CLOCK, P.M., AND DULY RECORDED ON THE 14 DAY OF November, 2025, AT 1:53 O'CLOCK, P.M. IN CABINET FILE 883A-881B OF RECORD IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT BRENNHAM, WASHINGTON COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

CLERK OF THE COUNTY COURT
WASHINGTON COUNTY, TEXAS



W. O. NO. B306 (METRO NAT B306.DWG) REF: BLEXEXCH8306.LEICA

Hodde & Hodde Land Surveying, Inc.
Professional Land Surveying & Engineering
613 E. Blue Bell Road . Brenham, Texas 77833
979-836-5681 . 979-836-5683 (Fax)
www.hoddesurveying.com

WINDMILL RIDGE SUBDIVISION

CONSISTING OF TWO BLOCKS, 41 RESIDENTIAL LOTS CONTAINING 183.246 ACRES,
CREEKVIEW TRAIL, WINDMILL RIDGE, MILLWOOD TRAIL AND PRAIRIE BLOSSOM WAY,
CONTAINING 8.124 ACRES, 191.370 ACRES TOTAL

OWNER/DEVELOPER

BLEX EXCHANGE III LP
945 BUNKER HILL ROAD, SUITE 400
HOUSTON, TEXAS 77024
PHONE 713-973-3508

SHEET 10
OF 10
(FINAL PLAT)



Washington County, TX

Expense Approval Register

Packet: APPKT05825 - 7/14/26 AP & PO Packet

Account Number	Vendor DBA	Description (Item)	(None)	(None)	Amount
010-20247	WASHINGTON COUNTY GEN...	Forfeiture Proceeds 2025-108			3.39
010-20247	WASHINGTON COUNTY CLERK	Forfeiture Proceeds 2025-108			350.00
010-20249	PERDUE BRANDON FIELDER ...	Out of County Service			160.00
010-20249	PERDUE BRANDON FIELDER ...	Out of County Service			85.00
010-20249	PERDUE BRANDON FIELDER ...	Out of County Service			75.00
010-20249	PERDUE BRANDON FIELDER ...	Out of County Service			480.00
010-20249	PERDUE BRANDON FIELDER ...	Out of County Service			165.00
010-20249	PERDUE BRANDON FIELDER ...	Out of County Service			100.00
					1,418.39
Department: 0015 - EDS					
015-0015-55620	MEC LOGISTICS LLC	GRADE PB 4, GRADE 3 ROCK ...			1,237.47
015-0015-55630	MEC LOGISTICS LLC	GRADE PB 4, GRADE 3 ROCK ...			3,847.88
015-0015-55630	MEC LOGISTICS LLC	GRADE PB 4, GRADE 3 ROCK ...			29,563.04
015-0015-55630	MEC LOGISTICS LLC	GRADE PB 4, GRADE 3 ROCK ...			9,618.24
015-0015-55630	MEC LOGISTICS LLC	GRADE PB 4, GRADE 3 ROCK ...			2,385.40
015-0015-55630	MEC LOGISTICS LLC	GRADE PB 4, GRADE 3 ROCK ...			7,868.16
015-0015-55630	MEC LOGISTICS LLC	GRADE PB 4, GRADE 3 ROCK ...			2,644.85
015-0015-55620	SHAWN MCCORD LOGISTICS ...	LIMESTONE BASE			11,796.96
015-0015-52100	AUSTIN COUNTY PRINTING	uniform embroidery			429.00
015-0015-55620	PREMIER METAL BUYERS	LIMESTONE BASE			1,155.00
015-0015-55630	ERGON ASPHALT & EMULSI...	AC-10			15,535.80
015-0015-55630	ERGON ASPHALT & EMULSI...	AC-10			15,557.85
015-0015-55630	ERGON ASPHALT & EMULSI...	AC-10			1,275.00
015-0015-55630	ERGON ASPHALT & EMULSI...	AC-10			14,065.29
015-0015-55630	ERGON ASPHALT & EMULSI...	AC-10			200.00
015-0015-55620	KNIFE RIVER CORP - SOUTH	STAB SAND			806.19
015-0015-55620	KNIFE RIVER CORP - SOUTH	STAB SAND			422.40
015-0015-55620	KNIFE RIVER CORP - SOUTH	STAB SAND			410.85
015-0015-54540	KEY PERFORMANCE PETROL...	FUEL			19,040.35
015-0015-53520	CITY OF BRENHAM	Reclaimed Water			552.59
015-0015-55620	ROCK RIDGE TRANSPORT LLC	LIMESTONE BASE			1,560.95
Department 0015 - EDS Total:					139,973.27
Department: 0039 - LAW LIBRARY					
039-0039-54375	LEXISNEXIS RISK SOLUTIONS	Law Library			1,177.00
Department 0039 - LAW LIBRARY Total:					1,177.00
Department: 0060 - PERSONNEL / EMPLOYEE TESTING					
060-0060-56110	D & A TESTING, LLC	Post Accident Testing (2)			285.00
Department 0060 - PERSONNEL / EMPLOYEE TESTING Total:					285.00
Department: 0102 - WC 911					
010-0102-54350	DOMINIQUE C. BEHREND - ...	Mileage reimbursement			244.47
010-0102-54350	DEVINN YOUNG	Meals Per Diem			357.50
010-0102-54350	KRISTIAN BONER	Meals Per Diem			192.50
Department 0102 - WC 911 Total:					794.47
Department: 0105 - INFORMATION TECHNOLOGY					
105-0105-55700	STRYKER SALES LLC	Cuffs			20.40
105-0105-55700	STRYKER SALES LLC	Shipping			0.82
Department 0105 - INFORMATION TECHNOLOGY Total:					21.22
Department: 0500 - COUNTY AUDITOR					
010-0500-54350	NELDA ENGLAND	Meals Per Diem			82.50
Department 0500 - COUNTY AUDITOR Total:					82.50
Department: 0600 - NON-DEPARTMENT					
010-0600-54800	ERIC HALE	ATS			1,467.50

Expense Approval Register

Packet: APPKT05825 - 7/14/26 AP & PO Packet

Account Number	Vendor DBA	Description (Item)	(None)	(None)	Amount
010-0600-54800	ERIC HALE	Labor			1,922.62
010-0600-54135	FORT BEND MEDICAL EXAMI...	Autopsy J. Ly & H. Hayslip			5,200.00
010-0600-54830	KWIK KOPY BUSINESS CENTER	shipping Mobile Power			50.72
010-0600-54800	PUBLIC SECTOR PERSONNEL ...	Salary Survey			22,500.00
010-0600-54300	SOUTH TEXAS NEWS INC	Expo - Concession Services 4...			153.00
010-0600-54300	SOUTH TEXAS NEWS INC	Commissioners Court - Notice..			190.35
010-0600-54300	SOUTH TEXAS NEWS INC	Elections Position Ad			184.00
010-0600-54400	BRANNON INDUSTRIAL GRO...	ATS- July			140.00
010-0600-54800	TEXAS ASSOCIATION OF CO...	COBRA Qualifying Event Noti...			40.00
010-0600-52030	AMWINS GROUP BENEFITS, I...	Group Insurance August 2026..			425.80
010-0600-54400	BLUEBONNET ELECTRIC	Utilities- ATS			640.76
010-0600-54400	CITY OF BRENHAM	Utilities- 304 E Alamo			88.41
010-0600-54400	CITY OF BRENHAM	Utilities- 306 E Alamo			44.71
Department 0600 - NON-DEPARTMENT Total:					33,047.87
Department: 0700 - DISTRICT COURT					
010-0700-54100	NOEMI OEVERMANN	Professional Services			127.50
Department 0700 - DISTRICT COURT Total:					127.50
Department: 1003 - JUSTICE OF THE PEACE COURT NO. 3					
010-1003-54350	DUANE HOUSTON	Mileage reimbursement			142.83
Department 1003 - JUSTICE OF THE PEACE COURT NO. 3 Total:					142.83
Department: 1004 - JUSTICE OF THE PEACE COURT NO. 4					
010-1004-54555	ENTEC PEST MANAGEMENT	Pest Control			79.50
010-1004-54400	CITY OF BURTON	Utilities- JP4			94.78
010-1004-54350	HAROLD C. RIDDLE	Mileage reimbursement			430.65
Department 1004 - JUSTICE OF THE PEACE COURT NO. 4 Total:					604.93
Department: 1600 - COUNTY COURTHOUSE					
010-1600-54500	WITTNER PLUMBING LLC	Repairs & Labor			260.30
010-1600-54500	BLUEBONNET ALARM	Monitoring Electronic Securit...			330.00
010-1600-54932	GENE'S SERVICES, LLC	Lawn Service			2,843.50
010-1600-54932	GENE'S SERVICES, LLC	Lawn Service			3,209.50
010-1600-54500	ACE HARDWARE BRENHAM L...	Repair & Maint building			19.79
010-1600-54500	ENTEC PEST MANAGEMENT	Pest Control			265.00
010-1600-54500	ENTEC PEST MANAGEMENT	Pest Control			66.78
010-1600-54500	ENTEC PEST MANAGEMENT	Pest Control			75.00
Department 1600 - COUNTY COURTHOUSE Total:					7,069.87
Department: 1700 - CONSTABLE NO. 1					
010-1700-53100	TRANSUNION RISK AND ALT...	Constable 1			14.85
010-1700-54540	WASHINGTON COUNTY ROA...	Fuel- Constable 1			806.30
Department 1700 - CONSTABLE NO. 1 Total:					821.15
Department: 1702 - CONSTABLE NO. 2					
010-1702-53100	TRANSUNION RISK AND ALT...	Constable 2			43.55
Department 1702 - CONSTABLE NO. 2 Total:					43.55
Department: 1703 - CONSTABLE NO. 3					
010-1703-54540	WASHINGTON COUNTY ROA...	Fuel- Constable 3			158.19
Department 1703 - CONSTABLE NO. 3 Total:					158.19
Department: 1704 - CONSTABLE NO. 4					
010-1704-54540	WASHINGTON COUNTY ROA...	Fuel- Constable 4			516.15
Department 1704 - CONSTABLE NO. 4 Total:					516.15
Department: 1800 - SHERIFF					
010-1800-54520	O'REILLY AUTOMOTIVE, INC.	BATTERY REPLACEMENT			286.97
010-1800-54520	O'REILLY AUTOMOTIVE, INC.	WIPER BLADES			80.35
010-1800-53100	TRANSUNION RISK AND ALT...	Sheriff			73.00
010-1800-54520	BK AUTO REPAIR	C23-01 OIL CHANGE, AIR FILT...			390.41
010-1800-54520	BLUE JAY EXPRESS	C22-08 OIL CHANGE			119.33
010-1800-55740	ON SITE DECALS LLC	SHERIFF GRAPHICS			285.00
010-1800-54520	KOOL SHADES WINDOW TINT	TINT FOR 5 PATROL TAHOES			500.00
010-1800-54520	ENTERPRISE FM TRUST	Sheriff Vehicle Repairs			7.50

Expense Approval Register

Packet: APPKT05825 - 7/14/26 AP & PO Packet

Account Number	Vendor DBA	Description (Item)	(None)	(None)	Amount
010-1800-54520	ENTERPRISE FM TRUST	Sheriff Vehicle Tolls			238.39
010-1800-55745	ENTERPRISE FM TRUST	Sheriff Fleet Mgnt Lease Fees			46,500.76
010-1800-54520	ROBERT'S SERVICE STATION ...	C23-09 TIRE REPAIR			20.00
010-1800-54540	WASHINGTON COUNTY ROA...	Fuel- Sheriff			114.66
010-1800-54350	ADAM ZAVALA	Meals Per Diem Reimburse...			302.50
Department 1800 - SHERIFF Total:					48,918.87

Department: 1900 - COUNTY JAIL

010-1900-53300	CHARM-TEX, INC	TOILET PAPER			629.40
010-1900-54400	REPUBLIC SERVICES #473	TRASH REMOVAL			1,595.49
010-1900-54500	SENTRY SECURITY FASTENERS..	CUT KEY BRASS, TUMBLER SE...			839.56
010-1900-53320	TRINITY SERVICES GROUP, IN...	INMATE MEALS- 07.02.2026			6,832.56
010-1900-53500	T3 TRUCK N TRAILER LTD	BALLMOUNT, HITCH PIN			91.85
010-1900-53300	ACE HARDWARE BRENHAM L...	KEYS			10.77
010-1900-53300	ACE HARDWARE BRENHAM L...	HEX BUSHING			12.58
010-1900-53300	ACE HARDWARE BRENHAM L...	TRIMMER LINE			57.60
010-1900-53300	GRAINGER	PADLOCK, MASTER KEYS			704.34
010-1900-53300	GRAINGER	COMPRESSION FITTING ADA...			128.37
010-1900-54350	ELIZABETH GARCIA	Mileage reimbursement			100.78
010-1900-54350	BRITTNEY BOOKER	Mileage reimbursement			185.31
010-1900-54350	JONATHAN BATTLES	Mileage reimbursement			185.31
010-1900-54350	XAVIER PEREZ	Mileage reimbursement			183.14
010-1900-53300	BETA TECHNOLOGY, INC	FLOOR CLEANER, TRIGGER S...			1,602.34
010-1900-53300	MOORE SUPPLY CO. INC.	BRASS ANDERLIGN INSERTS, ...			14.09
010-1900-53300	MOORE SUPPLY CO. INC.	FLEX PLUG, POLYMER BRAID			125.86
010-1900-53300	FERGUSON FACILITIES SUPPL...	BROOMS, MOP HEADS, TRA...			463.36
010-1900-53300	FERGUSON FACILITIES SUPPL...	TOLIET PAPER PAPER TOWEL...			496.04
010-1900-53300	FERGUSON FACILITIES SUPPL...	CUPS, TOILET PAPER, TRASH ...			644.59
010-1900-53300	FERGUSON FACILITIES SUPPL...	CENTERPULL TOWELS, TOILET..			391.70
Department 1900 - COUNTY JAIL Total:					15,295.04

Department: 2100 - FIRE PROTECTION

010-2100-54940	CHAPPELL HILL VOLUNTEER F...	Sharp Testing Services			1,878.00
010-2100-54540	LATIUM WESLEY GREENVINE ...	VFD Payment			1,588.80
010-2100-54540	ROCKY CREEK VOLUNTEER FI...	VFD Payment			2,144.88
010-2100-54540	PRAIRIE HILL VOLUNTEER FIR...	VFD Payment			2,502.36
010-2100-54540	WASHINGTON VOLUNTEER F...	VFD Payment			2,621.52
010-2100-54540	BURTON VOLUNTEER FIRE D...	VFD Payment			3,535.08
010-2100-54540	GAY HILL-MOUND HILL-CED...	VFD Payment			3,574.80
010-2100-54540	BERLIN-MILL CREEK-ZIONSVI...	VFD Payment			3,892.56
010-2100-54540	SALEM VOLUNTEER FIRE DEP...	VFD Payment			5,123.88
010-2100-54540	MEYERSVILLE VOLUNTEER FI...	VFD Payment			6,394.92
010-2100-54540	CHAPPELL HILL VOLUNTEER F...	VFD Payment			8,619.24
Department 2100 - FIRE PROTECTION Total:					41,876.04

Department: 2200 - EMS

010-2200-54520	HARRISON HYDRAGEN, LTD	CAT 6, 32" Cable			438.00
010-2200-53300	LIFE-ASSIST, INC.	NorEpi 4mg/4ml			108.40
010-2200-53300	LIFE-ASSIST, INC.	Naso Airway 22fr.			80.80
010-2200-53300	LIFE-ASSIST, INC.	Codan high flow blood set			557.25
010-2200-53300	LIFE-ASSIST, INC.	Easy pull tight seals numbered			333.00
010-2200-53300	LIFE-ASSIST, INC.	Lidocaine 2%			88.50
010-2200-53300	LIFE-ASSIST, INC.	glutose 45			72.35
010-2200-54520	SAMSARA INC	VG34 License w/o ELD			215.05
010-2200-54520	SAMSARA INC	license dual cam, support, so...			514.24
010-2200-54520	SAMSARA INC	Shipping			30.00
010-2200-54520	SAMSARA INC	Enhanced VG Series L Mount...			55.00
010-2200-54520	SAMSARA INC	Dual Facing AI Dash Cam			569.00
010-2200-54520	SAMSARA INC	Hardware Vehicle IoT Gatew...			299.00
010-2200-54520	HANJAK INDUSTRIES LLC	Unit 303 Emergency Services...			270.00
010-2200-54520	HANJAK INDUSTRIES LLC	Unit 303 Switch High Pressur...			203.40
010-2200-54520	HANJAK INDUSTRIES LLC	Unit 303 Shop Supplies			4.07

Expense Approval Register

Packet: APPKT05825 - 7/14/26 AP & PO Packet

Account Number	Vendor DBA	Description (Item)	(None)	(None)	Amount
010-2200-53300	AIRGAS USA, LLC	Invoice 5525820103 Rent M...			342.00
010-2200-53300	AIRGAS USA, LLC	Invoice 5525820103 Rent M...			661.20
010-2200-53300	AIRGAS USA, LLC	Invoice 5525820103 Hazmat			25.00
010-2200-53300	AIRGAS USA, LLC	Invoice 5525820246 Rent M...			114.00
010-2200-53300	AIRGAS USA, LLC	Invoice 5525820246 Hazmat			25.00
010-2200-53300	AIRGAS USA, LLC	Invoice 5525820246 Rent M...			22.80
010-2200-53300	AIRGAS USA, LLC	Invoice 5525820246 Rent M...			45.60
010-2200-53300	AIRGAS USA, LLC	Invoice 5525820246 Rent Cyl...			345.80
010-2200-53300	AIRGAS USA, LLC	Invoice 5525820246 Rent Liq...			305.36
010-2200-54520	ENTERPRISE FM TRUST	EMS Vehicle Repairs			7.50
010-2200-55745	ENTERPRISE FM TRUST	EMS Fleet Mgmt Lease Fees			3,926.73
010-2200-53300	HENRY SCHEIN, INC.	Credit Reference Invoice 586...			-39.42
010-2200-53300	HENRY SCHEIN, INC.	Rapid Heat Pack			68.05
010-2200-53300	BOUND TREE MEDICAL LLC	Microstream Advance			838.00
010-2200-53300	BOUND TREE MEDICAL LLC	Curaplex Naso Airway 26fr			18.50
010-2200-53300	BOUND TREE MEDICAL LLC	Sodium Bicarbonate 8.4%			224.25
010-2200-53300	BOUND TREE MEDICAL LLC	Amiodarone 50mg			720.00
010-2200-53300	BOUND TREE MEDICAL LLC	ET Tube Introducer w/ tip 15fr			53.50
010-2200-53300	BOUND TREE MEDICAL LLC	IV Solution Sodium Chloride ...			242.40
010-2200-53300	BOUND TREE MEDICAL LLC	IV Solution Sodium Chloride ...			163.20
010-2200-53300	BOUND TREE MEDICAL LLC	Misc to Invoice 86262787			14.95
010-2200-53300	BOUND TREE MEDICAL LLC	Lorazepam 2mg 1ml			40.80
010-2200-53300	BOUND TREE MEDICAL LLC	3cc syringe w/ 25ga 5/8 need...			77.76
010-2200-53300	BOUND TREE MEDICAL LLC	3cc syringe w/ 25ga 1 inch n...			22.00
010-2200-53300	BOUND TREE MEDICAL LLC	Lidocaine			93.45
010-2200-54500	ENTEC PEST MANAGEMENT	Station 5 Pest Control			109.18
010-2200-53300	AIRGAS USA, LLC	Invoice 9173347895 Hazmat...			3.77
010-2200-53300	AIRGAS USA, LLC	Invoice 9173347895 Med CG...			41.16
010-2200-53300	AIRGAS USA, LLC	Invoice 9173347895 Fuel Ch...			19.94
010-2200-53300	AIRGAS USA, LLC	Invoice 9173347895 Delivery..			90.00
010-2200-53300	AIRGAS USA, LLC	Invoice 9173347895 Energy ...			3.52
010-2200-53300	AIRGAS USA, LLC	Invoice 9173347902 Oxygen...			30.87
010-2200-53300	AIRGAS USA, LLC	Invoice 9173347902 Energy ...			2.64
010-2200-53300	AIRGAS USA, LLC	Invoice 9173347902 Hazmat ...			2.83
010-2200-53300	AIRGAS USA, LLC	Invoice 9173347907 Energy ...			18.46
010-2200-53300	AIRGAS USA, LLC	Invoice 9173347907 Delivery...			90.00
010-2200-53300	AIRGAS USA, LLC	Invoice 9173347907 Hazmat ...			6.60
010-2200-53300	AIRGAS USA, LLC	Invoice 9173347907 Oxygen...			314.84
010-2200-53300	AIRGAS USA, LLC	Invoice 9173347907 Fuel Cha...			19.94
010-2200-53300	AIRGAS USA, LLC	Invoice 9173347907 Oxygen ...			56.42
010-2200-53300	TELEFLEX FUNDING LLC	EZ Stabilizer			150.00
010-2200-53300	TELEFLEX FUNDING LLC	EZ IO Needles 25mm			1,100.00
010-2200-54520	FRAZER, LTD	Unit 301 Control Board Unity...			-140.07
010-2200-54520	FRAZER, LTD	Unit 301 Service			144.00
010-2200-54520	FRAZER, LTD	Unit 301 Mobile Service Trav...			221.00
010-2200-54520	FRAZER, LTD	Unit 301 SVC Service Labor			140.07
010-2200-54520	FRAZER, LTD	Unit 301 Switch Low Pressure..			-411.47
010-2200-54520	FRAZER, LTD	Unit 301 Control Board Unity			411.47
010-2200-53300	SOUTH TEXAS BLOOD & TISS...	Freight			45.62
010-2200-53300	SOUTH TEXAS BLOOD & TISS...	Whole Blood			556.00
010-2200-54540	WASHINGTON COUNTY ROA...	Fuel- EMS			218.88
010-2200-54400	CITY OF BRENHAM	Utilities- 1875 US Hwy 290 W			636.20
Department 2200 - EMS Total:					16,078.36
Department: 2250 - AVIATION					
010-2250-54540	AVIATORS PLUS LLC	Jet A Fuel			2,437.50
Department 2250 - AVIATION Total:					2,437.50
Department: 2500 - SOCIAL SERVICES					
010-2500-54705	WASHINGTON COUNTY HEA...	Transportation service			1,000.00

Expense Approval Register

Packet: APPKT05825 - 7/14/26 AP & PO Packet

Account Number	Vendor DBA	Description (Item)	(None)	(None)	Amount
010-2500-54790	BRAZOS VALLEY COUNCIL OF...	Covers 7/01/26-9/30/26			2,913.20
Department 2500 - SOCIAL SERVICES Total:					3,913.20

Department: 2600 - INDIGENT HEALTH CARE

010-2600-54740	BRAZOS VALLEY COUNCIL OF...	Covers 7/01/26-9/30/2026			4,812.50
010-2600-53450	INTEGRATED PRESCRIPTION...	Jail Med- T. Losee			38.80
010-2600-53450	INTEGRATED PRESCRIPTION...	Jail Meds- T. Losee			62.99
010-2600-53450	INTEGRATED PRESCRIPTION...	Jail Meds- Network Fee			50.00
010-2600-53450	INTEGRATED PRESCRIPTION...	Jail Meds			62.86
010-2600-53450	INTEGRATED PRESCRIPTION...	Jail Meds- Network Fee			50.00
010-2600-53450	INTEGRATED PRESCRIPTION...	Jail Meds- T. Losee			9.11
010-2600-54055	CENTURY INTEGRATED PART...	Jail Physician- M. Chavez			55.52
010-2600-54117	CLINICAL PATHOLOGY LABO...	Jail Lab/Xray- M. Chavez			53.86
010-2600-54117	CLINICAL PATHOLOGY LABO...	Jail Lab/Xray- M. Garcia			11.13
010-2600-54055	CLINICAL PATHOLOGY LABO...	Jail Physician- M. Garcia			96.12
010-2600-54117	CLINICAL PATHOLOGY LABO...	Jail Lab/Xray- M. Garcia			53.86
010-2600-54117	BAYLOR SCOTT & WHITE ME...	Jail Lab/Xray- J. Phillips			31.81
010-2600-54117	CLINICAL PATHOLOGY LABO...	Jail Lab/Xray- C. Spinks			65.23
010-2600-54117	CLINICAL PATHOLOGY LABO...	Jail Lab/Xray- K. Mcdonald			53.86
010-2600-54117	SCY IMAGING INC.	Jail Lab/Xray- K. Mcdonald			75.00
010-2600-54055	CENTURY INTEGRATED PART...	Jail Physician- J. Nichols			107.42
010-2600-54055	CENTURY INTEGRATED PART...	Jail Physician- A. Ellison			107.42
010-2600-54117	CLINICAL PATHOLOGY LABO...	Jail Lab/Xray- A. Ellison			53.86
010-2600-54055	CENTURY INTEGRATED PART...	Jail Physician- E. Gutierrez			81.24
010-2600-54117	SCOTT & WHITE HOSPITAL - ...	Jail Lab/Xray- E. Gutierrez			31.81
010-2600-54055	CENTURY INTEGRATED PART...	Jail Physician- C. Smith			81.24
010-2600-54117	BAYLOR SCOTT & WHITE ME...	Jail Lab/Xray- C. Smith			6.68
010-2600-54117	BAYLOR SCOTT & WHITE ME...	Jail Lab/Xray- E. Truelson			106.65
010-2600-54075	BAYLOR SCOTT & WHITE ME...	Jail Outpatient Services- S. G...			120.25
010-2600-54055	SCOTT & WHITE HOSPITAL - ...	Jail Physician- S. Gray			33.95
010-2600-54117	CLINICAL PATHOLOGY LABO...	Jail Lab/Xray- C. Bradshaw			11.25
010-2600-54117	CLINICAL PATHOLOGY LABO...	Jail Lab/Xray- G. Sanders			20.84
010-2600-54075	BAYLOR SCOTT & WHITE ME...	Jail Outpatient Services- K. L...			101.55
010-2600-54117	BAYLOR SCOTT & WHITE ME...	Jail Lab/Xray- K. Lampe			6.42
010-2600-54117	SCY IMAGING INC.	Jail Lab/Xray- M. Florez			200.00
010-2600-54117	SCY IMAGING INC.	Jail Lab/Xray- M. Florez			75.00
010-2600-54117	SCY IMAGING INC.	Jail Lab/Xray- M. Domio			75.00
010-2600-54117	CLINICAL PATHOLOGY LABO...	Jail Lab/Xray- M. Burrows			15.40
010-2600-54117	CLINICAL PATHOLOGY LABO...	Jail Lab/Xray- M. Garcia			82.79
010-2600-54117	CLINICAL PATHOLOGY LABO...	Jail Lab/Xray- I. Oran			59.41
010-2600-54117	CLINICAL PATHOLOGY LABO...	Jail Lab/Xray- A. Sowders			53.86
010-2600-54117	CLINICAL PATHOLOGY LABO...	Jail Lab/Xray- A. Sowders			11.25
010-2600-54117	CLINICAL PATHOLOGY LABO...	Jail Lab/Xray- M. Amador			82.79
010-2600-54117	CLINICAL PATHOLOGY LABO...	Jail Lab/Xray- D. Bailey			53.86
010-2600-54117	CLINICAL PATHOLOGY LABO...	Jail Lab/Xray- D. Barnett			82.79
010-2600-54117	CLINICAL PATHOLOGY LABO...	Jail Lab/Xray- M. Oliver			79.20
010-2600-53104	MCKESSON MEDICAL - SURG...	SYRINGES			92.84
010-2600-53104	MCKESSON MEDICAL - SURG...	KNEE SUPPORT, SPONGES, E...			198.62
010-2600-53104	COMPUMED	EKG RENTAL- JULY			189.00
010-2600-54055	SCOTT & WHITE HOSPITAL - ...	Jail Physician- C. Walker			41.09
010-2600-54055	SCOTT & WHITE HOSPITAL - ...	Jail Physician- C. Walker			22.59
010-2600-54205	ENTEC PEST MANAGEMENT	Pest Control			166.95
010-2600-53104	DIAMOND DRUGS, INC.	INMATES MEDICATIONS- JU...			2,491.23
Department 2600 - INDIGENT HEALTH CARE Total:					10,526.90

Department: 2900 - ENVIRONMENTAL

010-2900-53300	BVR WASTE AND RECYCLING	Non Compactable Waste			12.35
010-2900-53300	LEXISNEXIS RISK SOLUTIONS	June 2026 Min Commitment			50.00
010-2900-54540	WASHINGTON COUNTY ROA...	Fuel- Environmental			190.00
Department 2900 - ENVIRONMENTAL Total:					252.35

Expense Approval Register

Packet: APPKT05825 - 7/14/26 AP & PO Packet

Account Number	Vendor DBA	Description (Item)	(None)	(None)	Amount
Department: 3300 - EXTENSION SERVICE					
010-3300-54806	TEXAS WILDLIFE DAMAGE M...	Field Agreement College Stat...			2,500.00
Department 3300 - EXTENSION SERVICE Total:					2,500.00
Department: 4000 - TECHNOLOGY SERVICES					
010-4000-54555	BRAZOS VALLEY COUNCIL OF...	Washington Co. Quarterly Cl...			37,267.46
010-4000-53500	ERIC HALE	Labor			765.00
010-4000-53500	ERIC HALE	Constable- Evidence Room			1,200.00
010-4000-55720	LEXISNEXIS RISK SOLUTIONS	Software- June 2026			180.00
010-4000-54257	NEW HORIZONS COMMUNIC...	Circuits			269.94
010-4000-54630	UBEO BUSINESS SERVICES - ...	Ubeo Service Contract			19,913.22
010-4000-54200	VERIZON WIRELESS	Communications			562.24
Department 4000 - TECHNOLOGY SERVICES Total:					60,157.86
Grand Total:					388,240.01

Fund Summary

Fund	Expense Amount
010 - GENERAL FUND	246,783.52
015 - ENGINEERING & DEVELOPMENT SERVICES	139,973.27
039 - LAW LIBRARY	1,177.00
060 - PERSONNEL / EMPLOYEE TESTING	285.00
105 - RURAL AMBULANCE SERVICE FUND (HB3000)	21.22
Grand Total:	388,240.01

Account Summary

Account Number	Account Name	Expense Amount
010-0102-54350	SEMINARS/DUES/MILEA...	794.47
010-0500-54350	SEMINARS/DUES/MILEA...	82.50
010-0600-52030	RETIREE INSURANCE - M...	425.80
010-0600-54135	PROFESSIONAL SVCS - A...	5,200.00
010-0600-54300	ADVERTISING & LEGAL ...	527.35
010-0600-54400	UTILITIES	913.88
010-0600-54800	MISCELLANEOUS	25,930.12
010-0600-54830	POSTAGE	50.72
010-0700-54100	PROFESSIONAL SERVICES	127.50
010-1003-54350	SEMINARS/DUES/MILEA...	142.83
010-1004-54350	SEMINARS/DUES/MILEA...	430.65
010-1004-54400	UTILITIES	94.78
010-1004-54555	SERVICE CONTRACTS/PE...	79.50
010-1600-54500	REPAIRS & MAINTENAN...	1,016.87
010-1600-54932	LAWN CARE	6,053.00
010-1700-53100	OFFICE SUPPLIES	14.85
010-1700-54540	VEHICLE FUEL	806.30
010-1702-53100	OFFICE SUPPLIES	43.55
010-1703-54540	VEHICLE FUEL	158.19
010-1704-54540	VEHICLE FUEL	516.15
010-1800-53100	OFFICE SUPPLIES	73.00
010-1800-54350	SEMINARS/DUES/MILEA...	302.50
010-1800-54520	VEHICLE REPAIRS/MAIN...	1,642.95
010-1800-54540	VEHICLE FUEL	114.66
010-1800-55740	AFTER MARKET EXPENSE	285.00
010-1800-55745	FLEET MANAGEMENT LE...	46,500.76
010-1900-53300	OPERATING SUPPLIES	5,281.04
010-1900-53320	FOOD SERVICES	6,832.56
010-1900-53500	REPAIRS & MAINTENAN...	91.85
010-1900-54350	SEMINARS/DUES/MILEA...	654.54
010-1900-54400	UTILITIES	1,595.49
010-1900-54500	REPAIRS & MAINTENAN...	839.56
010-20247	BONDS	353.39
010-20249	DISTRICT CLERK PASS TH...	1,065.00
010-2100-54540	FIRE DEPT. GAS SUPPLE...	39,998.04
010-2100-54940	EQUIPMENT MAINTENA...	1,878.00
010-2200-53300	OPERATING SUPPLIES	8,217.11
010-2200-54400	UTILITIES	636.20
010-2200-54500	REPAIRS & MAINTENAN...	109.18
010-2200-54520	VEHICLE REPAIRS/MAIN...	2,970.26
010-2200-54540	VEHICLE FUEL	218.88
010-2200-55745	FLEET MANAGEMENT LE...	3,926.73
010-2250-54540	VEHICLE FUEL	2,437.50
010-2500-54705	VAN	1,000.00
010-2500-54790	BVCOG DUES	2,913.20
010-2600-53104	MEDICAL SUPPLIES	2,971.69
010-2600-53450	DRUGS-JAIL INMATES	273.76
010-2600-54055	DOCTORS-JAIL PHYSICIAN	626.59
010-2600-54075	HOSPITAL-JAIL OUTPATI...	221.80
010-2600-54117	LAB & X-RAY - JAIL INMA...	1,453.61

Account Summary

Account Number	Account Name	Expense Amount
010-2600-54205	HEALTH CENTER	166.95
010-2600-54740	BVCOG	4,812.50
010-2900-53300	OPERATING SUPPLIES	62.35
010-2900-54540	VEHICLE FUEL	190.00
010-3300-54806	FERAL HOG	2,500.00
010-4000-53500	REPAIRS & MAINTENAN...	1,965.00
010-4000-54200	COMMUNICATION	562.24
010-4000-54257	CIRCUITS	269.94
010-4000-54555	SERVICE CONTRACTS	37,267.46
010-4000-54630	COPIER RENTAL	19,913.22
010-4000-55720	SOFTWARE & SUBSCRIPT...	180.00
015-0015-52100	UNIFORMS	429.00
015-0015-53520	ROAD WORK WATER	552.59
015-0015-54540	VEHICLE FUEL	19,040.35
015-0015-55620	ROCK BASE MATERIAL	17,389.82
015-0015-55630	PAVING MATERIALS	102,561.51
039-0039-54375	LAW LIBRARY	1,177.00
060-0060-56110	EMPLOYEE TESTING	285.00
105-0105-55700	MACHINERY & EQUIPM...	21.22
Grand Total:		388,240.01

Project Account Summary

Project Account Key	Expense Amount
None	388,240.01
Grand Total:	388,240.01