

WALLER COUNTY APPRAISAL DISTRICT

PHYSICAL ADDRESS:
900 13th STREET
HEMPSTEAD, TX 77445
(979) 921-0060



MAILING ADDRESS:
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HEMPSTEAD, TX 77445
(979) 921-0377 FAX

OCTOBER 9, 2025

HONORABLE JUDGE DUHON
425 FM 1488 #106
HEMPSTEAD, TEXAS 77445

RE: PROPOSED PURCHASE AND RENOVATION OF HEADQUARTERS BUILDING

DEAR JUDGE DUHON:

PLEASE FIND ENCLOSED A COPY OF A RESOLUTION REFLECTING ACTION BY THE WALLER COUNTY APPRAISAL DISTRICT BOARD OF DIRECTORS (EXHIBIT A). THE DISTRICT HAS OUTGROWN ITS CURRENT HEADQUARTERS BUILDING WHICH IT LEASES, SO THE BOARD PROPOSES PURCHASING LAND AND IMPROVEMENTS AT 48600 BUSINESS 290 FROM THE CURRENT OWNERS FOR \$2,300,000 EXCLUSIVE OF CLOSING COSTS. THE BOARD ALSO PROPOSES UNDERTAKING RENOVATIONS TO THE EXISTING BUILDING TO MAKE THE PROPERTY MORE SUITABLE FOR AN APPRAISAL OFFICE. WE EXPECT THAT THIS ACQUISITION WILL BE FINANCED BY A THIRD-PARTY LENDER.

ACQUISITION OF LAND AND BUILDINGS BY AN APPRAISAL DISTRICT IS GOVERNED BY PROPERTY TAX CODE SECTION 6.051. UNDER SUBSECTION (B), THIS LETTER PROVIDES INFORMATION SHOWING THE COSTS OF OTHER AVAILABLE ALTERNATIVES TO THE PROPOSAL CONTAINED IN THE RESOLUTION. ALTERNATIVES ARE:

1. LEASE/PURCHASE (EXHIBIT B). THE DISTRICT WAS APPROACHED BY AN OWNER WITH A PROPOSAL TO PURCHASE A TRACT OF LAND NEAR THE INTERSECTION OF 290 AND FARM ROAD 362 AT WALLER AND TO CONSTRUCT A NEW BUILDING. TOTAL RENT WAS ESTIMATED TO BE \$1,900,000 PER YEAR TO LEASE WITH A PURCHASE OPTION SALE PRICE OF \$18,300,000 WHICH IS MORE THAN THE BOARD'S PROPOSAL CONTAINED IN THE RESOLUTION. LATER, THE DEVELOPER REVISED THE ESTIMATE DOWNWARD TO \$7 MILLION FOR A SMALLER BUILDING; THIS AMOUNT, WHICH DOES NOT INCLUDE LAND, IS STILL HIGHER THAN THE PRICE REFLECTED IN THE RESOLUTION.
2. LEASE/PURCHASE (EXHIBIT C). ALSO PROPOSED WAS A LEASE OF PROPERTY NEAR THE SAME LOCATION AS THE PROPERTY DESCRIBED IN EXHIBIT A, WITH AN OPTION TO PURCHASE. THE TOTAL LEASE PAYMENTS WERE ESTIMATED TO BE \$1,011,000 FOR SIX YEARS WITH AN OPTION PRICE RANGING FROM \$4,050,000 AT THE END OF THE FIRST TWO YEARS TO \$4,375,000 AT THE END OF YEAR SIX. THE MAXIMUM LEASE TERM WOULD BE SIX YEARS. THE BOARD BELIEVES THAT OWNERSHIP RATHER THAN RENTING IS IN THE BEST INTEREST OF THE DISTRICT.

THREE-FOURTHS OF THE JURISDICTIONS ENTITLED TO VOTE ON THE APPOINTMENT OF WALLER COUNTY APPRAISAL DISTRICT DIRECTORS MUST APPROVE THE PROPOSED TRANSACTION BEFORE IT CAN GO FORWARD. SECTION 6.051 PROVIDES THAT:

ON OR BEFORE THE 30TH DAY AFTER THE DATE THE PRESIDING OFFICER RECEIVES NOTICE OF THE PROPOSAL, THE GOVERNING BODY OF A TAXING UNIT BY RESOLUTION MAY APPROVE OR DISAPPROVE THE PROPOSAL. IF A GOVERNING BODY FAILS TO ACT ON OR BEFORE THAT 30TH DAY OR FAILS TO FILE ITS RESOLUTION WITH THE CHIEF APPRAISER ON OR BEFORE THE 10TH DAY AFTER THAT 30TH DAY, THE PROPOSAL IS TREATED AS IF IT WERE APPROVED BY THE GOVERNING BODY.

I WILL BE HAPPY TO ANSWER ANY QUESTIONS YOU MAY HAVE ABOUT THIS MATTER.

THANK YOU FOR YOUR CONSIDERATION.

SINCERELY,

A handwritten signature in black ink, appearing to read "Becky Gurrola". The signature is fluid and cursive, with the first name "Becky" and last name "Gurrola" clearly distinguishable.

BECKY GURROLA, CHIEF APPRAISER
WALLER COUNTY APPRAISAL DISTRICT

BG/

ENCLOSURE

Exhibit A

STATE OF TEXAS §

COUNTY OF WALLER §

RESOLUTION BY THE WALLER COUNTY APPRAISAL DISTRICT FOR PURCHASE OF LAND AND IMPROVEMENTS FOR AN APPRAISAL OFFICE FACILITY, FOR RENOVATION, AND FOR FINANCING

WHEREAS, the Waller County Appraisal District ("District") is charged by Texas Tax Code to appraise property and perform other functions authorized or required by law; and

WHEREAS, Texas Tax Code section 6.05(a) requires that each appraisal district shall establish an appraisal office; and

WHEREAS, the Board of Directors determines that the current appraisal office is insufficient for the needs of the District; and

WHEREAS, Texas Tax Code §6.051 authorizes the board of directors of an appraisal district to purchase or lease real property and construct improvements as necessary to establish and operate the appraisal office; and

WHEREAS, the District's Board of Directors determines that the acquisition of land and improvements located at 48600 Business 290, Hempstead, Texas 77445, being land and improvements on 11.318 Acres of land in the Justo Liendo Tract 50-1; A-41, Waller County, Texas, is the most appropriate and cost effective plan for relocation of the offices of the Waller County Appraisal District; and

WHEREAS, the Board of Directors proposes for the District to acquire all the land and improvements located at 48600 Business 290, Hempstead, Texas 77445, being land and improvements on 11.318 Acres of land in the Justo Liendo Tract 50-1; A-41, Waller County, Texas, and to pay the seller an amount for this land and improvements not to exceed \$2,300,000, exclusive of closing costs and other amounts incidental to this purchase, if any, and to undertake renovation making the property more suitable for an appraisal office, all subject to approval of three quarters of the taxing units entitled to adopt resolutions pursuant to Texas Tax Code section 6.051, and to obtain financing to enable the acquisition of such land and improvements; and

WHEREAS, Texas Tax Code section 6.051(b) provides that the purchase or lease of real property or construction of improvements by an appraisal district must be approved by the governing bodies of three quarters of the taxing units entitled to adopt resolutions pursuant to that section; and

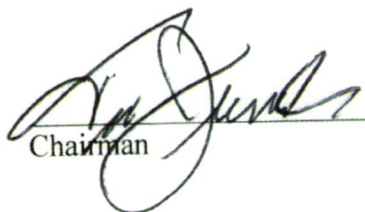
NOW THEREFORE BE IT RESOLVED, that on the date shown below the Board of Directors of the Waller County Appraisal District proposes, in accordance with Texas Tax Code section 6.051, to acquire all the land and improvements thereon located at 48600 Business 290, Hempstead, Texas 77445, being land and improvements on 11.318 Acres of land in the Justo Liendo Tract 50-1; A-41, Waller County, Texas, and to pay the seller an amount for this land

and improvements not to exceed \$2,300,000, exclusive of closing costs and other amounts incidental to this purchase, if any, and to undertake renovation making the property more suitable for an appraisal office, all subject to approval of three quarters of the taxing units entitled to adopt resolutions pursuant to Texas Tax Code section 6.051, and to obtain financing to enable the acquisition of such land and improvements.

BE IT FURTHER RESOLVED, that the Chief Appraiser is directed to notify the presiding officer of each governing body entitled to vote on the approval of this proposal by delivering a copy of this resolution, together with information showing the costs of other available alternatives to this proposal.

BE IT FURTHER RESOLVED, that the Chief Appraiser is directed to carry out all other activities in furtherance of this resolution.

Adopted this 8th day of October, 2025.


Chairman

ATTEST:

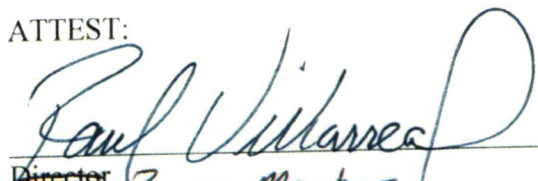

Director
Board Member

Exhibit B

Beacon Hill – Build to Suit Office for Waller County Appraisal District

MEMORANDUM

TO: Becky Gurrola
FROM: David V. Gaffney, David L. Lane
DATE: 9/30/2024
RE: Beacon Hill – Build to Suit Office for Waller County Appraisal District

Executive Summary

Wolff Companies' understanding is that the Waller County Appraisal District ("WCAD") is in need of a new office building, as the current WCAD offices are:

- 1) insufficiently sized for the current staff,
- 2) not on par with the CAD offices of neighboring counties such as Fort Bend, Brazoria, Montgomery and Harris, and
- 3) not positioned to be able to meet the growing needs of the county over the next 20 to 40 years.

Additionally, Wolff understands that negotiations with the current WCAD landlord for an expansion have been fruitless, and there are minimal options for the lease of a quality office building in Hempstead.

Wolff Companies would like to propose Beacon Hill Business Park as an alternative location for the WCAD offices, and outlines below hypothetical financial terms for the construction of an office in Beacon Hill which could meet WCAD's needs.

Example Terms of a Build to Suit Office for WCAD in Beacon Hill:

Assumptions:

- Building: 50,000 square feet (*WCAD floorplan in Appendix C, as adjusted*)
- Site: 4.3 acres (*other site options available – See Appendices A & B*)
- Construction Cost: \$204 per square foot (*Partners Real Estate*)
- TI Allowance: \$72.50 per square foot (*Partners Real Estate*)
- All other Costs: \$96 to \$123 per square foot (*Partners Real Estate*)

WCAD Option Estimates:

- Lease Option: \$38 per square foot annual rent (*Partners Real Estate*)
- Purchase Option: \$18,300,000 (*Partners Real Estate*)

Key Open Questions:

Wolff: WCAD funding source, approvals needed, timeline
WCAD: TBD

Appendix A

Overall Site Plan



713.626.8050
www.woffcompanies.com

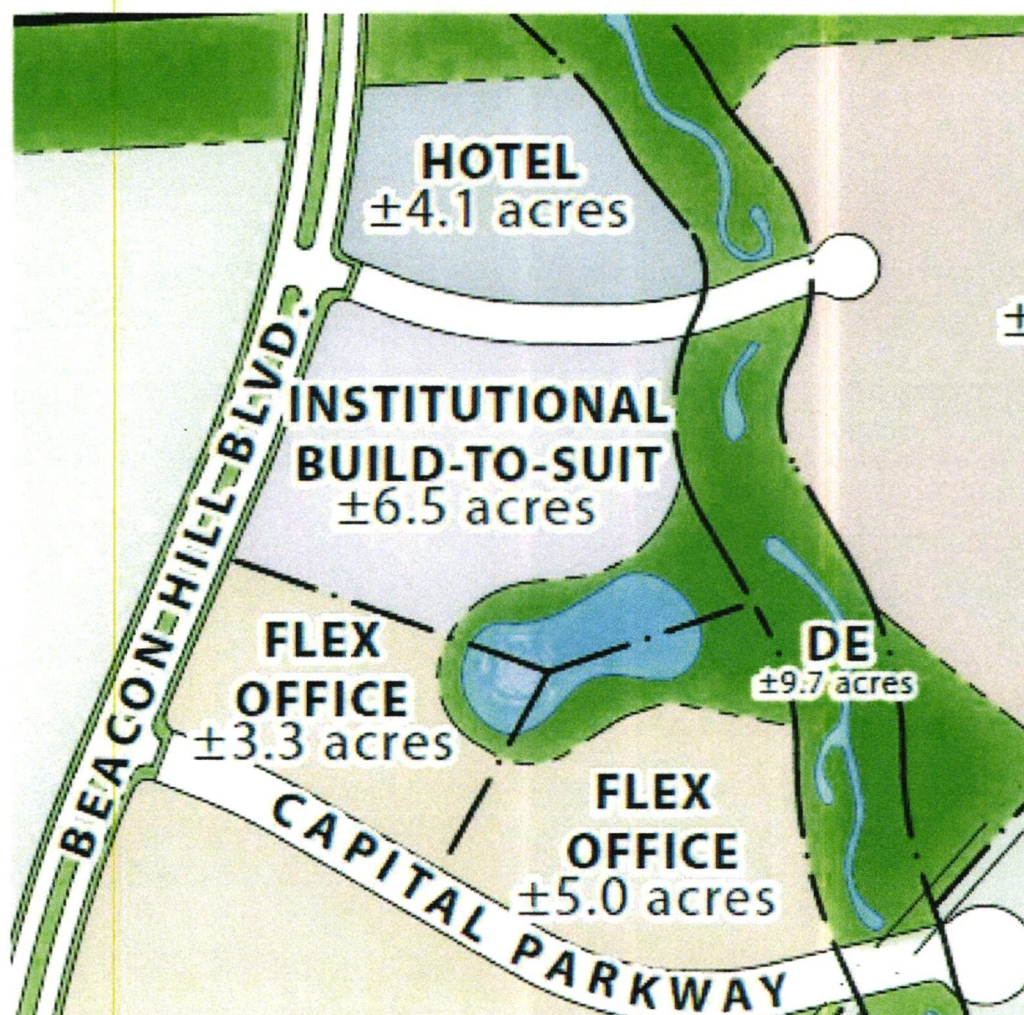
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BEACON HILL
±586.8 Acres of Land
Waller, Texas
Revised Date: 06/18/2024



Appendix B

Flexible Office Options



Appendix D
Partners Real Estate Overview Brochure
(enclosed)

**A NEW FACILITY FOR WALLER COUNTY APPRAISAL DISTRICT
PRELIMINARY PROJECT BUDGET ESTIMATE 10-14-2024**

		ESTIMATED AMOUNT
CONSTRUCTION BUDGET		
Building Construction & Site Development - Assumed Construction Start Date of April 2026		\$7,351,000
SUBTOTAL		\$7,351,000
PROJECT COST ALLOWANCES & INDIRECT COSTS		
Impact Fees	By Owner	
FF&E (furniture, Phone, Window Treatments, etc), Design & Engineering Fees, Permit Fees		\$1,605,000
Landscape and Irrigation Allowance		\$50,000
Detention/Storm Sewer Allowance		\$150,000
Site Water & Sanitary Sewer Allowance		\$50,000
Construction Material Testing	By Owner	
Fire Sprinkler Allowance		\$170,000
Access Control Allowance		\$25,000
Construction Contingency and/or Escalation		\$815,000
Total Project Allowances		\$2,865,000
TOTAL CONSTRUCTION BUDGET WITH ALLOWANCES		\$10,216,000

*New construction
NOT County
land*

4.3 acres

DISCLAIMER
 THIS DRAWING IS ONLY INTENDED FOR USE AS A MASTER PLAN, PRELIMINARY DESIGN, OR A DESIGN CONCEPT DRAWING AND SHOULD NOT BE USED FOR PERMITS, REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION, UNLESS OWNER APPROVAL, CONSTRUCTION DRAWINGS WHICH DESCRIBE THE WORK IN MORE DETAIL, SHOULD BE PREPARED.

PROJECT INFORMATION
SITE INFORMATION
 TOTAL SITE: 4.43 ACRES
 DETENTION: 0.90 ACRES
 BUILDING COVERAGE: 10% + ADDITIONAL 0.05% EXPANSION

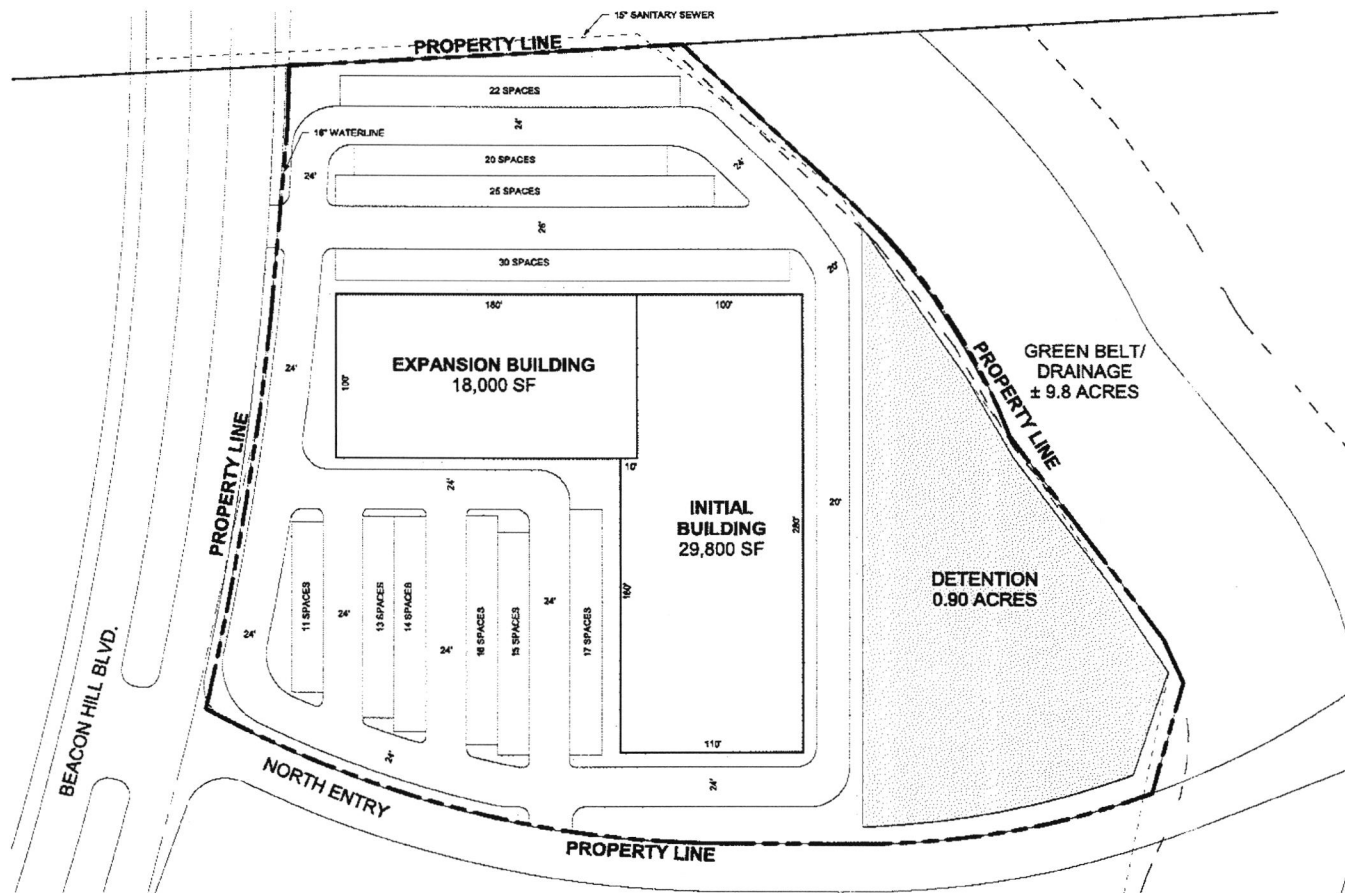
BUILDING CALCULATIONS
 TOTAL BUILDING S.F.: 31,400 SF + ADDITIONAL 18,000 SF EXPANSION

PARKING CALCULATIONS
 REQUIRED PARKING - EMPLOYEES (ASSUMED 80%): 107 SPACES
 REQUIRED PARKING - PUBLIC (ASSUMED 10% PUBLIC): 20 SPACES
 TOTAL REQUIRED PARKING: 127 SPACES

PROVIDED PARKING - EMPLOYEES: 87 SPACES
PROVIDED PARKING - PUBLIC: 40 SPACES
 TOTAL PROVIDED PARKING: 127 SPACES

CODE COMPLIANCE
 THE PROPOSED PROJECT SHALL COMPLY WITH THE FOLLOWING WALLER COUNTY APPLICABLE CODES, INCLUDING ALL ACCEPTED AMENDMENTS:

ADDITIONAL INFORMATION
 2006 INTERNATIONAL BUILDING CODE (IBC)
 2006 INTERNATIONAL FIRE CODE (IFC)
 2018 INTERNATIONAL ENERGY COMPLIANCE CODE (IECC)
 2014 NATIONAL ELECTRICAL CODE (NEC)
 2012 TEXAS ACCESSIBILITY STANDARDS (TAS)



N
 1/32" = 1'-0"

M24-01-B0144 WCAD AT BEACON HILLS
 BEACON HILL BLVD, WALLER COUNTY, TX 77484

CONCEPTUAL SITE PLAN
 12.03.2024

Exhibit C

Becky Gurrola

From: Becky Gurrola
Sent: Thursday, September 11, 2025 4:59 PM
To: Ryan James
Subject: FW: Bob Humphrey

Lease option to purchase.

Becky Gurrola
Chief Appraiser

Waller County Appraisal District
900 13th Street
Hempstead, Texas 77445
Phone: 979-921-8412
Fax: 979-921-0377
Email: beckyg@waller-cad.org

See below

From: Becky Gurrola
Sent: Wednesday, September 10, 2025 2:40 PM
To: Tim Junek <tjunek@me.com>; Rick Welch <mrprspctor@aol.com>; rv047367@gmail.com; Jaime Davis <jdavis5424@yahoo.com>; Brenda Nicholas <nichassociates@yahoo.com>; c.miedke@wallercounty.us
Subject: FW: Bob Humphrey

This is information that I received concerning the lease purchase from Mr. Humphrey. I will have copies available in your packet when you come Friday.

\$ 324,000 annual rent plus NNN for year 1 and year 2
Lease to purchase at \$ 4,050,000 at the end of year 2

\$ 337,000 annual rent plus NNN for year 3 and year 4
Lease to purchase at \$ 4,225,000 at the end of year 4

\$ 350,000 annual rent plus NNN for year 5 and year 6
Lease to purchase at \$ 4,375,000 at the end of year 6

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