Request for Proposal (RFP) - Revised

For Electric Infrastructure Development at GBIC Industrial Park

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Issued By: Greater Brownsville Incentives Corporation (GBIC)
Original Issue Date: July 24, 2025
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1. Introduction

The Greater Brownsville Incentives Corporation (GBIC) is a non-profit organization created to oversee the disbursement of a ¼ cent sales tax collected in the City of Brownsville. GBIC seeks to promote economic growth in the southernmost region of Texas by empowering a young and skilled workforce and driving innovation to the area. It promotes economic growth by working with regional and international partners in the areas of job creation, training, innovation, and manufacturing.

GBIC in partnership with the City of Brownsville invites proposals from qualified utilities ("Respondents") for the delivery of electric service to meet the electricity requirements of all the ultimate retail industrial and commercial customers in the industrial park as well as any facilities required for the industrial park's operations. The load requirements are described in the attached conceptual engineering report, titled "**Greater Brownsville GBIC Industrial Park Power Demand Analysis**" dated August 7, 2025 (the "Report") – Revision 2.

The industrial park will primarily consist of light industrial uses, with complementary retail and commercial development anticipated along the SH 550 frontage. Additionally, the development includes a partnership with the City of Brownsville for the construction of a Public Safety Complex, which will occupy approximately 50 acres fronting SH 550 within Phase I East. This project also includes the provision of temporary electric power service and all related infrastructure required to meet the current and projected energy needs of the site.

The most immediate power required is 22 MW, with availability by March 2026.

Note: GBIC is open to hybrid, collaborative solutions with multiple providers where segments of the project are handled separately (e.g. one provider handling Transmission and Substation, another handling Distribution). Please indicate in your response if you have an interest in pursuing this approach and GBIC will facilitate a conversation between the interested parties.

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2. Project Overview

2.1 Location

The project site, with an approximate total area of 685± acres, is located in Brownsville, Texas on the south side of SH 550 (FM 511), approximately 1 mile east of Old Alice Road, near this location (Lat/Long coordinates: 26.01387732153296, -97.4932740880932).

Loads for each phase are described in the Report and the chronological order and sequence of the phases are described below.

2.2 Scope of Work

- Design, construct and operate all of the electric infrastructure required to meet the phased load requirements for the Industrial Park. This can include but not be limited to:
    - Electric power transmission lines
    - Electric power substation(s)
    - Electric power distribution systems (primary and secondary), and
    - All of the necessary power transformation equipment to supply power.
- Provide temporary electric power necessary for construction and operations of the park, should the permanent power not be available by the required in-service dates.
- All system transmission, primary and secondary voltages will be according to utility industry standards.
- All designs and installations will comply with applicable utility codes (e.g. National Electric Safety Code (NESC)). Any applicable codes not mentioned herein shall be identified and described in the Proposal
- System operations will comply with all rules, regulations and laws set forth by the Electric Reliability Council of Texas (ERCOT), the Public Utilities Commission of Texas (PUCT), the State of Texas and the City of Brownsville.
- All permitting, compliance, and coordination requirements of all governing authorities.

2.3 Load Requirements

As described in the Report, the total required load is 134,523 kW (approximately 135 MW). Individual phase requirements are as follows:

Phase	Power Demand (kW)
Phase 1 – West	21,787
Phase 1 – East	16,620
Phase 2	36,433
Phase 3	59,683
Total	134,523

2.4 Timeline Expectations and Phase Sequence

The site development is divided into four total phases. The development of some are sequential and others are concurrent. Descriptions and maps of each phase are described in the Report. The timeline expectations and sequence are as follows:

Phase	In-Service Date
Phase 1 West	March, 2026
Phase 1 East	April, 2027
Phase 2	January, 2030
Phase 3	April, 2027

If these dates cannot be met with the permanent solution, then a temporary solution (and associated costs) shall be included to meet the in-service dates.

In-service dates must coordinate with site civil design and construction dates. This may include the installation of conduit systems and crossing as required so as not to obstruct or interfere with road and other construction. The conduit design should be completed by October 10, 2025, for Phase 1 West and December 2025, for Phases 1 East and 3.

2.5 Additional Requirements

Proposed substation sites shall be identified, including the location and size. If land is needed for a substation site, this can be negotiated with GBIC. Other rights of way will be part of the Respondents requirements to obtain.

Overhead transmission lines will be permitted along SH 550 and the west boundary of the property.

No overhead allowed along the south and east boundaries of Phase 2 (due to potential future railroad spur connections).

Only underground lines will be permitted within each phase.

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3. Proposal Requirements

3.1 Technical Proposal

- Narrative of the project approach
- Preliminary site and system layout
- Typical cross-section and/or details of distribution system
- Specification sheets for proposed equipment
- Grid integration strategy
- Engineering standards and safety provisions

3.2 Non-Technical Proposal

Estimated financial and economic benefits, if any, to the project, the developer, the City of Brownsville, and the ultimate retail customer. Explain assumptions and include detailed justification calculations.

3.3 Cost Proposal

Detailed breakdown of costs by phase for the completed proposed solution to:

- the industrial park developer,
- GBIC,
- the ultimate retail customer (excluding retail electric costs, once the system is in operation), and
- any other project costs not borne by the Respondent.

This includes costs associated with design, land and/or easement acquisition, and construction of any and all onsite and offsite electrical infrastructure improvements required to adequately serve this development.

Include pricing assumptions and escalation terms, if applicable.

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4. Evaluation Criteria

Criteria	Weight
Technical Proposal	25%
Non-Technical Proposal	25%
Cost Proposal	25%
Delivery Schedule	25%

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5. Submission Instructions

- **Deadline:** By 5:00 PM on August 22, 2025
- **Submission Method:** Email PDF to Eleazar Rodriguez at erodriguez@greaterbrownsville.com and Jerry Briones at jbriones@greaterbrownsville.com
- **Subject Line:** "RFP – GBIC Power Infrastructure Bid"
- Optional hard copies may be delivered to:

  Greater Brownsville Incentives Corporation
  Attn: Electrical Infrastructure RFP
  500 E. St. Charles St.
  Brownsville, Texas 78520

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6. Additional Information

- All RFI (Requests for Information) must be submitted by August 4, 2025, to Eleazar Rodriguez at erodriguez@greaterbrownsville.com and Jerry Briones at jbriones@greaterbrownsville.com.
- GBIC will respond to RFIs by 5:00 PM August 13, 2025.
- GBIC reserves the right to reject any or all proposals and to award based on the provided proposal pricing and information that is most advantageous to GBIC.
- GBIC reserves the right to request additional information of clarification from the respondents after the submittal date and during the proposal review period.

Prepared for
GBIC Industrial Park

GREATER BROWNSVILLE
GBIC INDUSTRIAL PARK
Power Demand Analysis

Conceptual Engineering Report – V2

AVO 52903
August 7th, 2025

Table of Content

1. Introduction

The GBIC Industrial Park is an industrial and commercial subdivision development located in Brownsville, TX, within an estimated total area of 567 acres. The park area is bounded by the FM511 on the north side, an irrigation channel on the east side, and railroad infrastructure on the west and the south sides (Image 1).

The project has been divided into three (3) development phases. Phase 1 is on the northwest corner of the park, with a total lot area of 175.54 acres, and it has been divided into two subsections: West and East. Phase 1 West subsection, with a total lot area of 82.28 acres, has been initially projected with eleven (11) lots, of which eight (8) lots are classified as “Large Industrial” (LI), one (1) lot is classified as "Small Industrial” (SI), one (1) lot is classified as “Retail” (RL) and one (1) lot is classified as “Restaurant”. A Lift Station is projected for this subsection.

Phase 1 East subsection, with a total lot area of 93.26 acres, has been initially projected with fifteen (15) lots, of which four (4) lots are classified as “Large Industrial” (LI), five (5) lots are classified as “Retail” (RL), two (2) lots are classified as “Restaurant”, and four (4) lots are classified as “Office”.

Phase 2 is on the east side of the park, with a total area of 182.44 acres. This section has four (4) lots, all classified as "Small Industrial” (SI). A Lift Station is projected for this subsection.

Phase 3 is on the southwest corner of the park, covering 208.91 acres. This section has five (5) lots, all classified as "Small Industrial” (SI).

All GBIC Industrial Park phases have a total lot area of 567 acres: The projected building area covers 91 acres, while roads, parking lots, and green areas will reach approximately 476 acres. As already mentioned, two Lift Stations will be constructed in this park. Please contact the GBIC Industrial Park Development staff for specific and updated information on areas, use, roads, general design, and project schedule.

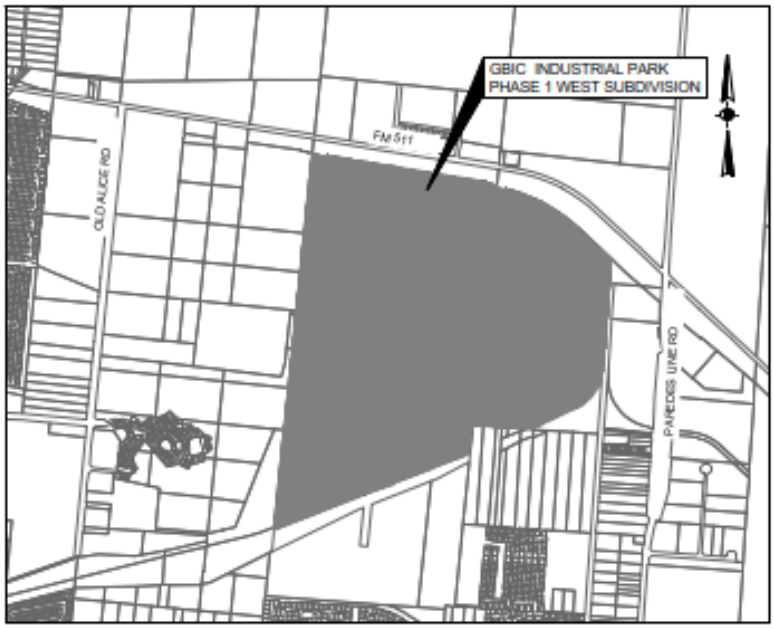


Image 1 - The GBIC Industrial Park (Brownsville, TX) – Location Map

2. Study Purpose

The purpose of this study is to provide an estimated power demand analysis, by phase and quarterly, based on the Owner Master Park Development Plan (See Master Plan View on pages 30 and 31).

3. Electrical Load Density Assumptions and Calculation

For analysis purposes, all GBIC Industrial Park lots have been organized per phase. For each lot, the study includes different typical power density wattage ratios according to the use of the available area (in square feet). There are four categories of building types analyzed in the study: industrial, restaurant, retail, and office. A ratio of 18 watts/sqft for industrial use has been utilized in the load analysis. For restaurants, a ratio of 8 watts/sqft has been selected. For retail and office buildings, a ratio of 7 watts/sqft has been determined. For parking and outdoor common areas, the selected ratio is 1 watt/sqft. (For reference, see IEEE Std. 241-1990 IEEE Recommended Practice for Electrical Power Systems in Commercial Buildings, and IEEE Std. 399-1997 IEEE Recommended Practice for Industrial and Commercial Power Systems Analysis).

Consequently, the total estimated power demand (in kilowatts) per lot can be determined. Assuming most of the services to be 3-phase 60 Hertz, total amperes in 480Y/277 Volts (or 208Y/120 Volts or any other low voltage system considered at 600 VAC Class in the NFPA 70 National Electrical Code, Ed. 2023) can be determined for metering purposes.

Similarly, total amperes in a typical step-down substation voltage level of 13800 Volts (or any other distribution voltage as 12470 Volts, considered at 15 KV Class in the industry practice) can be determined for medium voltage system design (including protection equipment for branch circuits and single services). It is highly likely that, due to their size, many of these lots will eventually have a service substation (a pole-mounted or pad-mounted utility transformer). Finally, a summarized estimated power demand per phase is obtained.

A quarterly analysis is convenient for showing a potential development scenario of eventual power requirements for lot groups, including lift stations and street lighting. This is a useful auxiliary tool for visualizing the required resources and their eventual scheduling (requested time and funds).

All analyses will be shown in itemized tables included in the Annex section. The calculations shown are estimations in nature; however, based on typical usage statistics, these watts per square foot criteria are reliable enough to establish a projection of electrical power demand.

4. Electrical Load Density for Phase 1 West

Annex A shows the GBIC electrical load density calculations for Phase 1 West. It includes eleven (11) lots, mainly for large industrial use (See Master Plan View on pages 30 and 31 and Phasing Assumptions on page 33). For each lot, Table 1 shows the lot's total area in acres / square feet (sqft), the building area (sqft), the exterior common and parking area (sqft), the use, the lot wattage per building, and exterior common and parking area in Watts (W), the estimated lot total power demand in Kilowatts (KW), the lot total amperage demand in Amperes (A) at 480 Volts of alternating current (VAC) and the lot total amperage demand in Amperes (A) at 13.8 Kilovolts (KV).

The calculations in Table 1 include the same analysis for one lift station and the street lighting associated with this section of the GBIC Industrial Park. Finally, the estimated Phase 1 West power demand in Kilowatts (KW) is shown at the bottom of Table 1.

5. Electrical Load Density for Phase 1 West Quarterly

Annex B shows the GBIC electrical load density quarterly calculations for Phase 1 West in Tables 2 through 5. It follows the same Table 1 form as in Annex A, assuming four (4) stages of development (Quarters). A random set of lots is assigned to each quarter, covering all Phase 1 West lots. This way, Tables 2 through 5 show the potential quarterly power needs based on these assumptions.

As already mentioned in Section 3, a quarterly analysis will conveniently show a potential development scenario of eventual power requirements for lot groups, which is useful for visualizing the required resources and their eventual scheduling (request time and funds).

For this case, the First Quarter includes four (4) lots, the Lift Station, and the street lighting for this lot group. The Second, Third, and Fourth Quarters include three (3) lots, two (2) lots, and two (2) lots, respectively. For all quarters, the corresponding street lighting is included. Subsequently, Tables 2 through 5 show each lot´s total area in acres / square feet (sqft), the building area (sqft), the exterior common and parking area (sqft), the use, the lot wattage per building, and exterior common and parking area in Watts (W), the estimated lot total power demand in Kilowatts (KW), the lot total amperage demand in Amperes (A) at 480 Volts of alternating current (VAC) and the lot total amperage demand in Amperes (A) at 13.8 Kilovolts (KV).

The estimated Phase 1 West quarterly power demand in Kilowatts (KW) is shown at the bottom of each section, which total power demand in Kilowatts (KW) matches the total power demand in Kilowatts (KW) shown in Annex A.

6. Electrical Load Density for Phase 1 East

Annex C shows the GBIC electrical load density calculations for Phase 1 East. It includes fifteen (15) lots, with four uses: Large Industrial, Restaurant, Retail, and Office (See Master Plan View on pages 30 and 31 and Phasing Assumptions on page 33). For each, Table 6 shows the lot´s total area in acres / square feet (sqft), the building area (sqft), the exterior common and parking area (sqft), the use, the lot wattage per building, and exterior common and parking area in Watts (W), the estimated lot total power demand in Kilowatts (KW), the lot total amperage demand in Amperes (A) at 480 Volts of alternating current (VAC) and the lot total amperage demand in Amperes (A) at 13.8 Kilovolts (KV).

The calculations in Table 6 include the same analysis of the street lighting associated with this section of the GBIC Industrial Park. Finally, the estimated Phase 1 East power demand in Kilowatts (KW) is shown at the bottom of Table 6.

7. Electrical Load Density for Phase 1 East Quarterly

Annex D shows the GBIC electrical load density quarterly calculations for Phase 1 East in Tables 7 through 10. It follows the same Table 6 form as in Annex C, assuming four (4) stages of development (Quarters).

A random set of lots is assigned to each quarter, covering all Phase 1 East lots. This way, the spreadsheet shows the potential quarterly power needs based on these assumptions.

For this case, the First Quarter includes five (5) lots and the street lighting for this lot group. The Second, Third, and Fourth Quarters include three (3) lots, three (3) lots, and four (4) lots, respectively. For all quarters, the corresponding street lighting is included. Subsequently, Tables 7 through 10 show each lot's total area in acres / square feet (sqft), the building area (sqft), the exterior common and parking area (sqft), the use, the lot wattage per building, and exterior common and parking area in Watts (W), the estimated lot total power demand in Kilowatts (KW), the lot total amperage demand in Amperes (A) at 480 Volts of alternating current (VAC) and the lot total amperage demand in Amperes (A) at 13.8 Kilovolts (KV).

The estimated Phase 1 East quarterly power demand in Kilowatts (KW) is shown at the bottom of each section, which total power demand in Kilowatts (KW) matches the total power demand in Kilowatts (KW) shown in Annex C.

8. Electrical Load Density for Phase 2

Annex E shows the GBIC electrical load density calculations for Phase 2 (no subsections apply for this phase). It includes four (4) lots for Large Industrial use (See Master Plan View on pages 30 and 31 and Phasing Assumptions on page 33). For each lot, Table 11 shows the lot´s total area in acres / square feet (sqft), the building area (sqft), the exterior common and parking area (sqft), the use, the lot wattage per building, and exterior common and parking area in Watts (W), the estimated lot total power demand in Kilowatts (KW), the lot total amperage demand in Amperes (A) at 480 Volts of alternating current (VAC) and the lot total amperage demand in Amperes (A) at 13.8 Kilovolts (KV).

The calculations in Table 11 include the same analysis of the street lighting associated with this section of the GBIC Industrial Park. Finally, the estimated Phase 2 power demand in Kilowatts (KW) is shown at the bottom of Table 11.

9. Electrical Load Density for Phase 2 Quarterly

Annex F shows the GBIC electrical load density quarterly calculations for Phase 2 in Tables 12 through 15. It follows the same Table 11 form as in Annex E, assuming four (4) stages of development (Quarters). A random set of lots is assigned to each quarter, covering all Phase 2 lots. This way, Tables 12 through 15 show the potential quarterly power needs based on these assumptions.

For this case, each quarter includes only one (1) lot. For all quarters, the corresponding street lighting is included. Subsequently, the spreadsheet shows each lot total area in acres and square feet (sqft), the building area (sqft), the exterior common and parking area (sqft), the use, the lot wattage per building, and exterior common and parking area in Watts (W), the estimated lot total power demand in Kilowatts (KW), the lot total amperage demand in Amperes (A) at 480 Volts of alternating current (VAC) and the lot total amperage demand in Amperes (A) at 13.8 Kilovolts (KV).

The estimated Phase 2 quarterly power demand in Kilowatts (KW) is shown at the bottom of each section, which total power demand in Kilowatts (KW) matches the total power demand in Kilowatts (KW) shown in Annex E.

10. Electrical Load Density for Phase 3

Annex G shows the GBIC electrical load density calculations for Phase 3 (no subsections apply for this phase). It includes five (5) lots for Large Industrial use (See Master Plan View on pages 30 and 31 and Phasing Assumptions on page 33). For each lot, Table 16 shows the lot´s total area in acres / square feet (sqft), the building area (sqft), the exterior common and parking area (sqft), the use, the lot wattage per building, and exterior common and parking area in Watts (W), the estimated lot total power demand in Kilowatts (KW), the lot total amperage demand in Amperes (A) at 480 Volts of alternating current (VAC) and the lot total amperage demand in Amperes (A) at 13.8 Kilovolts (KV).

The calculations in Table 16 include the same analysis of the street lighting associated with this section of the GBIC Industrial Park. Finally, the estimated Phase 3 power demand in Kilowatts (KW) is shown at the bottom of Table 16.

11. Electrical Load Density for Phase 3 Quarterly

Annex H shows the GBIC electrical load density quarterly calculations for Phase 3 in Tables 17 through 20. It follows the same Table 16 form as in Annex G, assuming four (4) stages of development (Quarters). A random set of lots is assigned to each quarter, covering all Phase 3 lots. This way, Tables 17 through 20 show the potential quarterly power needs based on these assumptions.

For this case, the First Quarter includes one (1) lot, and the street lighting for this lot group. The Second, Third, and Fourth Quarters include one (1) lot each. For all quarters, the corresponding street lighting is included. Subsequently, the spreadsheet shows each lot's total area in acres / square feet (sqft), the building area (sqft), the exterior common and parking area (sqft), the use, the lot wattage per building, and exterior common and parking area in Watts (W), the estimated lot total power demand in Kilowatts (KW), the lot total amperage demand in Amperes (A) at 480 Volts of alternating current (VAC) and the lot total amperage demand in Amperes (A) at 13.8 Kilovolts (KV).

The estimated Phase 3 quarterly power demand in Kilowatts (KW) is shown at the bottom of each section, which total power demand in Kilowatts (KW) matches the total power demand in Kilowatts (KW) shown in Annex G.

12. GBIC Industrial Park Summarized Load Calculations

Annex I shows the summarization of the GBIC Industrial Park load calculations in Table 21 for all three phases. For each phase, the spreadsheet shows the phase total area in acres / square feet (sqft), the estimated phase total power demand in Kilowatts (KW), the phase total amperage demand in Amperes (A) at 480 Volts of alternating current (VAC) and the phase total amperage demand in Amperes (A) at 13.8 Kilovolts (KV).

Finally, the estimated project power demand in Kilowatts (KW) is shown at the bottom of Table 21. It is estimated in 134.52 Megawatts (MW).

13. Conclusions

The analysis shows an estimated total demand of 21.78 Megawatts (MW) for Phase 1 West, an estimated total demand of 16.62 Megawatts (MW) for Phase 1 East, an estimated total demand of 59.68 Megawatts (MW) for Phase 2, and an estimated total demand of 36.43 Megawatts (MW) for Phase 3.

Based on the Owner Master Park Development Plan (MPDP), the total demand for the GBIC Industrial Park is estimated at 134.52 Megawatts (MW).

This study can serve as a basis for analyzing multiple scenarios that GBIC considers most feasible in the future. Analyzing the project development by stages (e.g., quarters) will allow a better understanding and therefore better planning of the development of the GBIC Industrial Park.

The project planning includes, among other tasks, the request for the timely supply of the required electrical power for each stage. Likewise, the timely management of the supply of services (e.g., engineering design) and products (e.g., electrical equipment) for the optimal development of this project.

It is of special importance that, regarding the timely supply of the electrical power required by this industrial park, this information (or a subsequent study of similar scope) is provided to the power utility, for the timely planning of its projects, works, services, and acquisition of equipment related to the successful management of the GBIC Industrial Park.

14. Annexes

Annex A – GBIC Electrical Load Density Calculations Phase 1 West

TABLE 1

GBIC ELECTRICAL LOAD DENSITY CALCULATIONS PHASE 1 WEST

LOT TAG	LOT ACRES	LOT TOTAL SQFT	LOT SQFT, BUILDING AREA	LOT SQFT, EXTERIOR COMMON AREAS AND PARKING LOT	TYPE OF BUILDING	BUILDING WATTS PER SQFT	EXTERIOR COMMON AREAS AND PARKING WATTS PER SQFT	ESTIMATED TOTAL KW	TOTAL AMPS @480V	TOTAL AMPS @ 13.8 KV
PH1-1W	8.45	368082	150000	218082	LARGE INDUSTRIAL	2700000	218082	2918	3514	122
PH1-2W	9.36	407722	150000	257722	LARGE INDUSTRIAL	2700000	257722	2958	3562	124
PH1-3W	7.63	332363	100000	232363	LARGE INDUSTRIAL	1800000	232363	2032	2447	85
PH1-4W	7.63	332363	100000	232363	LARGE INDUSTRIAL	1800000	232363	2032	2447	85
PH1-5W	7.40	322344	100000	222344	LARGE INDUSTRIAL	1800000	222344	2022	2435	85
PH1-6W	8.67	377665	100000	277665	LARGE INDUSTRIAL	1800000	277665	2078	2502	87
PH1-7WA	4.60	200570	80000	120570	RETAIL	560000	120570	681	820	29
PH1-7WB	0.58	25071	10000	15071	RESTAURANT	80000	15071	95	114	4
PH1-8W	8.55	372438	100000	272438	LARGE INDUSTRIAL	1800000	272438	2072	2496	87
PH1-9W	8.37	364597	100000	264597	LARGE INDUSTRIAL	1800000	264597	2065	2486	86
PH1-10W	11.04	480902	110000	370902	SMALL INDUSTRIAL	1980000	370902	2351	2831	98
LIFT STATION	-	-	-	-	-	-	-	100	120	4
STREET	-	-	-	383110	-	-	383110	383	461	16
TOTAL:	82.28	3584117	1100000	2867227	-	18820000	2867227	21787	26237	913

LOADS ASSUMPTIONS

INDUSTRIAL AREAS WATTS PER SQFT: 18 WATTS
RESTAURANT AREAS WATTS PER SQFT: 8 WATTS
RETAIL AREAS WATTS PER SQFT: 7 WATTS
STREET LIGHTING WATTS PER SQFT: 1 WATT

TOTAL ACRES: 82.28

PHASE 1W TOTAL KW : 21787
PHASE 1E TOTAL KW : 16620
PHASES 1W + 1E TOTAL KW : 38407

Annex B – GBIC Electrical Load Density Calculations Phase 1 West Quarterly

TABLE 2

GBIC ELECTRICAL LOAD DENSITY CALCULATIONS PHASE 1 WEST QUARTERLY

FIRST QUARTER

LOT TAG	LOT ACRES	LOT TOTAL SQFT	LOT SQFT, BUILDING AREA	LOT SQFT, EXTERIOR COMMON AREAS AND PARKING LOT	TYPE OF BUILDING	BUILDING WATTS PER SQFT	EXTERIOR COMMON AREAS AND PARKING WATTS PER SQFT	TOTAL KW	TOTAL AMPS @480V	TOTAL AMPS @ 13.8 KV
PH1-1W	8.45	368082	150000	218082	LARGE INDUSTRIAL	2700000	218082	2918	3514	122
PH1-2W	9.36	407722	150000	257722	LARGE INDUSTRIAL	2700000	257722	2958	3562	124
PH1-7WA	4.60	200570	80000	120570	RETAIL	560000	120570	681	820	29
PH1-7WB	0.58	25071	10000	15071	RESTAURANT	80000	15071	95	114	4
LIFT STATION	-	-	-	-	-	-	-	100	120	4
STREET LIGHTING	-	-	-	95778	-	-	95778	96	115	4
TOTAL:	22.99	1001444	390000	707222	-	6040000	707222	6847	8246	287

TABLE 3

SECOND QUARTER

LOT TAG	LOT ACRES	LOT TOTAL SQFT	LOT SQFT, BUILDING AREA	LOT SQFT, EXTERIOR COMMON AREAS AND PARKING LOT	TYPE OF BUILDING	BUILDING WATTS PER SQFT	EXTERIOR COMMON AREAS AND PARKING WATTS PER SQFT	TOTAL KW	TOTAL AMPS @480V	TOTAL AMPS @ 13.8 KV
PH1-3W	7.63	332363	100000	232363	LARGE INDUSTRIAL	1800000	232363	2032	2447	85
PH1-4W	7.63	332363	100000	232363	LARGE INDUSTRIAL	1800000	232363	2032	2447	85
PH1-8W	8.55	372438	100000	272438	LARGE INDUSTRIAL	1800000	272438	2072	2496	87
STREET LIGHTING	-	-	-	95778	-	-	95778	96	115	4
TOTAL:	23.81	1037164	300000	832942	-	5400000	832942	6233	7506	261

TABLE 4

THIRD QUARTER

LOT TAG	LOT ACRES	LOT TOTAL SQFT	LOT SQFT, BUILDING AREA	LOT SQFT, EXTERIOR COMMON AREAS AND PARKING LOT	TYPE OF BUILDING	BUILDING WATTS PER SQFT	EXTERIOR COMMON AREAS AND PARKING WATTS PER SQFT	TOTAL KW	TOTAL AMPS @480V	TOTAL AMPS @ 13.8 KV
PH1-5W	7.40	322344	100000	222344	LARGE INDUSTRIAL	1800000	222344	2022	2435	85
PH1-9W	8.37	364597	100000	264597	LARGE INDUSTRIAL	1800000	264597	2065	2486	86
STREET LIGHTING	-	-	-	95777	-	-	95777	96	115	4
TOTAL:	15.77	686941	200000	582718	-	3600000	582718	4183	5037	175

TABLE 5

FOURTH QUARTER

LOT TAG	LOT ACRES	LOT TOTAL SQFT	LOT SQFT, BUILDING AREA	LOT SQFT, EXTERIOR COMMON AREAS AND PARKING LOT	TYPE OF BUILDING	BUILDING WATTS PER SQFT	EXTERIOR COMMON AREAS AND PARKING WATTS PER SQFT	TOTAL KW	TOTAL AMPS @480V	TOTAL AMPS @ 13.8 KV
PH1-6W	8.67	377665	100000	277665	LARGE INDUSTRIAL	1800000	277665	2078	2502	87
PH1-10W	11.04	480902	110000	370902	SMALL INDUSTRIAL	1980000	370902	2351	2831	98
STREET LIGHTING	-	-	-	95777	-	-	95777	96	115	4
TOTAL:	19.71	858568	210000	744345	-	3780000	744345	4524	5448	190

LOADS ASSUMPTIONS

INDUSTRIAL AREAS WATTS PER SQFT:	18 WATTS
RESTAURANT AREAS WATTS PER SQFT:	8 WATTS
RETAIL AREAS WATTS PER SQFT:	7 WATTS
STREET LIGHTING WATTS PER SQFT:	1 WATT

TOTAL ACRES: 82.28

PHASE 1W TOTAL KW :	21787
PHASE 1W TOTAL AMPS@480V:	26237
PHASE 1W TOTAL AMPS@13.8V:	913

Annex C – GBIC Electrical Load Density Calculations Phase 1 East

TABLE 6

GBIC ELECTRICAL LOAD DENSITY CALCULATIONS PHASE 1 EAST

LOT TAG	LOT ACRES	LOT TOTAL SQFT	LOT SQFT, BUILDING AREA	LOT SQFT, EXTERIOR COMMON AREAS AND PARKING LOT	TYPE OF BUILDING	BUILDING WATTS PER SQFT	EXTERIOR COMMON AREAS AND PARKING WATTS PER SQFT	TOTAL KW	TOTAL AMPS @480V	TOTAL AMPS @ 13.8 KV
PH1-1EA	0.54	23668	10000	13668	RESTAURANT	80000	13668	94	113	4
PH1-1EB	4.35	189341	80000	109341	RETAIL	560000	109341	669	806	28
PH1-2EA	4.12	179564	50000	129564	LARGE INDUSTRIAL	900000	129564	1030	1240	43
PH1-2EB	3.30	143651	40000	103651	RETAIL	280000	103651	384	462	16
PH1-3EA	4.20	182952	100000	82952	LARGE INDUSTRIAL	1800000	82952	1883	2268	79
PH1-3EB	3.36	146362	60000	86362	RETAIL	420000	86362	506	610	21
PH1-4EA	7.86	342519	100000	242519	LARGE INDUSTRIAL	1800000	242519	2043	2460	86
PH1-4EB	2.10	91338	20000	71338	RETAIL	140000	71338	211	255	9
PH1-5EA	7.83	341155	120000	221155	RETAIL	840000	221155	1061	1278	44
PH1-5EB	1.63	71074	25000	46074	RESTAURANT	200000	46074	246	296	10
PH1-5EC	6.53	284296	100000	184296	OFFICE	700000	184296	884	1065	37
PH1-6E	5.09	221720	50000	171720	OFFICE	350000	171720	522	628	22
PH1-7E	7.21	314068	100000	214068	OFFICE	700000	214068	914	1101	38
PH1-8EA	20.08	874685	200000	674685	OFFICE	1400000	674685	2075	2498	87
PH1-8EB	15.06	656014	150000	506014	LARGE INDUSTRIAL	2700000	506014	3206	3861	134
LIFT STATION	-	-	-	-	-	-	-	-	-	-
STREET	-	-	-	892116	-	-	892116	892	1074	37
TOTAL:	93.26	4062406	1205000	3749522	-	12870000	3749522	16620	20014	696

LOADS ASSUMPTIONS

INDUSTRIAL AREAS WATTS PER SQFT: 18 WATTS

RESTAURANT AREAS WATTS PER SQFT: 8 WATTS

OFFICE AREAS WATTS PER SQFT: 7 WATTS

RETAIL AREAS WATTS PER SQFT: 7 WATTS

STREET LIGHTING WATTS PER SQFT: 1 WATT

* NO LIFT STATION APPLIES TO THIS PHASE/SECTION

TOTAL ACRES: 93.26

PHASE 1E TOTAL KW : 16620

Annex D – GBIC Electrical Load Density Calculations Phase 1 East Quarterly

TABLE 7

GBIC ELECTRICAL LOAD DENSITY CALCULATIONS PHASE 1 EAST QUARTERLY

FIRST QUARTER

LOT TAG	LOT ACRES	LOT TOTAL SQFT	LOT SQFT, BUILDING AREA	LOT SQFT, EXTERIOR COMMON AREAS AND PARKING LOT	TYPE OF BUILDING	BUILDING WATTS PER SQFT	EXTERIOR COMMON AREAS AND PARKING WATTS PER SQFT	TOTAL KW	TOTAL AMPS @480V	TOTAL AMPS @ 13.8 KV
PH1-1EA	0.54	23668	10000	13668	RESTAURANT	80000	13668	94	113	4
PH1-1EB	4.35	189341	80000	109341	RETAIL	560000	109341	669	806	28
PH1-5EA	7.83	341155	120000	221155	RETAIL	840000	221155	1061	1278	44
PH1-5EB	1.63	71074	25000	46074	RESTAURANT	200000	46074	246	296	10
PH1-5EC	6.53	284296	100000	184296	OFFICE	700000	184296	884	1065	37
LIFT STATION	-	-	-	-	-	-	-	-	-	-
STREET LIGHTING	-	-	-	223029	-	-	223029	223	269	9
TOTAL:	20.88	909533	335000	797562	-	2380000	797562	3178	3827	133

TABLE 8

SECOND QUARTER

LOT TAG	LOT ACRES	LOT TOTAL SQFT	LOT SQFT, BUILDING AREA	LOT SQFT, EXTERIOR COMMON AREAS AND PARKING LOT	TYPE OF BUILDING	BUILDING WATTS PER SQFT	EXTERIOR COMMON AREAS AND PARKING WATTS PER SQFT	TOTAL KW	TOTAL AMPS @480V	TOTAL AMPS @ 13.8 KV
PH1-2EA	4.12	179564	50000	129564	LARGE INDUSTRIAL	900000	129564	1030	1240	43
PH1-2EB	3.30	143651	40000	103651	RETAIL	280000	103651	384	462	16
PH1-6E	5.09	221720	50000	171720	OFFICE	350000	171720	522	628	22
STREET LIGHTING	-	-	-	223029	-	-	223029	223	269	9
TOTAL:	12.51	544936	140000	627965	-	1530000	627965	2158	2599	90

TABLE 9

THIRD QUARTER

LOT TAG	LOT ACRES	LOT TOTAL SQFT	LOT SQFT, BUILDING AREA	LOT SQFT, EXTERIOR COMMON AREAS AND PARKING LOT	TYPE OF BUILDING	BUILDING WATTS PER SQFT	EXTERIOR COMMON AREAS AND PARKING WATTS PER SQFT	TOTAL KW	TOTAL AMPS @480V	TOTAL AMPS @ 13.8 KV
PH1-3EA	4.20	182952	100000	82952	LARGE INDUSTRIAL	1800000	82952	1883	2268	79
PH1-3EB	3.36	146362	60000	86362	RETAIL	420000	86362	506	610	21
PH1-7E	7.21	314068	100000	214068	OFFICE	700000	214068	914	1101	38
STREET LIGHTING	-	-	-	223029	-	-	223029	223	269	9
TOTAL:	14.77	643381	260000	606410	-	2920000	606410	3526	4247	148

TABLE 10

FOURTH QUARTER

LOT TAG	LOT ACRES	LOT TOTAL SQFT	LOT SQFT, BUILDING AREA	LOT SQFT, EXTERIOR COMMON AREAS AND PARKING LOT	TYPE OF BUILDING	BUILDING WATTS PER SQFT	EXTERIOR COMMON AREAS AND PARKING WATTS PER SQFT	TOTAL KW	TOTAL AMPS @480V	TOTAL AMPS @ 13.8 KV
PH1-4EA	7.86	342519	100000	242519	LARGE INDUSTRIAL	1800000	242519	2043	2460	86
PH1-4EB	2.10	91338	20000	71338	RETAIL	140000	71338	211	255	9
PH1-8EA	20.08	874685	200000	674685	OFFICE	1400000	674685	2075	2498	87
PH1-8EB	15.06	656014	150000	506014	LARGE INDUSTRIAL	2700000	506014	3206	3861	134
STREET LIGHTING	-	-	-	223029	-	-	223029	223	269	9
TOTAL:	45.10	1964556	470000	1717585	-	6040000	1717585	7758	9342	325

LOADS ASSUMPTIONS

INDUSTRIAL AREAS WATTS PER SQFT: 18 WATTS
RESTAURANT AREAS WATTS PER SQFT: 8 WATTS
OFFICE AREAS WATTS PER SQFT: 7 WATTS
RETAIL AREAS WATTS PER SQFT: 7 WATTS
STREET LIGHTING WATTS PER SQFT: 1 WATT

TOTAL ACRES: 93.26

PHASE 1E TOTAL KW : 16620
PHASE 1E TOTAL AMPS@480V: 20014
PHASE 1E TOTAL AMPS@13.8V: 696

* NO LIFT STATION APPLIES TO THIS PHASE/SECTION

Annex E – GBIC Electrical Load Density Calculations Phase 2

TABLE 11

GBIC ELECTRICAL LOAD DENSITY CALCULATIONS PHASE 2

LOT TAG	LOT ACRES	LOT TOTAL SQFT	LOT SQFT, BUILDING AREA	LOT SQFT, EXTERIOR COMMON AREAS AND PARKING LOT	TYPE OF BUILDING	BUILDING WATTS PER SQ FT	EXTERIOR COMMON AREAS AND PARKING WATTS PER SQ	TOTAL KW	TOTAL AMPS @480V	TOTAL AMPS @ 13.8 KV
PH2-1	58.69	2556536	600000	1956536	LIGHT INDUSTRIAL	10800000	1956536	12757	15362	534
PH2-2	45.90	1999404	450000	1549404	LIGHT INDUSTRIAL	8100000	1549404	9649	11620	404
PH2-3	12.34	537530	150000	387530	LIGHT INDUSTRIAL	2700000	387530	3088	3718	129
PH2-4	65.51	2853616	450000	2403616	LIGHT INDUSTRIAL	8100000	2403616	10504	12649	440
LIFT STATION	-	-	-	-	-	-	-	100	120	4
STREET	-	-	-	336200	-	-	336200	336	405	14
TOTAL:	182.44	7947086	1650000	6633286	-	29700000	6633286	36433	43874	1526

LOADS ASSUMPTIONS

INDUSTRIAL AREAS WATTS PER SQFT: 18 WATTS

STREET LIGHTING WATTS PER SQFT: 1 WATT

TOTAL ACRES: 182.44

PHASE 3 TOTAL KW : 36433

Annex F – GBIC Electrical Load Density Calculations Phase 2 Quarterly

TABLE 12

GBIC ELECTRICAL LOAD DENSITY CALCULATIONS PHASE 2 QUARTERLY

FIRST QUARTER

LOT TAG	LOT ACRES	LOT TOTAL SQFT	LOT SQFT, BUILDING AREA	LOT SQFT, EXTERIOR COMMON AREAS AND PARKING LOT	TYPE OF BUILDING	BUILDING WATTS PER SQFT	EXTERIOR COMMON AREAS AND PARKING WATTS PER SQFT	TOTAL KW	TOTAL AMPS @480V	TOTAL AMPS @ 13.8 KV
PH2-1	58.69	2556536	600000	1956536	LIGHT INDUSTRIAL	10800000	1956536	12757	15362	534
LIFT STATION	-	-	-	-	-	-	-	100	120	4
STREET	-	-	-	84050	-	-	84050	84	101	4
TOTAL:	58.69	2556536	600000	2040586	-	10800000	2040586	12941	15584	542

TABLE 13

SECOND QUARTER

LOT TAG	LOT ACRES	LOT TOTAL SQFT	LOT SQFT, BUILDING AREA	LOT SQFT, EXTERIOR COMMON AREAS AND PARKING LOT	TYPE OF BUILDING	BUILDING WATTS PER SQFT	EXTERIOR COMMON AREAS AND PARKING WATTS PER SQFT	TOTAL KW	TOTAL AMPS @480V	TOTAL AMPS @ 13.8 KV
PH2-2	45.90	1999404	450000	1549404	LIGHT INDUSTRIAL	8100000	1549404	9649	11620	404
STREET	-	-	-	84050	-	-	84050	84	101	4
TOTAL:	45.90	1999404	450000	1633454	-	8100000	1633454	9733	11721	408

TABLE 14

THIRD QUARTER

LOT TAG	LOT ACRES	LOT TOTAL SQFT	LOT SQFT, BUILDING AREA	LOT SQFT, EXTERIOR COMMON AREAS AND PARKING LOT	TYPE OF BUILDING	BUILDING WATTS PER SQFT	EXTERIOR COMMON AREAS AND PARKING WATTS PER SQFT	TOTAL KW	TOTAL AMPS @480V	TOTAL AMPS @ 13.8 KV
PH2-3	12.34	537530	150000	387530	LIGHT INDUSTRIAL	2700000	387530	3088	3718	129
STREET	-	-	-	84050	-	-	84050	84	101	4
TOTAL:	12.34	537530	150000	471580	-	2700000	471580	3172	3819	133

TABLE 15

FOURTH QUARTER

LOT TAG	LOT ACRES	LOT TOTAL SQFT	LOT SQFT, BUILDING AREA	LOT SQFT, EXTERIOR COMMON AREAS AND PARKING LOT	TYPE OF BUILDING	BUILDING WATTS PER SQFT	EXTERIOR COMMON AREAS AND PARKING WATTS PER SQFT	TOTAL KW	TOTAL AMPS @480V	TOTAL AMPS @ 13.8 KV
PH2-4	65.51	2853616	450000	2403616	LIGHT INDUSTRIAL	8100000	2403616	10504	12649	440
STREET	-	-	-	84050	-	-	84050	84	101	4
TOTAL:	65.51	2853616	450000	2487666	-	8100000	2487666	10588	12750	443

LOADS ASSUMPTIONS

INDUSTRIAL AREAS WATTS PER SQFT: 18 WATTS

STREET LIGHTING WATTS PER SQFT: 1 WATT

TOTAL ACRES: 182.44

PHASE 2 TOTAL KW : 36433

PHASE 2 TOTAL AMPS@480V: 43874

PHASE 2 TOTAL AMPS@13.8V: 1526

Annex G – GBIC Electrical Load Density Calculations Phase 3

TABLE 16

GBIC ELECTRICAL LOAD DENSITY CALCULATIONS PHASE 3

LOT TAG	LOT ACRES	LOT TOTAL SQFT	LOT SQFT, BUILDING AREA	LOT SQFT, EXTERIOR COMMON AREAS AND PARKING LOT	TYPE OF BUILDING	BUILDING WATTS PER SQFT	EXTERIOR COMMON AREAS AND PARKING WATTS PER SQFT	TOTAL KW	TOTAL AMPS @480V	TOTAL AMPS @ 13.8 KV
PH3-1	41.31	1799464	800000	999464	LIGHT INDUSTRIAL	14400000	999464	15399	18545	645
PH3-2	52.15	2271654	780000	1491654	LIGHT INDUSTRIAL	14040000	1491654	15532	18704	651
PH3-3	31.81	1385644	450000	935644	LIGHT INDUSTRIAL	8100000	935644	9036	10881	378
PH3-4	44.02	1917511	450000	1467511	LIGHT INDUSTRIAL	8100000	1467511	9568	11522	401
PH3-5	39.62	1725847	420000	1305847	LIGHT INDUSTRIAL	7560000	1305847	8866	10677	371
LIFT STATION	-	-	-	-	-	-	-	-	-	-
STREET	-	-	-	1282860	-	-	1282860	1283	1545	54
TOTAL:	208.91	9100120	2900000	7482980	-	52200000	7482980	59683	71873	2500

LOADS ASSUMPTIONS

INDUSTRIAL AREAS WATTS PER SQFT: 18 WATTS

STREET LIGHTING WATTS PER SQFT: 1 WATT

TOTAL ACRES: 208.91

PHASE 2 TOTAL KW : 59683

* NO LIFT STATION APPLIES TO THIS PHASE/SECTION

Annex H – GBIC Electrical Load Density Calculations Phase 3 Quarterly

TABLE 17

GBIC ELECTRICAL LOAD DENSITY CALCULATIONS PHASE 3 QUARTERLY

FIRST QUARTER

LOT TAG	LOT ACRES	LOT TOTAL SQFT	LOT SQFT, BUILDING AREA	LOT SQFT, EXTERIOR COMMON AREAS AND PARKING LOT	TYPE OF BUILDING	BUILDING WATTS PER SQFT	EXTERIOR COMMON AREAS AND PARKING WATTS PER SQFT	TOTAL KW	TOTAL AMPS @480V	TOTAL AMPS @ 13.8 KV
PH3-1	41.31	1799464	800000	999464	LIGHT INDUSTRIAL	14400000	999464	15399	18545	645
LIFT STATION	-	-	-	-	-	-	-	-	-	-
STREET	-	-	-	320715	-	-	320715	321	386	13
TOTAL:	41.31	1799464	800000	1320179	-	14400000	1320179	15720	18931	658

TABLE 18

SECOND QUARTER

LOT TAG	LOT ACRES	LOT TOTAL SQFT	LOT SQFT, BUILDING AREA	LOT SQFT, EXTERIOR COMMON AREAS AND PARKING LOT	TYPE OF BUILDING	BUILDING WATTS PER SQFT	EXTERIOR COMMON AREAS AND PARKING WATTS PER SQFT	TOTAL KW	TOTAL AMPS @480V	TOTAL AMPS @ 13.8 KV
PH3-2	52.15	2271654	780000	1491654	LIGHT INDUSTRIAL	14040000	1491654	15532	18704	651
PH3-3	31.81	1385644	450000	935644	LIGHT INDUSTRIAL	8100000	935644	9036	10881	378
STREET	-	-	-	320715	-	-	320715	321	386	13
TOTAL:	83.96	3657298	1230000	2748013	-	22140000	2748013	24888	29971	1042

TABLE 19

THIRD QUARTER

LOT TAG	LOT ACRES	LOT TOTAL SQFT	LOT SQFT, BUILDING AREA	LOT SQFT, EXTERIOR COMMON AREAS AND PARKING LOT	TYPE OF BUILDING	BUILDING WATTS PER SQFT	EXTERIOR COMMON AREAS AND PARKING WATTS PER SQFT	TOTAL KW	TOTAL AMPS @480V	TOTAL AMPS @ 13.8 KV
PH3-4	44.02	1917511	450000	1467511	LIGHT INDUSTRIAL	8100000	1467511	9568	11522	401
STREET	-	-	-	320715	-	-	320715	321	386	13
TOTAL:	44.02	1917511	450000	1788226	-	8100000	1788226	9888	11908	414

TABLE 20

FOURTH QUARTER

LOT TAG	LOT ACRES	LOT TOTAL SQFT	LOT SQFT, BUILDING AREA	LOT SQFT, EXTERIOR COMMON AREAS AND PARKING LOT	TYPE OF BUILDING	BUILDING WATTS PER SQFT	EXTERIOR COMMON AREAS AND PARKING WATTS PER SQFT	TOTAL KW	TOTAL AMPS @480V	TOTAL AMPS @ 13.8 KV
PH3-5	39.62	1725847	420000	1305847	LIGHT INDUSTRIAL	7560000	1305847	8866	10677	371
STREET	-	-	-	320715	-	-	320715	321	386	13
TOTAL:	39.62	1725847	420000	1626562	-	7560000	1626562	9187	11063	385

LOADS ASSUMPTIONS

INDUSTRIAL AREAS WATTS PER SQFT: 18 WATTS

STREET LIGHTING WATTS PER SQFT: 1 WATT

*** NO LIFT STATION APPLIES TO THIS PHASE/SECTION**

TOTAL ACRES: 208.91

PHASE 2 TOTAL KW : 59683

PHASE 2 TOTAL AMPS@480V: 71873

PHASE 2 TOTAL AMPS@13.8V: 2500

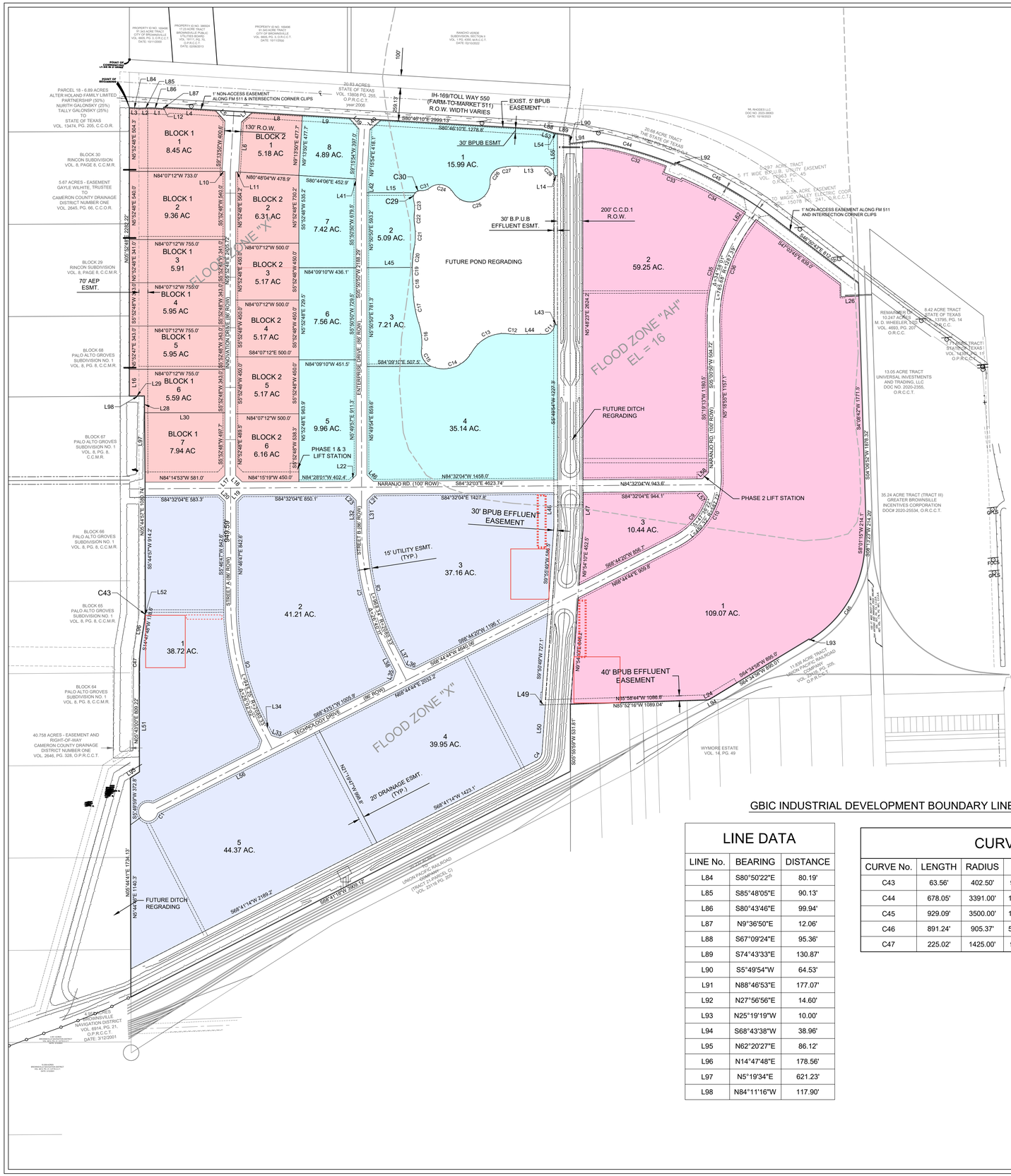
Annex I – GBIC Total Electrical Power Density Site Calculations

TABLE 21

GBIC TOTAL ELECTRICAL POWER DENSITY SITE CALCULATIONS

PHASE	TOTAL LOT ACRES	LOT TOTAL SQFT	TOTAL KW	TOTAL AMPS @480V	TOTAL AMPS @ 13.8 KV
PHASE 1 - WEST	82.28	3584117	21,787	26,237	913
PHASE 1 - EAST	93.26	4062406	16,620	20,014	696
PHASE 2	182.44	7947086	36,433	43,874	1,526
PHASE 3	208.91	9100120	59,683	71,873	2,500
TOTAL:	357.98	15,593,609	74,840	90,125	3,135

Annex J – GBIC Industrial Park – Master Plan View



LEGEND:

- PHASE 1 WEST (3,880,000 SF)
- PHASE 1 EAST (4,362,300 SF)
- PHASE 2 (8,213,300 SF)
- PHASE 3 (9,674,700 SF)

PRELIMINARY

FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:

NADIA LOPEZ 111683
NAME PE LICENSE NO.
11/22/2024
DATE
#F-312 TX
FIRM / BUSINESS NO. STATE

GBIC INDUSTRIAL DEVELOPMENT BOUNDARY LINE AND CURVE DATA

LINE DATA

LINE No.	BEARING	DISTANCE
L84	S80°50'22"E	80.19'
L85	S85°48'05"E	90.13'
L86	S80°43'46"E	99.94'
L87	N9°36'50"E	12.06'
L88	S67°09'24"E	95.36'
L89	S74°43'33"E	130.87'
L90	S5°49'54"W	64.53'
L91	N88°46'53"E	177.07'
L92	N27°56'56"E	14.60'
L93	N25°19'19"W	10.00'
L94	S68°43'38"W	38.96'
L95	N62°20'27"E	86.12'
L96	N14°47'48"E	178.56'
L97	N5°19'34"E	621.23'
L98	N84°11'16"W	117.90'

CURVE DATA

CURVE No.	LENGTH	RADIUS	Δ	CHD LENGTH	CHD BEARING
C43	63.56'	2402.50'	9°02'52"	63.49'	N10° 16' 23"E
C44	678.05'	3391.00'	11°27'24"	676.92'	S68° 13' 27"E
C45	929.09'	3500.00'	15°12'34"	926.36'	S54° 27' 00"E
C46	891.24'	905.37'	56°24'06"	855.69'	S36° 28' 38"W
C47	225.02'	1425.00'	9°02'51"	224.79'	N10° 16' 23"E

MP-8129

MASTER PLAN

GREATER BROWNSVILLE TECH DISTRICT SUBDIVISION

Being a 685.37 acre (29,855,064 Square Foot) parcel of land being located in Share 22, Espiritu Santo Grant, situated in The City Brownsville, Cameron County, Texas, comprised of a remainder of a 107.61 acre tract of land out of a 193.80 acre tract of land described in deed to Greater Brownsville Incentives Corporation, as recorded in Volume 12132, Page 6, Official Public Records of Cameron County, Texas (O.P.R.C.C.T.), said 193.80 acre tract being lots 21 through 40 out of what was formerly known as Baily Acreage Subdivision as recorded in Volume 13, Page 71 of the Map Records of Cameron County, Texas, (M.R.C.C.T.) [said Bailey Acreage Subdivision vacated by instrument recorded in Volume 99, Page 770 Deed Records of Cameron County, Texas (D.R.C.C.T.)], a called 108.93 acre tract of land described in deed to Greater Brownsville Incentives Corporation, as recorded in Volume 24176, Page 274, (O.P.R.C.C.T.), said 108.93 acre tract comprised of a 68.40 acre tract out of Lots 27, 28, 29, 30, 31, 32, 33 and 34 of said Baily Acreage Subdivision and a 40.53 acre tract of land being the remainder of a 309.07 acre tract described in deed to Orestes Investments LP as recorded in Volume 13211, Page 62 of the Official Public Records of Cameron County, Texas (O.P.R.C.C.T.), a called 58.10 acre tract of land out of a certain 79.469 acre tract as recorded as Tract I in Document No. 2020-25535 (O.P.R.C.C.T.), a called 37.70 acre tract of land out of a 54.89 acre tract of land described in deed to Greater Brownsville Incentives Corporation, as recorded as Tract II in Document 2020-25540 (O.P.R.C.C.T.), a called 104.45 acre tract of land out of Share 1 of the William Wymore Estate as recorded as Tract II in Volume 765, Page 29 (D.R.C.C.T.), described in deed to Greater Brownsville Incentives Corporation, as recorded in Document No. 2020-25534, (O.P.R.C.C.T.), a called 268.58 acre tract of land out of a 477.00 acres tract recorded in Volume 7802, Page 182 of the Cameron County Official Records (C.C.O.R) out of the Lieven J. Van Riet acre tract in Volume 947, Page 931 of the (C.C.O.R.), described in deed to Greater Brownsville Incentives Corporation, as recorded in Document No. 2010-39508 (O.P.R.C.C.T.), save and except from said 685.37 acre (29,855,064) tract, a measured 30.06 acre (1,309,340.81 Square Foot) tract of land (29.31 acre tract - recorded) described in Volume 13361, Page 302 of the (O.P.R.C.C.T.), resulting in a total of 655.31 acre (28,549,659 Square Foot) parcel being more particularly described as follows:

PREPARED FOR:
GREATER BROWNSVILLE INCENTIVES CORPORATION
SEPTEMBER 2024

PREPARED BY:

halff
1075 PAREDES LINE RD., SUITE B
BROWNSVILLE, TEXAS 78521-2696
TEL. (956) 303-7100

DRAWN BY: E.H. / A.E.N.
TBPELS FIRM NO. 10194444 SEPTEMBER 2024 JOB NO.: 055961.001 SHEET OF 3

21071

METES AND BOUNDS

LEGAL DESCRIPTION OF 685.37 ACRES

Being a 685.37 acre (29,855,064 Square Foot) parcel of land being located in Share 22, Espiritu Santo Grant, situated in The City Brownsville, Cameron County, Texas, comprised of a remainder of a 107.61 acre tract of land out of a 193.80 acre tract of land described in deed to Greater Brownsville Incentives Corporation, as recorded in Volume 12132, Page 6, Official Public Records of Cameron County, Texas (O.P.R.C.C.T.), said 193.80 acre tract being lots 21 through 40 out of what was formerly known as Baily Acreage Subdivision as recorded in Volume 13, Page 71 of the Map Records of Cameron County, Texas, (M.R.C.C.T.) [said Bailey Acreage Subdivision vacated by instrument recorded in Volume 99, Page 770 Deed Records of Cameron County, Texas (D.R.C.C.T.)], a called 108.93 acre tract of land described in deed to Greater Brownsville Incentives Corporation, as recorded in Volume 24176, Page 274, (O.P.R.C.C.T.), said 108.93 acre tract comprised of a 68.40 acre tract out of Lots 27, 28, 29, 30, 31, 32, 33 and 34 of said Baily Acreage Subdivision and a 40.53 acre tract of land being the remainder of a 309.07 acre tract described in deed to Orestes Investments LP as recorded in Volume 13211, Page 62 of the Official Public Records of Cameron County, Texas (O.P.R.C.C.T.), a called 58.10 acre tract of land out of a certain 79.469 acre tract as recorded as Tract I in Document No. 2020-25535 (O.P.R.C.C.T.), a called 37.70 acre tract of land out of a 54.89 acre tract of land described in deed to Greater Brownsville Incentives Corporation, as recorded as Tract II in Document No. 2020-25540 (O.P.R.C.C.T.), a called 104.45 acre tract of land out of Share 1 of the William Wymore Estate as recorded as Tract II in Volume 765, Page 29 (D.R.C.C.T.), described in deed to Greater Brownsville Incentives Corporation, as recorded in Document No. 2020-25534, (O.P.R.C.C.T.), a called 268.58 acre tract of land out of a 477.00 acres tract recorded in Volume 7802, Page 182 of the Cameron County Official Records (C.C.O.R) out of the Lieven J. Van Riet acre tract in Volume 947, Page 931 of the (C.C.O.R.), described in deed to Greater Brownsville Incentives Corporation, as recorded in Document No. 2010-39508 (O.P.R.C.C.T.), save and except from said 685.37 acre (29,855,064) tract, a measured 30.06 acre (1,309,340,81 Square Foot) tract of land (29.31 acre tract - recorded) described in Volume 13361, Page 302 of the (O.P.R.C.C.T.), resulting in a total of 655.31 acre (28,549,659 Square Foot) parcel being more particularly described as follows:

685.37 ACRE TRACT

COMMENCING at a 1/2 inch iron rod found in concrete on the north right of way (row) line of IH-169, also known as Farm to Market Road 511 and 550 Toll Road (variable width row), being the northwest corner of a called 20.83 acre tract of land by Deed to the Texas Department of Transportation by Deed described in Volume 13808, Page 255 (O.P.R.C.C.T.), being the southeast corner of a called 59.33 acre tract of land out of Blocks 3, 4, 17, 18, 31 and 32 out of Rincon Subdivision, Share 22, Espiritu Santo Grant described to Brownsville Public Utilities Board of the City of Brownsville, Texas by Special Warranty Deed recorded in Volume 8, Page 8 of the Map Records of Cameron County, TX (M.R.C.C.T.), being the southwest corner of a called 17.23 acre tract of land formerly known as Lots (1), (2), (19), inclusive of a 30 foot roadway, of vacated Baily Acreage, out of Tract "G", of Share 22, Espiritu Santo Grant, Cameron County, Texas, as shown in the original map of said subdivision that is duly recorded in Volume 13, Page 71, M.R.C.C.T, and vacated by instrument dated April 20, 1979, filed in Volume 99, Page 770, Miscellaneous Deed Records, Cameron County, Texas; less a 50.00 foot ditch right of way conveyed to Cameron County, Drainage District recorded in Volume 37, Page 490, Cameron County Deed Records (C.C.D.R.);

THENCE South 05 degrees 54 minutes 20 seconds West, across said right of way of IH-169 also known as Farm to Market Road 511 and 550 Toll Road (variable width row), same being the south line of said 20.83 acre tract of land, a distance of 380.74 feet to a 1/2 inch iron rod with yellow plastic cap stamped "M&R INC" found on the south right of way (row) line of IH-169, also known as Farm to Market Road 511 and 550 Toll Road (variable width row), for the northwest corner of the remainder of a 107.26 acre tract of land out of a 193.80 acre tract of land formerly know as Lots Twenty-One (21) through Forty (40) of Bailey Acreage, according to the map or plat thereof recorded in Volume 13, Page 71 of the M.R.C.C.T [said Bailey Acreage was vacated by instrument recorded in Volume 99, Page 770 of the Miscellaneous Deed Records of Cameron County, Texas (M.D.R.C.C.T.), inclusive of the 30 feet wide roads, but exclusive of the 50.00 ditch right of way described to Cameron County Drainage District One (1) by F.M. Preucil by a deed as recorded in Volume 37, Page 490 of the D.R.C.C.T.], said 1/2 inch iron rod with yellow plastic cap stamped "M&R INC" found for the **POINT OF BEGINNING** of the herein described parcel;

THENCE along the south right of way (row) line of IH-169, also known as Farm to Market Road 511 and 550 Toll Road (variable width row), being the south line of said 20.83 acre tract of land, being the north line of said 107.26 acre tract of land, the following four (4) courses and distances:

1) South 80 degrees 50 minutes 22 seconds East a distance of 80.19 feet to a 1/2 inch iron rod with yellow plastic cap stamped "M&R" found;

2) South 85 degrees 48 minutes 05 seconds East a distance of 90.13 feet to a 1/2 inch iron rod point for corner;

3) South 80 degrees 43 minutes 46 seconds East a distance of 99.94 feet to a 5/8 inch iron rod found;

4) North 09 degrees 36 minutes 50 seconds East a distance of 12.06 feet to a 5/8 inch iron rod found;

THENCE South 80 degrees 46 minutes 10 seconds East continuing along the south right of way (row) line of IH-169, also known as Farm to Market Road 511 and 550 Toll Road (variable width row), and the north line of said 107.26 acre tract of land, passing a 1/2 inch iron rod stamped "Ambiotec RPLS 5301" found at a distance of 425.87 feet, passing a 1/2 inch iron rod found at a distance of 1,394.71 feet, same being the northeast corner of said remainder of a 107.26 acre tract of land and the northwest corner of a called 108.93 acre tract of land, to a 5/8 inch iron rod found at a distance of 1,178.59 feet being on the south right of way (row) line of IH-169, also known as Farm to Market Road 511 and 550 Toll Road (variable width row) and the north line of said 108.93 acre tract of land, for a total distance of 2,999.13 feet;

THENCE South 67 degrees 09 minutes 24 seconds East continuing along the south right of way (row) line of IH-169, also known as Farm to Market Road 511 and 550 Toll Road (variable width row) and the north line of said 108.93 acre tract of land, a distance of 95.36 feet to a 1/2 iron rod found stamped "AMBIOTIC RPLS 5301";

THENCE South 74 degrees 43 minutes 33 seconds East continuing along the south right of way (row) line of IH-169, also known as Farm to Market Road 511 and 550 Toll Road (variable width row) and the north line of said 108.93 acre tract of land, passing a 1/2 iron rod found stamped "M&R INC" a distance of 80.40 feet, continuing along said south right of way (row) line of IH-169, and said north line of said 108.93 acre tract of land, a distance of 50.47 feet to a point for corner, being the southeast corner of said 20.83 acre tract of land, also being the northwest corner of said 108.93 acre tract of land, for a total distance of 130.87 feet;

THENCE South 05 degrees 49 minutes 54 seconds West along the east line of said 108.93 acre tract of land to a point for corner, same being the northwest corner of said 37.70 acre tract of land, a distance of 1,592.00 feet;

THENCE South 84 degrees 07 minutes 59 seconds East along the north line of said 37.70 acre tract of land, to a point for corner, being the southwest corner of said 58.10 acre tract of land, a distance of 50.00 feet;

THENCE North 05 degrees 49 minutes 54 seconds East along the west line of said 58.10 acre tract of land, to a point for corner, being on the south right of way (row) line of IH-169, also known as Farm to Market Road 511 and 550 Toll Road (variable width row), same being on the south line of a called 20.68 acre tract of land by Special Warranty Deed to the Texas Department of Transportation by Deed described in Volume 14061, Page 94 (O.P.R.C.C.T.), a distance of 1,533.68 feet;

THENCE along the south right of way (row) line of IH-169, also known as Farm to Market Road 511 and 550 Toll Road (variable width row), being the south line of said 20.68 acre tract of land, also being the north line of said 58.10 acre tract of land, the following four (4) courses and distances:

1) North 88 degrees 46 minutes 53 seconds East a distance of 126.69 feet to a point for corner, same point being a beginning of a curve;

2) A curve to the right having a radius of 3,391.00 feet, a central angle of 11 degrees 27 minutes 24 seconds, a chord bearing of South 68 degrees 13 minutes 27 seconds East, a chord distance of 676.92 feet, an arc length of 678.05 feet, to a 1/2 inch iron rod found with damaged plastic cap;

3) North 27 degrees 56 minutes 56 seconds East a distance of 14.60 feet to a point for corner, same point being the beginning of a curve;

4) A curve to the right having a radius of 3,500.00 feet, a central angle of 15 degrees 12 minutes 34 seconds, a chord bearing of South 54 degrees 27 minutes 00 seconds East, a chord distance of 926.36 feet, an arc length of 929.09 feet, to a 1/2 inch iron rod found;

THENCE South 46 degrees 50 minutes 43 seconds East continuing along the south right of way (row) line of IH-169, also known as Farm to Market Road 511 and 550 Toll Road (variable width row), along the south line of said 20.68 acre tract of land, along the north line of said 58.10 acre tract of land, to a 1/2 inch iron rod with plastic cap stamped "RIOS 4642" found, being on the west railroad right of way line (100 foot width), being the northeast corner of said 58.10 acre tract of land, a distance of 812.05 feet;

THENCE South 04 degrees 07 minutes 02 seconds West along the east line of said 58.10 acre tract of land and the west railroad right of way line (100 foot width), passing a 1/2 iron rod found, being on said west railroad right of way line (100 foot width) being the southeast corner of said 58.10 acre tract of land, being the northeast corner of said 37.70 acre tract of land, a distance of 426.77 feet, continuing along the east line of said 37.70 acre tract of land and the west railroad right of way line (100 foot width) passing a 1/2 iron rod found, same being the southeast corner of said 37.70 acre tract of land and the northeast corner of said 104.45 acre tract of land, a distance of 713.59 feet, continuing along the east line of said 104.45 acre tract of land and the west railroad right of way line (100 foot width), to a 1/2 iron rod with plastic cap stamped "RIOS 4642" found, a distance of 737.98 feet, for a total distance of 1,878.34 feet;

THENCE South 08 degrees 11 minutes 58 seconds West along said west railroad right of way line (100 foot width), to a point for corner, being the beginning point of a curve to the right, a distance of 214.17 feet;

THENCE a curve to the right, along said west and north railroad right of way line (100 foot width), having a radius of 905.37 feet, a central angle of 56 degrees 23 minutes 08 seconds, a chord bearing of South 36 degrees 28 minutes 09 seconds West, a chord distance of 855.46 feet, an arc length of 890.99 feet, to a 1/2 inch iron rod with plastic cap found;

THENCE North 26 degrees 22 minutes 42 seconds West, along said north railroad right of way line (100 foot width) and the south line of said 104.45 acre tract of land, to a 1/2 iron rod with plastic cap found, a distance of 10.00 feet;

THENCE South 64 degrees 30 minutes 50 seconds West, along said north railroad right of way line (100 foot width) and the south line of said 104.45 acre tract of land, to a 1/2 iron rod with plastic cap stamped "G-E&S RPLS 3732" found, a distance of 668.61 feet;

THENCE South 64 degrees 48 minutes 30 seconds West, along said north railroad right of way line (100 foot width) and the south line of said 104.45 acre tract of land, to a 1/2 iron rod with plastic cap found, a distance of 226.43 feet;

THENCE South 68 degrees 46 minutes 52 seconds West, along said north railroad right of way line (100 foot width) and along the south line of said 104.45 acre tract of land, to a 1/2 iron rod with plastic cap found on the north line of a called 19.00 acre tract of land described as Lot Nine (9) and Lot Ten (10), Block Two (2), Samano Partition of the Wymore Tract, recorded in Volume 14, Page 49 of the M.R.C.C.T., described by Warranty Deed to the Brownsville Navigation District in Volume 7371, Page 307 of the O.P.R.C.C.T., a distance of 38.87 feet;

THENCE North 85 degrees 51 minutes 53 seconds West along the south line of said 104.45 acre tract of land, the north line of said 19.00 acre tract, the north line of Lots Six (6), Seven (7), Eight-A (8-A), Block Two (2), Samano Partition of the Wymore Estate recorded in Volume 19, Page 28 of the M.R.C.C.T., described by General Warranty Deed to Park Street Realty Investments Garden Woods LLC in Document Number 2019-25682 of the O.P.R.C.C.T., the north line of Lots Eight A (8A) and Eight B (8B), Block Two (2), William Wymore Tract Subdivision, of the M. Samano Partition, containing 4.65 acres of land, recorded in plat Volume 14, Page 49 of the M.R.C.C.T., described to Park Street Realty Investments LLC, DBA Park Street Realty Investments Garden Woods LLC in Volume 22791, Page 84 of the O.P.R.C.C.T., the north line of Lot Nine (9) and Lot Ten (10), Block Two (2), Samano Partition of the Wymore Tract, recorded in Volume 14, Page 49 of the M.R.C.C.T., described to the Brownsville Navigation District in Volume 7371, Page 307 of the O.P.R.C.C.T., to a 1/2 iron rod in concrete found, being the southwest corner of said 104.45 acre tract of land, being on the east line of said 108.93 acre tract of land, a distance of 1,089.09 feet;

THENCE South 05 degrees 55 minutes 44 seconds West along the east line of said 108.93 acre tract of land and the west line of said Lot Nine (9) and Lot (10), Block 2 of the Samano Partition of the Wymore Tract, to a 1/2 iron rod with plastic cap stamped "M&R INC" found, being the south east corner of said 108.93 acre tract, a distance of 531.86 feet;

THENCE South 68 degrees 41 minutes 10 seconds West along the north railroad right of way line and the south line of said 108.93 acre tract of land, passing a 1/2 iron rod with plastic cap stamped "AMBIOTEC" found, being the southwest corner of said 108.93 acre tract of land and being the southeast corner of said 268.58 acre tract of land, a distance of 636.65 feet, continuing along the north railroad right of way line and the south line of said 268.58 acre tract of land, passing a 1/2 iron rod with plastic cap stamped "M&R INC" found, being the southeast corner of said 30.06 acre "Save and Except" tract of land, a distance of 1,286.91 feet; continuing along the south line of said 30.06 acre tract of land, passing a point for corner, being the southwest corner of said 30.06 acre tract of land, a distance of 168.61 feet; continuing along the south line of said 268.58 acre tract of land, to a 1/2 iron rod with plastic cap stamped "M&R INC" found, being the southwest corner of said 268.58 acre tract of land, a distance of 1,816.95 feet, for a total distance of 3,909.12 feet;

THENCE North 05 degrees 44 minutes 36 seconds East continuing along the west line of said 268.58 acre tract of land to a 1/2 iron rod found, being the northwest corner said 268.58 acre tract of land, being the southwest corner of said 107.26 acre tract, a distance of 4,756.48 feet;

THENCE North 05 degrees 52 minutes 48 seconds East along the west line of said 107.26 acre tract of land, to a 1/2 iron rod found, a distance of 2,282.22 feet to the **POINT OF BEGINNING** and containing 685.37 acre (29,855,064.98 Square Foot) of land.

SAVE AND EXCEPT 30.03 ACRE TRACT

Being a measured 30.03 acre (1,308,306.85 Square Foot) of land out of a certain 745.41 acre tract (29.31 acre tract - recorded) described in deed to Cameron County Drainage District No. One, as recorded in Volume 13361, Page 302 of the O.P.R.C.C.T.

POINT OF BEGINNING at a 1/2 iron rod found, being the southwest corner of said 107.26 acre tract, being the northwest corner of said 268.58 acre tract, and being the northwest corner of this 30.06 acre Save and Except tract;

THENCE South 84 degrees 16 minutes 00 seconds East, along the south line of said 107.26 acre tract of land and the north line of said 268.58 acre tract of land, to a 1/2 iron rod found with plastic cap stamped "M&R INC", a distance of 118.23 feet;

THENCE continuing through said interior of said 268.58 tract, the following six (6) courses and distances:

1) South 05 degrees 19 minutes 50 seconds West, to a 1/2 inch iron rod found with plastic cap stamped "M&R INC", a distance of 620.47 feet;
2) South 05 degrees 44 minutes 36 seconds West, a distance of 1,080.74 feet, being the beginning point of a curve, and a point for corner of the herein described tract;
3) A curve to the right to a point for corner of the herein described tract, having a radius of 402.50 feet, a central angle of 09 degrees 02 minutes 52 seconds, a chord bearing of South 10 degrees 16 minutes 02 seconds West, a chord distance of 63.49 feet, an arc length of 63.56 feet;
4) South 14 degrees 47 minutes 27 seconds West, a distance of 178.56 feet, being the beginning point of a curve, and a point for corner of the herein described tract;
5) A curve to the left to a point for corner of the herein described tract, having a radius of 1,425.00 feet, a central angle of 09 degrees 02 minutes 51 seconds, a chord bearing of South 10 degrees 16 minutes 01 seconds West, a chord distance of 224.79 feet, an arc length of 225.02 feet;

THENCE South 05 degrees 44 minutes 36 seconds West, to a point for corner, a distance of 611.57, from which a 1/2 iron rod found with plastic cap stamped "M&R" bears North 06 degrees 10 minutes 01 seconds East, a distance of 9.67 feet;

THENCE continuing through said interior of said 268.58 tract, the following nine (9) courses and distances:

1) North 62 degrees 20 minutes 40 seconds East, a distance of 864.53 feet, to a point for corner of the herein described tract;
2) North 51 degrees 53 minutes 23 seconds East, a distance of 572.61 feet, being the beginning point of a curve, and a point for corner of the herein described tract;
3) A curve to the right to a point for corner of the herein described tract, having a radius of 509.00 feet, a central angle of 27 degrees 55 minutes 35 seconds, a chord bearing of North 65 degrees 51 minutes 10 seconds East, a chord distance of 245.64 feet, an arc length of 248.09 feet;
4) North 79 degrees 48 minutes 58 seconds East, a distance of 1,692.76 feet, being the beginning point of a curve, and a point for corner of the herein described tract;
5) A curve to the left to a point for corner of the herein described tract, having a radius of 499.99 feet, a central angle of 74 degrees 01 minutes 24 seconds, a chord bearing of North 42 degrees 48 minutes 17 seconds East, a chord distance of 601.97 feet, an arc length of 645.97 feet;
6) North 05 degrees 47 minutes 36 seconds East, a distance of 852.46 feet, to a point for corner of the herein described tract;
7) South 84 degrees 16 minutes 16 seconds East a distance of 71.82 feet, to a point for corner of the herein described tract;
8) South 05 degrees 49 minutes 54 seconds West, a distance of 1,162.95 feet, being the beginning point of a curve, and a point for corner of the herein described tract;
9) A curve to the right to a point for corner of the herein described tract, having a radius of 650.00 feet, a central angle of 45 degrees 29 minutes 43 seconds, a chord bearing of South 55 degrees 59 minutes 29 seconds West, a chord distance of 502.67 feet, an arc length of 516.16 feet;

THENCE South 79 degrees 48 minutes 58 seconds West, to a 1/2 iron rod found with plastic cap stamped "M&R INC", a distance of 1,382.60 feet;

THENCE South 05 degrees 44 minutes 36 seconds West, to a 1/2 iron rod found with plastic cap stamped "M&R INC" on the south line of said 268.58 acre tract of land, a distance of 1,998.70 feet;

THENCE South 68 degrees 41 minutes 10 seconds West, along the south line of said 268.58 acre tract of land, to a point for corner of the herein described tract, a distance of 168.43 feet;

THENCE North 05 degrees 46 minutes 36 seconds East, to a 1/2 iron rod found with plastic cap stamped "M&R INC", a distance of 2,032.52 feet;

THENCE South 79 degrees 48 minutes 58 seconds West, being the beginning of a curve, and a point for corner of the herein described tract, a distance of 160.35 feet;

THENCE a curve to the left, to a point for corner of the herein described tract, having a radius of 359.00 feet, a central angle of 27 degrees 55 minutes 35 seconds, a chord bearing of South 65 degrees 51 minutes 10 seconds West, a chord distance of 173.25 feet, an arc length of 174.98 feet

THENCE South 51 degrees 53 minutes 23 seconds West, to a 1/2 iron rod found, a distance of 586.99 feet;

THENCE South 62 degrees 50 minutes 40 seconds West, to a point for corner of the herein described tract, a distance of 1,061.56 feet;

THENCE North 05 degrees 44 minutes 36 seconds East, a distance of 3,010.61 feet to the **POINT OF BEGINNING** and containing 30.03 acre (1,308,306.85 Square Foot).

Notes:

Basis of Bearing is Grid North. All bearings and distances are referenced to the Texas Coordinate System of 1983, Texas State Plane South Central Zone (4205), NAD 83 (2011 adj., EPOCH 2010.0).
All distances and coordinates are surface values.
All measurements are in U.S. Survey Feet

GBIC INDUSTRIAL DEVELOPMENT LOT CURVE DATA

PARCEL CURVE DATA					
CURVE No.	LENGTH	RADIUS	Δ	CHD LENGTH	CHD BEARING
C1	12.85'	25.00'	29°26'51"	12.71'	N43° 37' 49"E
C4	76.95'	75.00'	58°47'04"	73.62'	S39° 17' 42"W
C6	925.32'	2037.33'	26°01'22"	917.39'	S07° 46' 11"E
C7	988.35'	2123.33'	26°40'11"	979.45'	N07° 33' 19"W
C8	948.32'	2037.33'	26°40'11"	939.78'	S07° 33' 19"E
C9	404.38'	539.72'	42°55'43"	394.99'	S45° 37' 07"W
C10	721.40'	620.94'	66°33'54"	681.51'	N34° 02' 49"E
C11	117.81'	75.00'	90°00'00"	106.07'	N50° 49' 45"E
C12	38.31'	221.84'	9°53'43"	38.27'	S79° 44' 02"E
C13	356.75'	291.48'	70°07'40"	334.90'	N69° 58' 46"E
C14	372.41'	253.21'	84°16'03"	339.74'	N77° 02' 57"E
C15	161.97'	126.80'	73°11'10"	151.18'	S24° 13' 26"E
C16	210.28'	493.29'	24°25'26"	208.69'	S00° 09' 26"W
C17	249.42'	935.32'	15°16'44"	248.68'	S04° 24' 55"E
C18	140.37'	72650.49'	0°06'39"	140.37'	S03° 16' 46"W
C19	59.87'	975.94'	3°30'54"	59.86'	S05° 05' 32"W
C20	161.24'	975.94'	9°27'59"	161.06'	S11° 34' 59"W
C21	168.91'	523.41'	18°29'25"	168.18'	S07° 04' 16"W
C22	105.41'	379.35'	15°55'17"	105.08'	S04° 30' 03"W
C23	104.65'	290.88'	20°36'49"	104.09'	S01° 54' 10"W

PARCEL CURVE DATA					
CURVE No.	LENGTH	RADIUS	Δ	CHD LENGTH	CHD BEARING
C24	215.62'	125.00'	98°49'50"	189.87'	N74° 00' 28"W
C25	415.76'	156.86'	151°52'05"	304.30'	S79° 28' 24"W
C26	137.74'	105.07'	75°06'25"	128.08'	S41° 05' 34"W
C27	109.22'	366.40'	17°04'44"	108.81'	S87° 11' 09"W
C28	117.81'	75.00'	90°00'00"	106.07'	N39° 10' 15"W
C29	58.38'	56.75'	58°56'34"	55.84'	S21° 04' 03"W
C30	50.30'	56.75'	50°47'22"	48.67'	S75° 56' 01"W
C31	70.53'	90.30'	44°45'04"	68.75'	S78° 57' 10"W
C32	492.74'	3356.00'	8°24'44"	492.29'	S67° 37' 14"E
C33	146.54'	3296.00'	2°32'50"	146.53'	S62° 08' 57"E
C34	574.48'	3405.00'	9°40'00"	573.80'	S55° 38' 52"E
C35	814.97'	1335.39'	34°58'01"	802.39'	S22° 29' 50"W
C36	886.36'	1300.20'	39°03'33"	869.30'	N25° 06' 57"E

GBIC INDUSTRIAL DEVELOPMENT LOT LINE DATA

PARCEL LINE DATA			PARCEL LINE DATA			PARCEL LINE DATA		
LINE No.	BEARING	DISTANCE	LINE No.	BEARING	DISTANCE	LINE No.	BEARING	DISTANCE
L1	S80°43'46"E	99.94'	L21	N50°37'21"E	70.90'	L43	S84°10'06"E	23.98'
L2	S85°48'05"E	90.13'	L22	S50°36'18"W	70.88'	L44	S84°10'15"E	240.33'
L3	S80°50'22"E	80.19'	L23	S39°22'39"E	70.52'	L45	S84°28'23"E	359.72'
L4	S80°46'10"E	411.23'	L24	S68°43'38"W	38.96'	L46	S39°23'42"E	70.54'
L5	S35°46'10"E	113.14'	L26	S86°00'22"E	142.09'	L47	N5°48'14"E	282.19'
L6	N9°13'50"E	397.98'	L28	N5°19'34"E	132.22'	L48	S5°49'54"W	270.50'
L7	N54°13'50"E	113.14'	L29	N84°11'16"W	117.90'	L49	S85°50'36"E	31.53'
L8	S80°46'10"E	398.87'	L30	N84°07'12"W	635.82'	L50	S9°54'10"W	379.87'
L9	S80°46'10"E	372.28'	L31	N5°46'47"E	232.78'	L51	S5°43'00"W	809.22'
L10	S84°07'12"E	22.00'	L32	S5°46'47"W	232.31'	L52	N10°16'22"E	63.49'
L11	S80°48'04"E	21.97'	L33	N66°17'39"W	70.80'	L53	S67°09'24"E	95.36'
L12	N9°36'50"E	12.06'	L34	N21°19'10"W	135.60'	L54	S74°43'33"E	29.49'
L13	N84°10'15"W	252.24'	L35	S23°55'13"W	71.42'	L55	S5°49'54"W	333.56'
L14	N84°10'06"W	24.03'	L36	N66°04'32"W	70.03'	L56	N68°44'44"E	1427.34'
L15	S84°09'10"E	384.43'	L37	N20°53'24"W	192.64'	L57	S34°52'32"E	60.49'
L16	N5°52'45"E	210.92'	L38	S20°53'24"E	191.99'	L58	S50°30'26"W	70.76'
L17	S50°48'44"W	70.79'	L39	S35°43'49"E	114.43'	L62	S39°58'51"W	132.28'
L18	N39°11'16"W	70.63'	L40	N54°16'19"E	114.66'			
L19	N50°37'21"E	70.90'	L41	S9°15'54"W	23.65'			
L20	S39°22'39"E	70.52'	L42	N5°50'50"E	83.27'			

MP-8129

MASTER PLAN

GREATER BROWNSVILLE TECH DISTRICT SUBDIVISION

Being a 685.37 acre (29,855,064 Square Foot) parcel of land being located in Share 22, Espiritu Santo Grant, situated in The City Brownsville, Cameron County, Texas, comprised of a remainder of a 107.61 acre tract of land out of a 193.80 acre tract of land described in deed to Greater Brownsville Incentives Corporation, as recorded in Volume 12132, Page 6, Official Public Records of Cameron County, Texas (O.P.R.C.C.T.), said 193.80 acre tract being lots 21 through 40 out of what was formerly known as Baily Acreage Subdivision as recorded in Volume 13, Page 71 of the Map Records of Cameron County, Texas, (M.R.C.C.T.) [said Bailey Acreage Subdivision vacated by instrument recorded in Volume 99, Page 770 Deed Records of Cameron County, Texas (D.R.C.C.T.)], a called 108.93 acre tract of land described in deed to Greater Brownsville Incentives Corporation, as recorded in Volume 24176, Page 274, (O.P.R.C.C.T.), said 108.93 acre tract comprised of a 68.40 acre tract out of Lots 27, 28, 29, 30, 31, 32, 33 and 34 of said Baily Acreage Subdivision and a 40.53 acre tract of land being the remainder of a 309.07 acre tract described in deed to Orestes Investments LP as recorded in Volume 13211, Page 62 of the Official Public Records of Cameron County, Texas (O.P.R.C.C.T.), a called 58.10 acre tract of land out of a certain 79.469 acre tract as recorded as Tract I in Document No. 2020-25535 (O.P.R.C.C.T.), a called 37.70 acre tract of land out of a 54.89 acre tract of land described in deed to Greater Brownsville Incentives Corporation, as recorded as Tract II in Document 2020-25540 (O.P.R.C.C.T.), a called 104.45 acre tract of land out of Share 1 of the William Wymore Estate as recorded as Tract II in Volume 765, Page 29 (D.R.C.C.T.), described in deed to Greater Brownsville Incentives Corporation, as recorded in Document No. 2020-25534, (O.P.R.C.C.T.), a called 268.58 acre tract of land out of a 477.00 acres tract recorded in Volume 7802, Page 182 of the Cameron County Official Records (C.C.O.R) out of the Lieven J. Van Riet acre tract in Volume 947, Page 931 of the (C.C.O.R.), described in deed to Greater Brownsville Incentives Corporation, as recorded in Document No. 2010-39508 (O.P.R.C.C.T.), save and except from said 685.37 acre (29,855,064) tract, a measured 30.06 acre (1,309,340,81 Square Foot) tract of land (29.31 acre tract - recorded) described in Volume 13361, Page 302 of the (O.P.R.C.C.T.), resulting in a total of 655.31 acre (28,549,659 Square Foot) parcel being more particularly described as follows:

PREPARED FOR:
GREATER BROWNSVILLE INCENTIVES CORPORATION
SEPTEMBER 2024

PREPARED BY:

halff
1075 PAREDES LINE RD., SUITE B
BROWNSVILLE, TEXAS 78521-2696
TEL. (956) 303-7100

Annex K – GBIC Industrial Park – Phasing Assumptions

Option 4

PHASE I WEST

PHASE I EAST

- INDUSTRIAL
- RETAIL
- OFFICES
- MIXED USE

150,000 SF
Large Industrial
7.6 AC.

150,000 SF
Large Industrial
8.1 AC.

100,000 SF
6.8 AC.
Large Industrial

100,000 SF
6.8 AC.
Large Industrial

100,000 SF
7.4 AC.
Large Industrial

Retail 10,000 SF
Restaurant 10,000 SF
Retail 10,000 SF
Restaurant 10,000 SF

Retail 70k sf
Retail 70k sf

6.0 AC.
Large Industrial
100,000 SF

Large Industrial
100,000 SF

8.6 AC.

2.1 AC.
20,000 SF
Small Industrial

2.1 AC.
20,000 SF
Small Industrial

2.1 AC.
20,000 SF
Small Industrial

Small Industrial
50,000 SF

3.75 AC.

50,000 SF
20,000 SF
20,000 SF
50,000 SF
20,000 SF
20,000 SF
50,000 SF
20,000 SF

70,000 SF
Large

30,000 SF

Restaurant 10,000 SF
Retail 10,000 SF
Restaurant
Retail 10,000 SF
Retail

100,000 SF
Retail

100,000 SF

50,000 SF
Office

50,000 SF
Office

50,000 SF Office

30,000 SF
50,000 SF
30,000 SF
40,000 SF

58.69 AC.

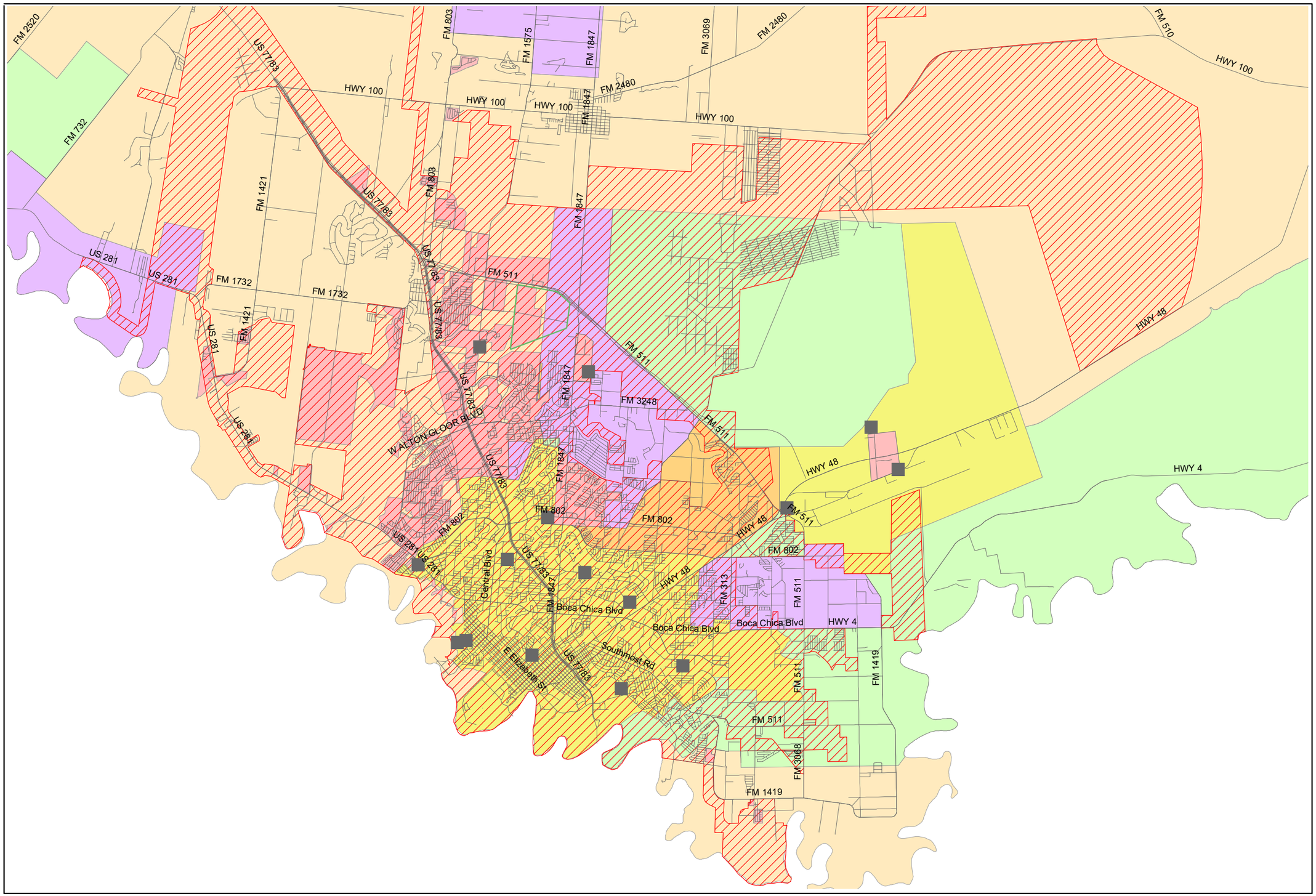
45.9

PHASE 2
LIGHT INDUSTRIAL

PHASE 3
LIGHT INDUSTRIAL

Annex L – BPUB Electric Certification Map

ELECTRIC CERTIFICATION MAP



BROWNSVILLE PUBLIC UTILITIES BOARD

Legend

- CITY LIMITS
- SUBSTATION
- BPUB
- BPUB_AEP
- BPUB-AEP-MVEC
- AEP
- AEP-MVEC
- MVEC

N
W E
S

Annex M – GBIC Industrial Park – Estimated Power Demand per Power Utility

Per the current BPUB Electric Certification Map, the power demand for the GBIC Industrial Park (green trapezoid area on Image 2) will be mainly covered by the BPUB Power Utility and the AEP Power Utility as follows:

a) Phase 1 West – BPUB-AEP.
b) Phase 1 East – BPUB-AEP & AEP.
c) Phase 2 – AEP-MVEC.
d) Phase 3 – BPUB-AEP & AEP.

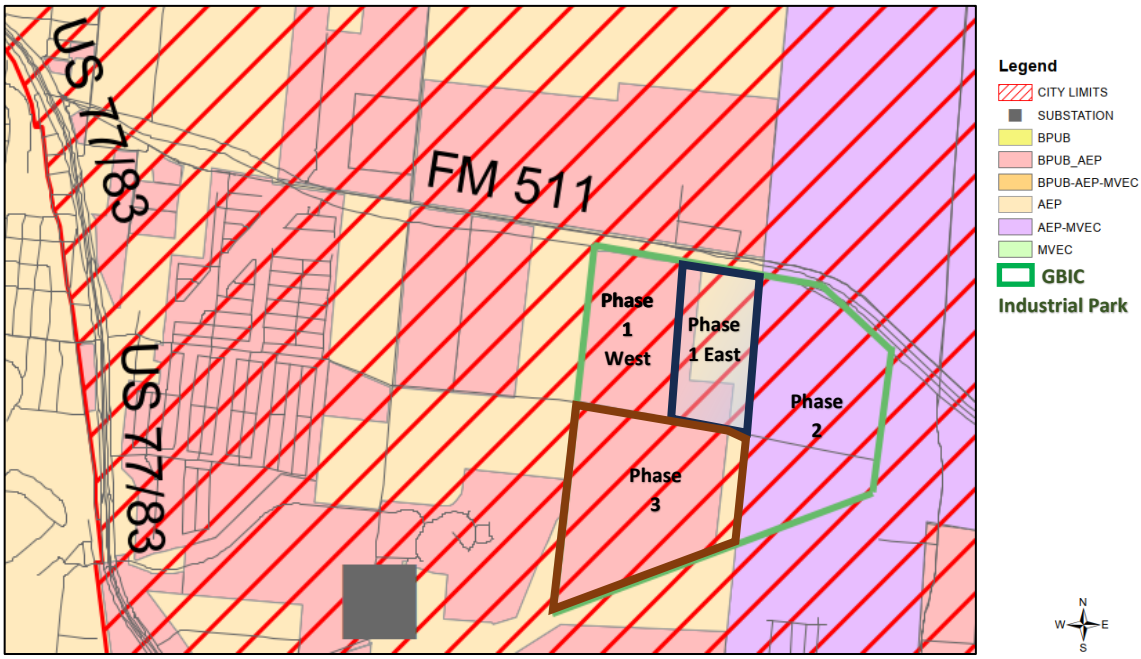


Image 2 – Electric Certification Map (Brownsville, TX) for the GBIC Industrial Park

As shown, Phase 1 West and Phase 2 only have one power provider. Phase 3 (brown trapezoid area on Image 2) shows two power providers: BPUB-AEP and AEP. In this case, BPUB-AEP will cover all the lots (pink trapezoid on the left side), and AEP will only take the road that appears on the right side (yellow vertical stripe).

Phase 1 East also shows two power providers: BPUB-AEP (pink) and AEP (yellow). According to the Electric Certification Map, it can be divided into the following two (2) areas (See Image 3 on the next page):

a) Phase 1 East - Area "A" (BPUB-AEP).
b) Phase 1 East - Area "B" (AEP).

Then, Phase 1 East – Area "A" (Refer to Table 6 – GBIC Electrical Load Density Calculations Phase 1 East), includes the following lots:

1) Lot Tag PH1-1EA.
2) Lot Tag PH1-1EB.
3) Lot Tag PH1-2EA.

4) Lot Tag PH1-2EB.
5) Lot Tag PH1-3EA.
6) Lot Tag PH1-3EB.
7) Lot Tag PH1-4EA.
8) Lot Tag PH1-4EB.
9) Lot Tag PH1-5EA partial, 40%: 10000 sqft (Restaurant), 98 KW.
10) Lot Tag PH1-6E.
11) Lot Tag PH1-7E.
12) Lot Tag PH1-8EA.
13) Lot Tag PH1-8EB.

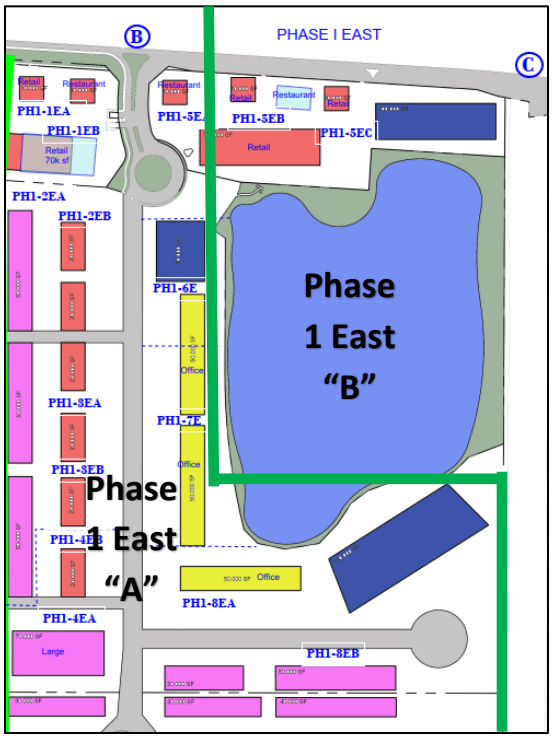


Image 3 – GBIC Industrial Park – Phase 1 East Area "A" and Area "B"

And Phase 1 East – Area "B" (See Image 4 on the next page, and refer to Table 6 – GBIC Electrical Load Density Calculations Phase 1 East), includes the following lots:

1) Lot Tag PH1-5EA partial, 60%: 15000 sqft (Restaurant), 148 KW.
2) Lot Tag PH1-5EB.
3) Lot Tag PH1-5EC.

In summary, Phase 1 East is divided as shown on the following Table 22:

TABLE 22 - PHASE 1 EAST ACCORDING TO THE ELECTRIC CERTIFICATION MAP					
SECTION	**ACRES**	**LOT TOTAL SQFT**	**LOT SQFT, BLDG AREA**	**POWER UTILITY**	**TOTAL KW**
Area "A"	77.92	3394311	970000	BPUB-AEP	14,527
Area "B"	15.34	668095	235000	AEP	2,093
TOTAL:	**93.26**	**4062406**	**1205000**	**------**	**16,620**

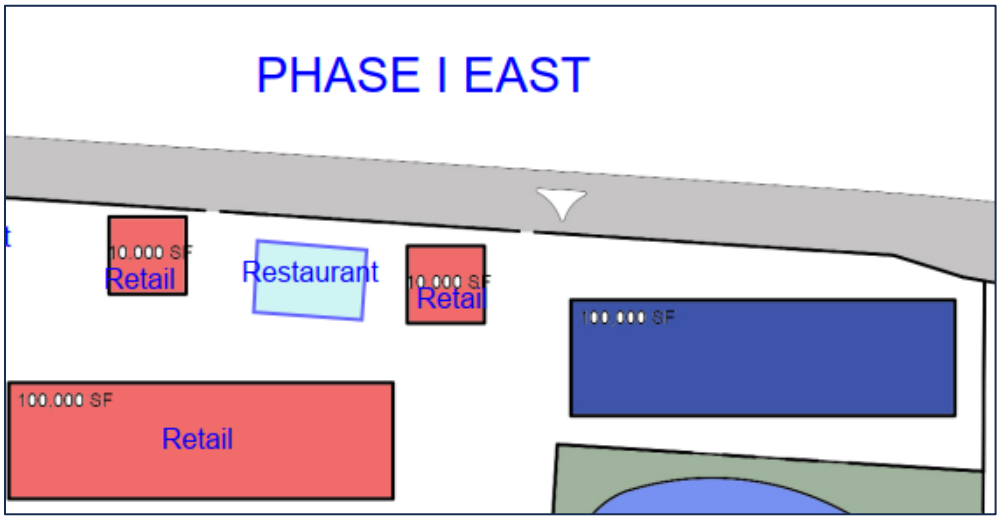


Image 4 – GBIC Industrial Park – Phase 1 East Area "B" lots section.

GBIC Industrial Park Estimated Power Demand per section and power utility is shown on the following Table 23:

TABLE 23 – GBIC TOTAL POWER DEMAND PER PHASE				
PHASE	**ACRES**	**LOT TOTAL SQFT**	**POWER UTILITY**	**TOTAL KW**
Phase 1 – West	82.28	3584117	BPUB-AEP	21,787
Phase 1 – East – Area "A"	77.92	3394195	BPUB-AEP	14,527
Phase 1 – East – Area "B"	15.34	668210	AEP	2,093
Phase 2	182.44	7947086	AEP-MVEC	36,433
Phase 3	208.91	9100120	BPUB-AEP	59,683
TOTAL:	**566.89**	**24693728**	**------**	**134,523**

According to Table 23 above, the total estimated Power Demand of 134.5 Megawatts for the GBIC Industrial Park will be initially required to (See Table 24):

a) BPUB-AEP – Phase 1 West, Phase 1 East - Area "A", and Phase 2.
b) AEP – Phase 1 East- Area "B".
c) AEP-MVEC – Phase 3.

TABLE 24 – GBIC TOTAL POWER DEMAND PER POWER UTILITY			
POWER UTILITY	**PHASE**	**TOTAL KW**	**TOTAL %**
BPUB-AEP	Phase 1 West, Phase 1 East - Area "A", and Phase 3.	95,997	71.36%
AEP	Phase 1 East- Area "B".	2,093	1.56%
AEP-MVEC	Phase 2.	36,433	27.08%
	TOTAL:	**134,523**	**100.00%**

The total power demand for the GBIC Industrial Park may eventually be covered by just one single power utility. It will be analyzed and determined by the involved power utilities.

Finally, remember that it is a power demand analysis study based on the current GBIC Industrial Park subdivision design, load density per building type, and the current BPUB Electric Certification Map. Please refer to Section 13. Conclusions, on page 9.