

FIRST AMENDMENT TO INFRASTRUCTURE
REIMBURSEMENT AGREEMENT PURSUANT TO
TEXAS LOCAL GOVERNMENT CODE CHAPTER 380

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF MATAGORDA §

This First Amendment to the Infrastructure Reimbursement Agreement Pursuant to Texas Local Government Code Chapter 380 (hereinafter “380 Agreement”), is made and entered into by and between City of Bay City (hereinafter “City”), a home rule City and BC Development Group, LLC (hereinafter “Developer”);

1. EXISTING CONTRACT

The City and Chamber entered into a 380 Agreement on or about December 10, 2024. The 380 Agreement is hereby incorporated by reference and made a part hereof for any and all purposes.

2. ADDITIONAL REAL PROPERTY

Inadvertently, real property that is part of the project was inadvertently not included in the 380 Agreement. It is the purpose of this First Amendment to add the real property described in Exhibit “A” hereto to the real property described as part of the Agreement.

3. CONTINUATION OF ALL OTHER TERMS OF 380 AGREEMENT

Except as specifically amended or modified herein, all other terms, covenants and conditions contained in the 380 Agreement, are hereby incorporated by reference, and made a part hereof for any and all purposes, are republished, and shall continue in full force and effect.

5. BINDING EFFECT

This First Amendment, together with the 380 Agreement, as amended herein, shall be binding upon all the parties hereto, their respective successors or assigns.

APPROVED on this 14th day of January, 2025.

CITY OF BAY CITY

BC DEVELOPMENT, LLC

By: Robert K. Nelson, Mayor

By: George Villarreal, Vice President
Date: _____

By: Felix Gaulke, Secretary
Date:_____

ATTEST:

Jeanna Thompson, City Secretary



Doyle & Wachtstetter, Inc

Surveying and Mapping • GPS/GIS

**GFG SPV HOLDING II, LLC 1.748 ACRE TRACT
REUBEN P. T. STONE ¼ LEAGUE, ABSTRACT 92
MATAGORDA COUNTY, TEXAS
PAGE 1 OF 2**

ALL THAT CERTAIN 1.748 ACRE TRACT of land lying and situated in the Reuben P. T. Stone ¼ League, Abstract 92, Matagorda County, Texas, being a portion of the remainder of all that certain called 28.24 acre tract of land conveyed by warranty deed on July 31, 2007 from J. N. McDonald, Jr. and Barbara Jean McDonald to GCA Ventures, LLC, as recorded in Clerk's File No. 2007-075954 and later corrected in Clerk's File No. 2007-079080 of the Matagorda County Official Records (M.C.O.R.), said 1.748 acre tract hereby conveyed being more particularly described by metes and bounds using survey terminology which refers to the Texas State Plane Coordinate System, South Central Zone (NAD83), in which the directions are Lambert grid bearings and the distances are surface level horizontal lengths (S.F.=0.99988447511) as follows:

BEGINNING at a ¾" iron rod with survey cap marked "TTW RPLS 6577" found marking the most northerly northwest corner of the remainder of said GCA Ventures, LLC called 28.24 acre tract, being the northeast corner of all that certain called 5.827 acre tract of land conveyed by correction general warranty deed with an effective date of March 9, 2023 from GCA Ventures, LLC to BC Development Group, LLC, as recorded in Clerks File No. 2023-6038 of the M.C.O.R, same being a point on the southern boundary line of the remainder of all that certain called 52.74 acre tract of land conveyed by warranty deed on December 11, 2007 from Beadle Moore, Jr., et al, to James Vincent Maloney and James Grant Allison, as recorded in Clerk's File No. 2007-079960 of the M.C.O.R., for the northwest corner and **POINT OF BEGINNING** of the herein described 1.748 acre tract, being located at Texas State Plane coordinate position X=2929748.66 and Y=13551661.99;

THENCE South 83°34'29" East, coincident with the northern boundary line of said GCA Ventures, LLC called 28.24 acre tract, being the southern boundary line of said James Vincent Maloney and James Grant Allison called 52.74 acre tract, a distance of 215.76 feet to a ¾" iron rod with survey cap marked "TTW RPLS 6577" set marking a point on the northern boundary line of said GCA Ventures, LLC called 28.24 acre tract, being a point on the southern boundary line of said James Vincent Maloney and James Grant Allison called 52.74 acre tract, for the northeast corner of the herein described 1.748 acre tract, at position X=2929963.04 and Y=13551637.85;

THENCE South 4°34'37" West, crossing said GCA Ventures, LLC called 28.24 acre tract, a distance of 353.03 feet to a ¾" iron rod with survey cap marked "TTW RPLS 6577" set marking the southeast corner of the herein described 1.748 acre tract, at position X=2929934.87 and Y=13551285.99;

THENCE North 83°34'29" West, continuing across said GCA Ventures, LLC called 28.24 acre tract, a distance of 215.76 feet to a ¾" iron rod with survey cap marked "TTW RPLS 6577" found marking the southeast corner of said BC Development Group, LLC called 5.827 acre tract, for the southwest corner of the herein described 1.748 acre tract, at position X=2929720.49 and Y=13551310.13;

131 Commerce Street • Clute, Texas 77531-5601
Phone: 979-265-3622 • Fax: 979-265-9940 • Email: DW-Surveyor.com

EXHIBIT "A"

**GFG SPV HOLDING II, LLC 1.748 ACRE TRACT
REUBEN P. T. STONE ¼ LEAGUE, ABSTRACT 92
MATAGORDA COUNTY, TEXAS
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THENCE North 4°34'37" East, coincident with eastern boundary line of said BC Development Group, LLC called 5.827 acre tract, a distance of 353.03 feet to the **POINT OF BEGINNING**, and containing 1.748 acres of land, more or less.

Travis T. Wachtstetter
Travis T. Wachtstetter
Registered Professional Land Surveyor
Texas Registration Number 6577
February 21, 2024



This description is based on a survey, a plat of which, dated February 13, 2024, is on file in the office of Doyle & Wachtstetter, Inc.
Legal\Travis\Matagorda County\Bay City\GFG SPV Holding II, LLC 1.748 Acre Tract.doc