



***Declare Surplus and Convey to  
the City of Graham for Public  
Purposes Real Property Owned  
by Brazos River Authority in  
Young County, Texas***

***Presented by***

***Randall McCartney***

***Regional Lake Operations Manager***

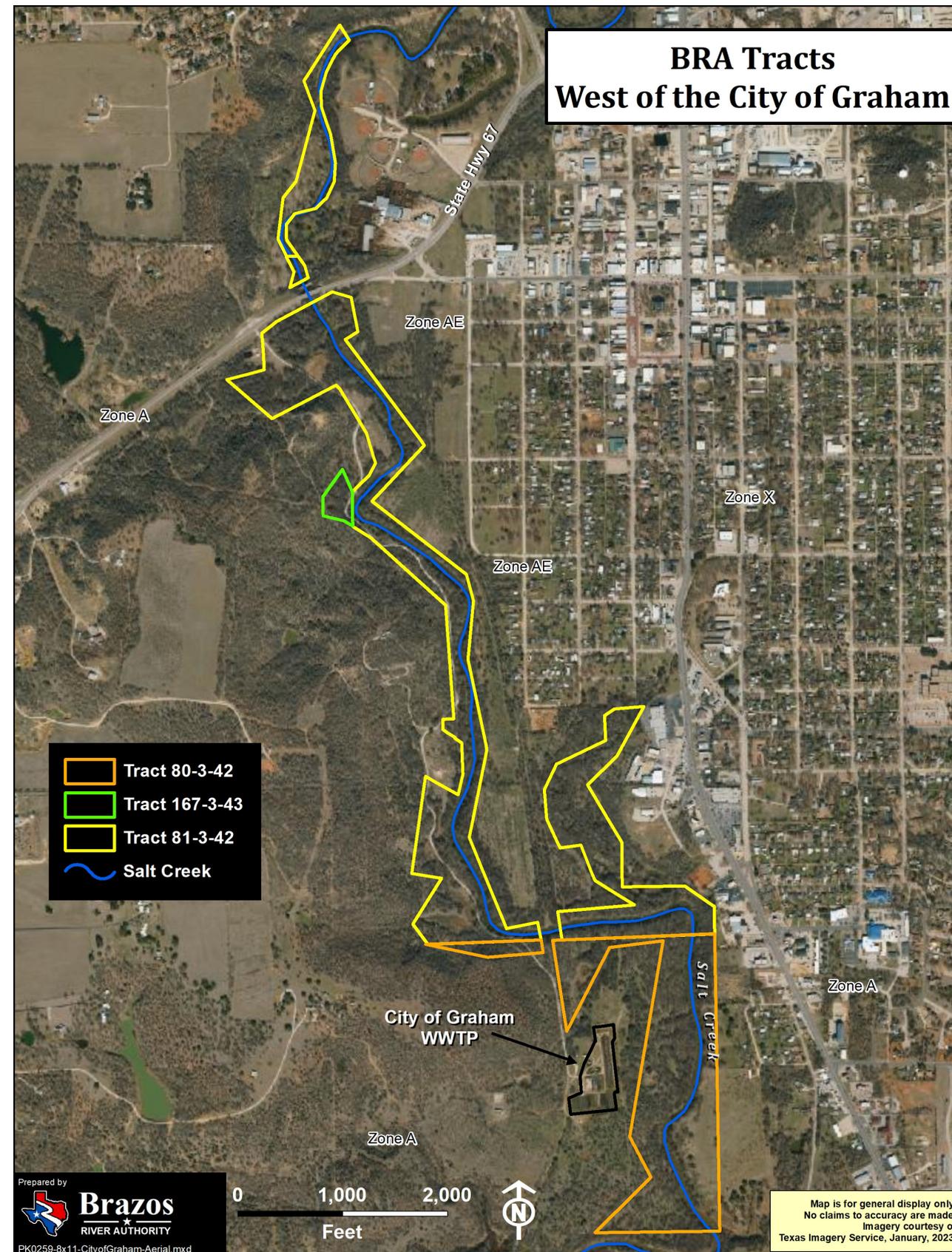


**Orange: Tract 80-3-42, PK 0036/0371  
(~56 Acres)**

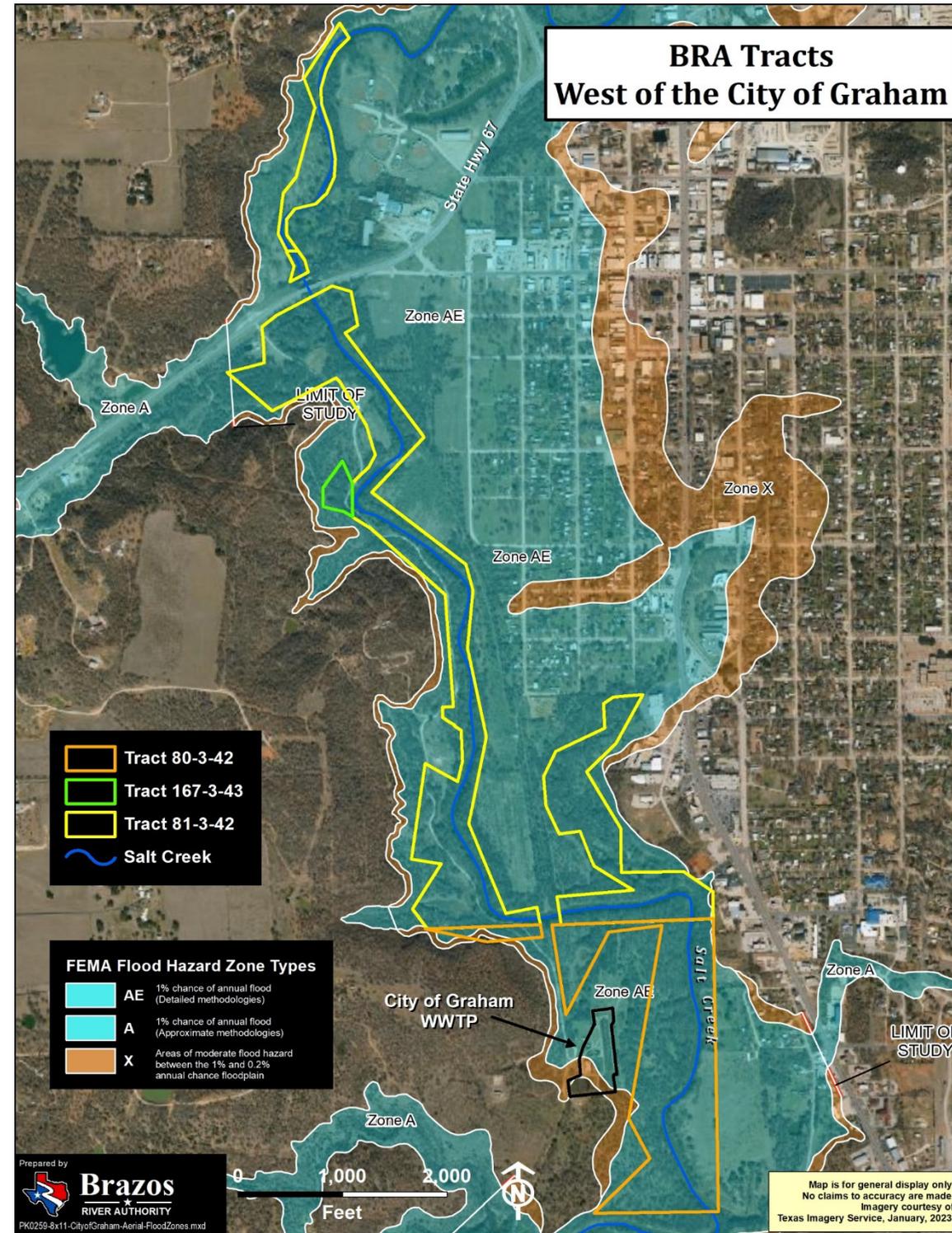
**Green: Tract 167-3-43, PK 0039  
(~2 Acres)**

**Yellow: Tract 81-3-42, PK 0259  
(~117 Acres)**

Meeting Date: May 19, 2025











- City of Graham/BRA Staff Meeting February 2025
- City is Responsible for Survey of Properties and Closing Costs
- Retain Restrictions/Reservations
- Floodplain, Public Recreation, and Natural Areas
- Use = Wildlife Management Area, Green Space, Walking/Biking/Hiking Trails
- BRA Reservation of Mineral Rights
- BRA Reservation of a Perpetual Inundation Easement
- Deed to Include Automatic Reverter Clause



## Reversionary Clause

The deed will contain a reversionary clause in favor of BRA, whereby in the event any of the following occurs, the property will automatically revert back to the BRA:

- 1) If the property ceases to be owned by the City;
- 2) If the property is used for any purpose other than public recreation or natural areas, including wildlife management areas, green spaces, and/or walking/hiking/biking trails;
- 3) If any enclosed buildings, walled structures, or other habitable structures are built, constructed, or placed on the Tracts;
- 4) If any City services are located on or operate from the Tracts, except those reasonably necessary to operate and maintain the public recreation and/or natural areas; and
- 5) If any above-ground utilities are placed on the Tracts.



**"WHEREAS**, staff have developed, with approval from the Property Management Committee, a systematic methodology and process for internally evaluating real property owned by the Brazos River Authority to determine the best use of such real property and its applicability to the mission of the Brazos River Authority;

**WHEREAS**, staff have evaluated the following tracts ("Tracts"), totaling approximately 175 acres, which are located north of Possum Kingdom Reservoir on the west side of the City of Graham, in Young County, Texas: PK0259 (Tract ID 81-3-42, ~117 acres), PK0039 (Tract ID 167-3-43, ~2 acres), and PK0036 and PK0371 (Tract ID 80-3-42, ~56 acres);

**WHEREAS**, the City of Graham desires the Brazos River Authority to convey the Tracts to the City of Graham to be maintained by the City of Graham for environmental and public recreational purposes in the area;



**WHEREAS**, based upon the evaluation, staff has determined that there is no reasonably foreseeable need applicable to the mission of the Brazos River Authority to maintain ownership of the Tracts and that conveying the Tracts to the City of Graham to be maintained by the City of Graham for environmental and public recreational purposes will serve the greater interests of both the Brazos River Authority and the City of Graham in regards to the use of the Tracts; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of Directors of the Brazos River Authority hereby authorizes the General Manager/CEO to negotiate and execute an agreement upon terms determined acceptable to the Brazos River Authority for the conveyance of the Tracts to the City of Graham, for so long as the City of Graham maintains ownership of the Tracts and only utilizes the Tracts for environmental and public recreational purposes.”



Brazos River Authority



**Brazos**

— ★ —  
**RIVER AUTHORITY**