ORDER OF THE COMMISSIONERS COURT OF FREESTONE COUNTY, TEXAS DESIGNATING, CREATING AND ESTABLISHING COUNTY REINVESTMENT ZONE NO. 001

WHEREAS, pursuant to Chapter 312, Subchapter C of the *Texas Property Tax Code* and the Fourth Amended and Restated Freestone County Tax Abatement Guidelines, the Freestone County Commissioners Court is authorized to create county reinvestment zones for purposes of allowing for tax abatements to encourage the expansion and/or retention of primary employment, attract major investment to the zone, and contribute to the economic development of Freestone County;

WHEREAS, Tehuacana Creek Solar, LLC is proposing to develop and construct/install facilities and equipment for, and the operation of an approximately 502 MW/AC solar electric generating system/facility, and all related equipment in an unincorporated area of Freestone County (hereinafter "Project") on the property described in Exhibit "A" and on Exhibit "B" hereto which are attached hereto and incorporated herein by reference;

WHEREAS, notice of the consideration by the Commissioners Court of the creation of a County Reinvestment Zone having the same boundaries as the property boundaries set forth in Exhibits "A" and "B" and the public hearing thereon was given in accordance with Section 312.401 of the *Texas Property Tax Code*;

WHEREAS, a public hearing was held in accordance with Section 312.401 of the *Texas Property Tax Code*; and

WHEREAS, after considering the information before it, including input from the public hearing, the Commissioners Court finds that creation of the Reinvestment Zone is in the best interest of the County and its citizens.

NOW, THEREFORE, BE IT ORDERED BY THE COMMISSIONERS COURT OF FREESTONE COUNTY, TEXAS THAT:

1. the above recitals are incorporated herein for all purposes;

2. the Commissioners Court hereby finds that the creation and establishment of a County Reinvestment Zone having the boundaries set forth in Exhibit "A" and Exhibit "B" would contribute to the retention or expansion of primary employment or would attract major investment in the zone that would be a benefit to the property to be included in the zone, would be a benefit to the taxing units with jurisdiction over the land after expiration of the Zone or any abatement agreements entered into for property within the Zone, would contribute to the economic development and tax base of Freestone County; and would support the Texas economy and the environment by providing clean energy; and

3. County Reinvestment Zone No. 001 having the boundaries set forth in Exhibits "A" and "B" is hereby created, designated and established, which Zone shall be eligible for tax abatement subject to the *Texas Property Tax Code*, the Freestone County Tax Abatement Guidelines, and approval of any applicable Tax Abatement Agreements by this Commissioners Court and shall be Reinvestment Zone No. 001.

PASSED and APPROVED at a meeting of the Freestone County Commissioners Court noticed and held in accordance with Chapter 551 of the *Government Code* on September 6, 2023.

Linda K Grant
Hon. Linda K. Grant, County Judge

Attest:

Renee Reynolds
County Clerk

COMMISSIONERS COURT FREESTONE COUNTY, TEXAS

FILED FOR RECORD
At 9, o'clock A M
SEP 06 2023
RENEE REYNOLDS
Clerk County Court, Freestone County, Texas
By Renee Reynolds

EXHIBIT A

This reinvestment zone will encompass roughly 5,757 acres located in Freestone County within the Wortham Independent School District.

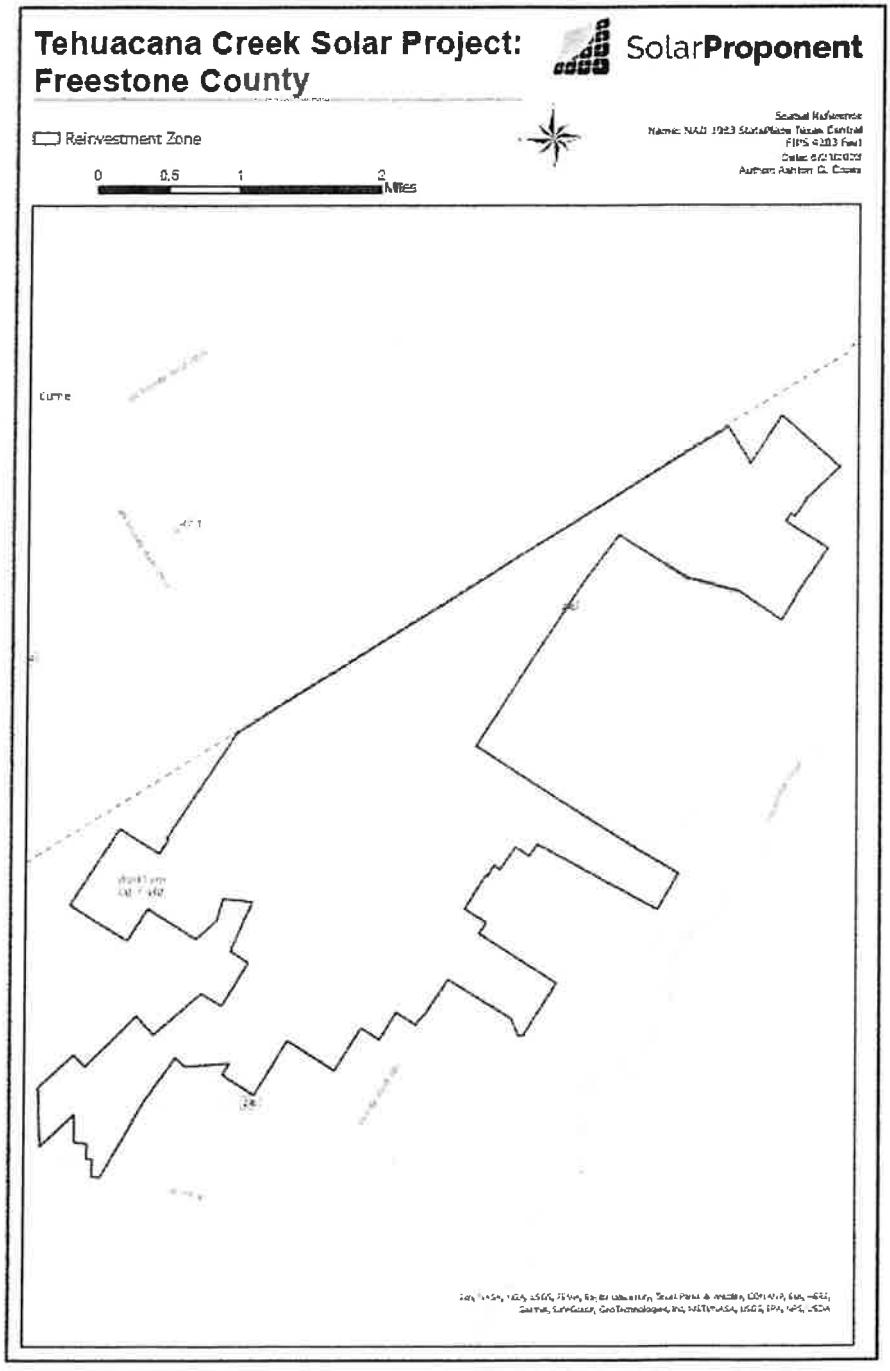
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11346	COLEMAN HERITAGE LLC	28.60	H HOWARD	A-267
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12284	HAWKINS BONNIE MRS	40.00	WM KING	A-353
42298	GARRETT DIANE SIMS	31.60	WM KING	A-353
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16804	COLEMAN HERITAGE LLC	43.33	L G WEAVER	A-631
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16799	COLEMAN HERITAGE LLC	37.50	L G WEAVER	A-631
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56554	RILEY GLYNN JR	4.50	G ARNETT	A-40
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15453	JOHNSON TOM & SPRING	72.36	WM RITCHIE	A-527
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EXHIBIT B

REINVESTMENT ZONE MAP

The boundary of the proposed Reinvestment Zone is delineated by the outside boundary lines of the outermost parcels forming the approximately 5,757-acre unit intended for production of solar energy. Not all parcels may be part of the project.



NOTICE OF MEETING OF THE FREESTONE COUNTY COMMISSIONERS COURT

NOTICE IS HEREBY GIVEN that, in accordance with the Government Code, Chapter 551, (known as the Open Meetings Act), as amended, a REGULAR MEETING OF THE COMMISSIONERS' COURT, the governing body of Freestone County, will be held on the 18th **day of October, 2023 at 9 a.m.** in the Commissioners Courtroom at the Freestone County Courthouse, 118 East Commerce Street Fairfield, Texas 75840, at which time, the subjects below will be considered and potentially acted upon.

1. Hold public hearing on Freestone County's intent to enter into a Tax Abatement Agreement with Tehuacana Creek Solar, LLC relating to a solar energy generation, storage and transmission equipment.

a) Owner of property: The Owner of the Improvements and Additions that would be subject to Tax Abatement is Tehuacana Creek Solar, LLC, 9111 Jollyville Road, Suite 115, Austin, TX 787959.

b) Applicant for Abatement: Tehuacana Creek Solar, LLC, 9111 Jollyville Road, Suite 115, Austin, TX 787959.

c) Freestone County Reinvestment Zone No. 001 in unincorporated Freestone County, Texas. The Reinvestment Zone is made up of leased parcels. The entire Reinvestment Zone is described as:

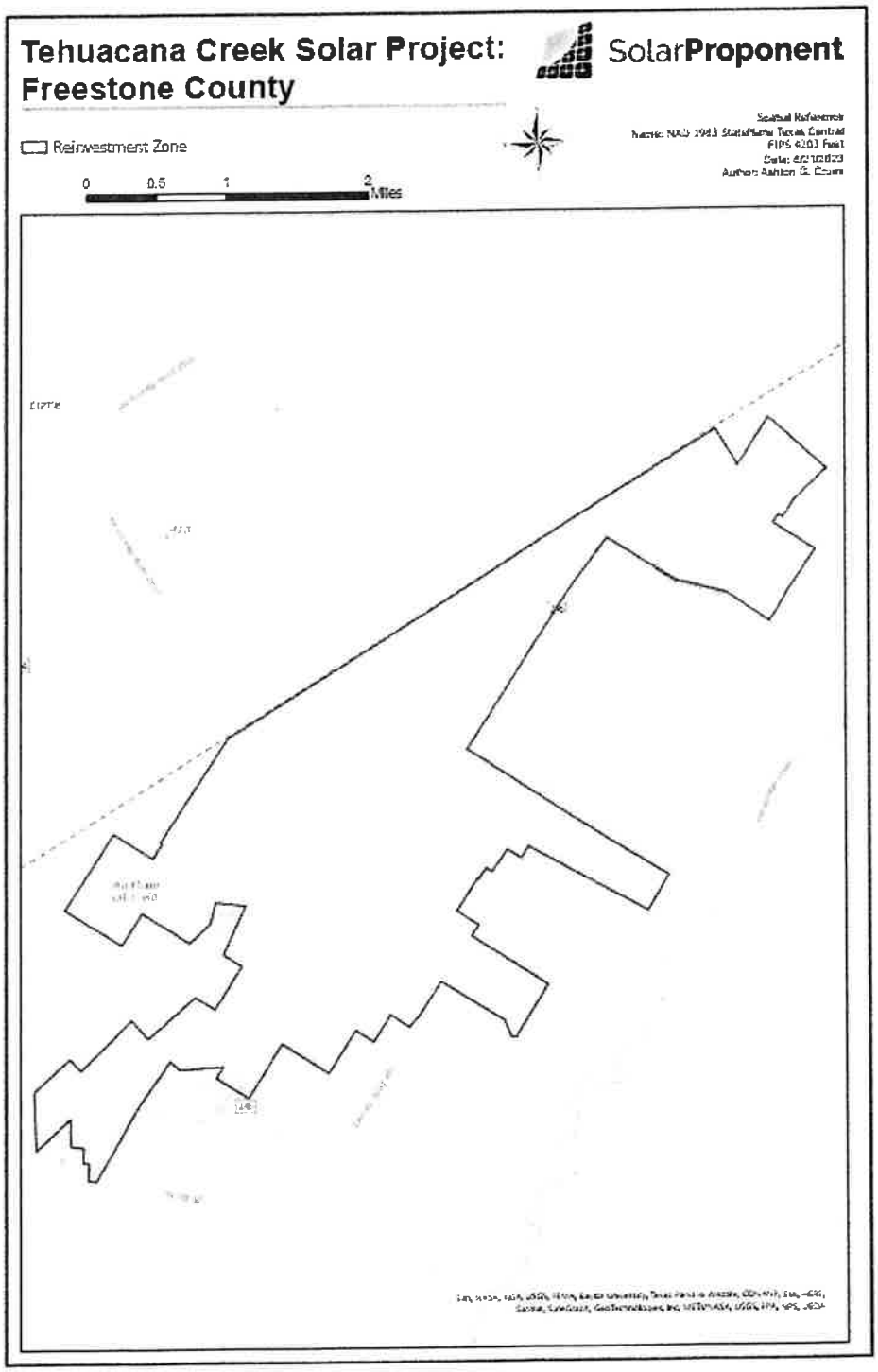
Approximately 5,757 acres of land in Freestone County, Texas within the Wortham Independent School District proposed to be leased, which land is in adjoining parcels capable of combination for use in a Project qualifying for tax abatement. Such parcels making up the Reinvestment Zone being—

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11346	COLEMAN HERITAGE LLC	28.60	H HOWARD	A-267
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Reinvestment Zone Map



d) Improvements and Additions:

Improvements Description:
The current scope of the project is contemplated to include:

- Substation
- Transmission Line
- Inverters and Transformers
- Foundations
- Roadways, Paving, & Fencing
- Posts & Racking Equipment
- Meteorological Towers & Equipment
- Mounting & Tracking Equipment
- Interconnection Facilities
- Solar Modules & Panels
- Power Conditioning Equipment
- Combiner Boxes
- Operation & Maintenance Buildings
- DC & AC Collection Wires & Cables
- SCADA Equipment

e) Capital Investment: Capital investment is estimated to be over $450,000,000.

f) Taxable Value: The estimated Taxable Value is $450,000,000.

2. Close Public Hearing.

3. Discussion and possible action on approval of Tax Abatement Agreement between Freestone County, Texas and Tehuacana Creek Solar, LLC.

4. Adjourn.

Signed this 6 day of September 2023.

Linda K Grant

Hon. Linda Grant, County Judge

STATE OF TEXAS *
COUNTY OF FREESTONE *

I, Renee Reynolds, County Clerk, and the Ex-Officio Clerk to the Commissioners Court, hereby certify that the above and foregoing is a true and correct copy of a NOTICE OF MEETING posted by me at the Courthouse door in Fairfield, Freestone County, Texas, where notices are customarily posted this 6 day of September, 2023.

Witness my hand and seal of office at Fairfield, Freestone County, Texas the 6 day of September, 2023 at 9:00 A .m.

(SEAL)

Renee Reynolds
County Clerk
Freestone County, Texas

COMMISSIONERS COURT FREESTONE COUNTY, TEXAS

FILED FOR RECORD
At 9, o'clock A M
SEP 06 2023
RENEE REYNOLDS
Clerk, County Court, Freestone County, Texas
By Renee Reynolds