



Augustus Plaza
5000 Overton Plaza, Suite 300
Fort Worth, Texas 76109
(817) 377-6200 • Fax (817) 377-6201

February 12, 2022

Mr. Bo Thomas
City Manager
City of Hewitt
200 Patriot Court
Hewitt, Texas 76643

Re: Details as to the time frame on the Rosa's Restaurant project

Dear Bo:

I just got off the phone with our In-house Rosa's building contractor and as you and I discussed on the phone a couple of days ago, we had projected both verbally and in the "**Project Performance Agreement Between the City of Hewitt and BDC Family Limited Partnership**" that we should have a Rosa's on the ground by the first of 2022. In the scope of 2019 events, I am happy to say that I am very excited that we were able to open the store February the 4th.

In addition, I would also like to express our thanks to both the City and Community for your support and let you know that we have experienced a great opening with this store. This store has gotten off to a great start and we are confident this is going to continue down this road. I know this is a little late in coming and that our agreement did allow for an extension in the event of matters clearly beyond our control. If I would have been more timely, I would have asked for a sixty (60) day extension and we would have still opened almost thirty (30) days earlier than that extended date.

In addition to items that will need to be addressed within the next few weeks, I will provide you with information regarding such things as documenting our:

- Total capital Investment (Including our Land Cost and Construction Cost)
- Reports on our projected sales for the future
- Total number of employees to include
 - Management
 - Full time labor
 - Part time labor

AVERAGE WAGES FOR THESE POSITIONS

I will be corresponding with you regularly over the next week or two to make sure that we provide you with the information that you will need and that we agreed to provide. Again, to provide you with some of the major factors that we feel were beyond our control were as follows:

Mr. Bo Thomas
February 12, 2022
Page Two:

1. Like everyone In Texas we started out 2021 with one of the worst winters with ice and power outages that I can remember
2. In addition to a bad start with weather, I can't think of a single business that we deal with and tenants in our commercial properties that didn't suffer greatly from Covid
3. We were delayed with almost all of our construction and building materials across the board.
4. We were delayed specifically with our doors, windows, steel, make up air conditioning units that got to the site two weeks before we opened.
5. Roofing materials were also delayed significantly

Fortunately , we were blessed in all of our stores with drive-thus that allowed us to deal with the Covid crisis during this time. Again, I apologize that this request for the extended time to get the store open by January 1, 2022 is late in coming, but considering the events of 2021, we feel very fortunate that we only missed our goal by a few days.

The Bobby Cox Companies again want to let you know how much we appreciate you as the City Manager, The City Council and how you have worked with us to make this happen. We also want to thank the community in showing us such great support and we look forward to being a part of Hewitt.

Sincerely,



Gerald Borron
Real Estate Director
Bobby Cox Companies, Inc.
500 Overton Plaza, Suite 300
Fort Worth, Texas 76109