ORDER OF THE COMMISSIONERS COURT OF FREESTONE COUNTY, TEXAS DESIGNATING, CREATING AND ESTABLISHING COUNTY REINVESTMENT ZONE NO. 002

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, Core Solar Land Holdings I, LLC is proposing to develop and construct/install facilities and equipment for, and the operation of an approximately 300 MW/AC solar energy generation with an additional 100 MW battery energy storage system, 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. 002 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. 002.

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
Linda K. Grant, County Judge

Attest:

Renee Reynolds
County Clerk

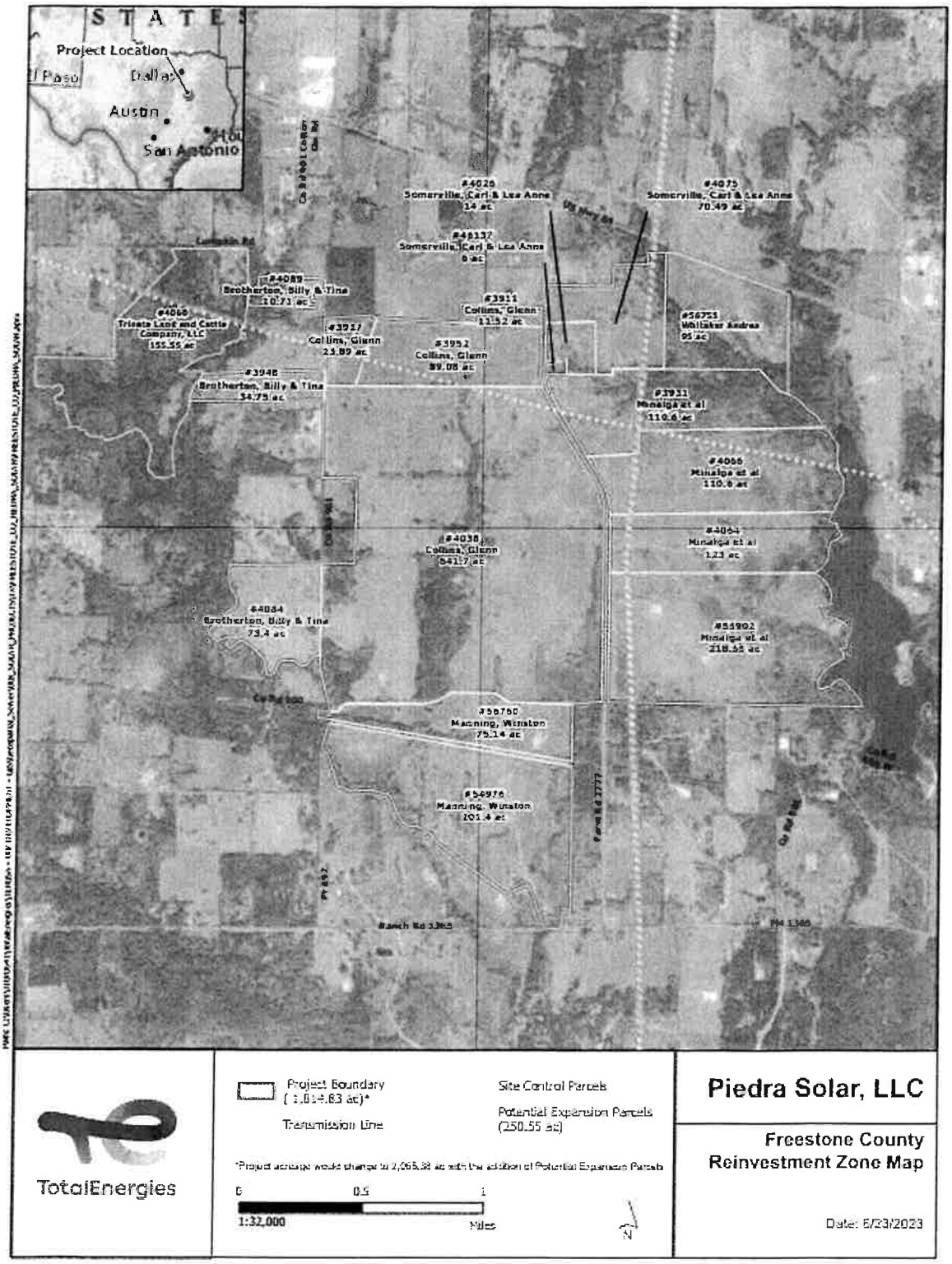
COMMISSIONERS COURT FREESTONE COUNTY, TEXAS

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

OWNER NAME	PARCEL #	ACRES	LEGAL DESCRIPTION
BOTHERTON BILLY JIM & TINA	4089	10.71	I HOLMAN A-13
BOTHERTON BILLY JIM & TINA	3948	34.75	I HOLMAN A-13
COLLINS GLEN & LOUISE EST	3917	23.89	I HOLMAN A-13
BOTHERTON BILLY JIM & TINA	4084	73.4	I HOLMAN A-13
COLLINS GLENN & LOUISE EST	3911	11.52	I HOLMAN A-13
COLLINS GLENN & LOUISE EST	3952	89.08	I HOLMAN A-13
COLLINS GLENN & LOUISE EST	4038	641.7	I HOLMAN A-13
MANNING WINSTON	56760	75.14	I HOLMAN A-13
MANNING WINSTON	54976	354.58	I HOLMAN A-13
SOMERVILLE CARL DEWAYNE & LEA ANNE	4075	69.92	I HOLMAN A-13
SOMERVILLE CARL DEWAYNE & LEA ANNE	4026	18	I HOLMAN A-13
SOMERVILLE CARL DEWAYNE & LEA ANNE	46137	2	I HOLMAN A-13 TEXAS ORGANIC NURSERY
MINALGA LARRY	3931	110.6	I HOLMAN A-13
MINALGA LARRY	4066	110.6	I HOLMAN A-13
MINALGA ET AL	4064	123	I HOLMAN A-13 UND INT IN 123.00 AC
MINALGA ET AL	55902	218.55	I HOLMAN A-13 UND INT IN 218.55 AC
BOSTIC MICHAEL	3951	1	I HOLMAN A-13
HENDERSON MILDRED	4090	10.71	I HOLMAN A-13
TRINATA LAND AND CATTLE COMPANY, LLC	4060	177.89	I HOLMAN A-13
WHITAKER ANDREA	56755	97.72	I HOLMAN A-13

EXHIBIT B


STATES
Project Location
El Paso
Dallas
Austin
San Antonio
#4028
Somerville, Carl & Lee Anne
14 ac
#4075
Somerville, Carl & Lee Anne
70.49 ac
#4013?
Somerville, Carl & Lee Anne
0 ac
#4089
Brotherton, Billy & Tina
10.71 ac
#4066
Triesta Land and Cattle Company, LLC
155.55 ac
#3911
Collins, Glenn
11.52 ac
#3917
Collins, Glenn
23.89 ac
#3952
Collins, Glenn
89.08 ac
#56751
Whitaker Andrea
95 ac
#3948
Brotherton, Billy & Tina
54.75 ac
#3931
Minaiga et al
110.6 ac
#4056
Minaiga et al
110.6 ac
#4038
Collins, Glenn
54.17 ac
#4064
Minaiga et al
1.23 ac
#4084
Brotherton, Billy & Tina
73.4 ac
#55902
Minaiga et al
218.55 ac
#56760
Manning, Winston
75.14 ac
#56976
Manning, Winston
201.4 ac
Project Boundary
(1,814.83 ac)*
Transmission Line
Site Control Parcels
Potential Expansion Parcels
(250.55 ac)
*Project acreage would change to 2,065.38 ac with the addition of Potential Expansion Parcels
0
0.5
1
1:32,000
Miles
N
TotalEnergies
Piedra Solar, LLC
Freestone County
Reinvestment Zone Map
Date: 6/23/2023

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 Core Solar Land Holdings I, 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 Core Solar Land Holdings I, LLC, 4330 Gaines Ranch Loop, Suite 100 Austin, Texas 78735.

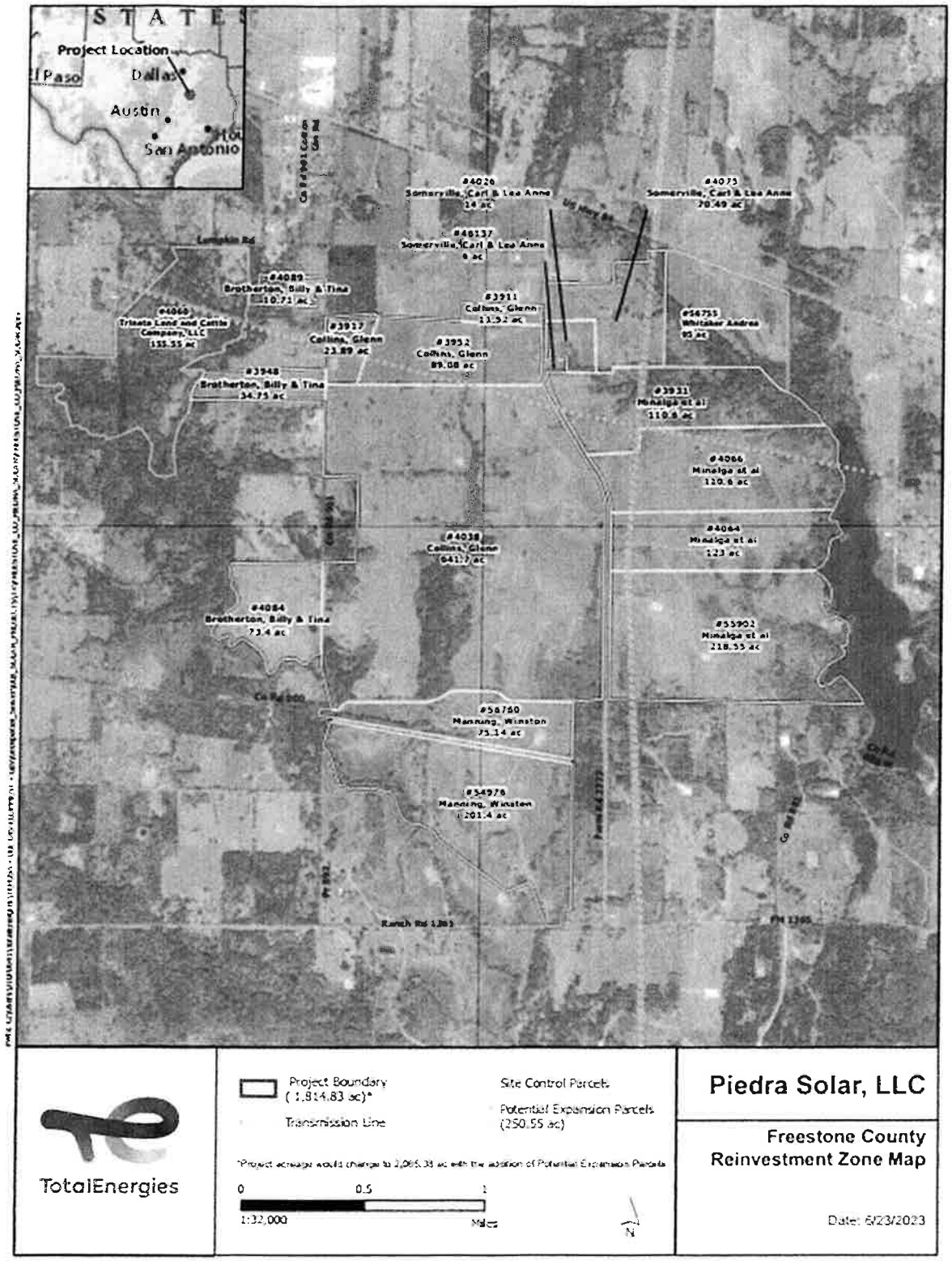
b) Applicant for Abatement: Core Solar Land Holdings I, LLC, 4330 Gaines Ranch Loop, Suite 100 Austin, Texas 78735.

c) Freestone County Reinvestment Zone No. 002 in unincorporated Freestone County, Texas. The Reinvestment Zone is made up of leased parcels. The entire Reinvestment Zone is described as:

Approximately 2,254 acres located within the Teague Independent School District, Freestone County, Texas 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—

OWNER NAME	PARCEL #	ACRES	LEGAL DESCRIPTION
BOTHERTON BILLY JIM & TINA	4089	10.71	I HOLMAN A-13
BOTHERTON BILLY JIM & TINA	3948	34.75	I HOLMAN A-13
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COLLINS GLENN & LOUISE EST	4038	641.7	I HOLMAN A-13
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SOMERVILLE CARL DEWAYNE & LEA ANNE	4026	18	I HOLMAN A-13
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HENDERSON MILDRED	4090	10.71	I HOLMAN A-13
TRINATA LAND AND CATTLE COMPANY, LLC	4060	177.89	I HOLMAN A-13
WHITAKER ANDREA	56755	97.72	I HOLMAN A-13

The boundary of the proposed Reinvestment Zone is delineated by the outside boundary lines of the outermost parcels forming the 2,254-acre unit intended for production of solar energy.


Project Location
Dallas
Austin
San Antonio
#4028
Somerville, Carl & Lee Anne
14 ac
#4075
Somerville, Carl & Lee Anne
70.49 ac
#48137
Somerville, Carl & Lee Anne
8 ac
Lumpkin Rd
#4089
Brotherton, Billy & Tina
10.73 ac
#4060
Trinette Land and Cattle Company, LLC
135.55 ac
#3911
Collins, Glenn
11.52 ac
#3937
Collins, Glenn
23.89 ac
#3952
Collins, Glenn
89.08 ac
#56755
Whitaker Andrea
95 ac
#3948
Brotherton, Billy & Tina
34.75 ac
#3931
Mimalga et al
110.8 ac
#4086
Mimalga et al
120.6 ac
#4064
Mimalga et al
123 ac
#4038
Collins, Glenn
641.7 ac
#4084
Brotherton, Billy & Tina
73.4 ac
#53902
Mimalga et al
218.55 ac
#56780
Manning, Winston
73.14 ac
#54978
Manning, Winston
201.4 ac
Ranch Rd 1365
FM 1365
TotalEnergies
Project Boundary
(1,814.83 ac)*
Transmission Line
Site Control Parcels
Potential Expansion Parcels
(250.55 ac)
*Project acreage would change to 2,065.38 ac with the addition of Potential Expansion Parcels
0
0.5
1
1:32,000
Miles
N
Piedra Solar, LLC
Freestone County
Reinvestment Zone Map
Date: 6/23/2023

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 and AC Collection Wires, Cables, and Equipment
- SCADA Equipment
- Battery energy storage systems

e) Capital Investment: Capital investment is estimated to be over $416,500,000.

f) Taxable Value: The estimated Taxable Value is $416,500,000

2. Close Public Hearing.

3. Discussion and possible action on approval of Tax Abatement Agreement between Freestone County, Texas and Core Solar Land Holdings I, LLC.

4. Adjourn.

Signed this 6 day of September 2023.

Linda K. Grant

Linda K. 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.

Renee Reynolds
County Clerk
Freestone County, Texas

(SEAL)

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