ORDER OF THE COMMISSIONERS COURT OF FREESTONE COUNTY, TEXAS DESIGNATING, CREATING AND ESTABLISHING COUNTY REINVESTMENT ZONE NO. 003

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, Bar C Solar, LLC is proposing to develop and construct/install facilities and equipment for, and the operation of an approximately 200 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. 003 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 Third Amended and Restated Freestone County Tax Abatement Guidelines, and approval of any applicable Tax Abatement Agreements by this Commissioners Court and shall be Reinvestment Zone No. 003.

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	Legal Description 1		APN/PIN	Lot Size
ANDERSON THOMAS & LORETTA LIVING	S SANCHEZ	A-31	7383	162.02
BRACKENS TONY L SR	S SANCHEZ	A-33	7373	108.95
BELL CECIL I JR & JO ANN	S SANCHEZ	A-32	7347	89.82
BELL CECIL I JR & JO ANN	S SANCHEZ	A-33	7444	379.21
ANDERSON THOMAS & LORETTA LIVING	S SANCHEZ	A-32	7313	16.04
BRACKENS TONY L SR	S LAUDERDALE	A-372	12975	28.66
BELL CECIL JR	S SANCHEZ	A-33	55883	33.71
BELL CECIL I JR & JO ANN	S SANCHEZ	A-33	7424	368.77
RATCLIFF WESLEY D	S SANCHEZ	A-32	57256	8.74
PRICE FLOYD	S SANCHEZ	A-33	7454	66.43
FRIENDS PRIVATE CLUB LLC	S SANCHEZ	A-33	7456	3.48
RATCLIFF WESLEY D	S SANCHEZ	A-32	7335	22.05
SHEFFIELD ELVIN J	S SANCHEZ	A-33	42500	32.68
RATCLIFF WESLEY D	S SANCHEZ	A-32	45960	59.52
RATCLIFF WESLEY D	S SANCHEZ	A-33	58429	30.71
MANNING LAVERNE	S SANCHEZ	A-33	7469	51.34
BELL CECIL I JR & JO ANN	S SANCHEZ	A-33	7370	91.48
WILLIAMS LUTHER D & LOUISE	S SANCHEZ	A-33	7395	23.57
MANNING LAVERNE	S SANCHEZ	A-33	7378	62.62
RATCLIFF WESLEY D	S SANCHEZ	A-32	7327	744.80
BELL CECIL L JR	S SANCHEZ	A-33	55099	186.06
WILLIAMS LUTHER D & LOUISE	S SANCHEZ	A-33	49033	24.12
RATCLIFF WESLEY D	S SANCHEZ	A-32	7348	16.30
RATCLIFF WESLEY D	S SANCHEZ	A-32	7355	8.16
Total				2,619.24

EXHIBIT B


Lone Star Baptist Church
290
295
296
298
300
301
302
303
311
321
333
241
Long Lake

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 Bar C 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 Bar C Solar, LLC, 500 Sansome St, Suite 500, San Francisco, CA 94111.

b) Applicant for Abatement: Bar C Solar, LLC, 500 Sansome St, Suite 500, San Francisco, CA 94111.

c) Freestone County Reinvestment Zone No. 003 in unincorporated Freestone County, Texas. The Reinvestment Zone is made up of leased parcels. The entire Reinvestment Zone is described as:

Approximately 2,619 acres of land located in 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	Legal Description 1		APN/PIN	Lot Size
ANDERSON THOMAS & LORETTA LIVING	S SANCHEZ	A-31	7203	162.02
BRACKENS TONY L SR	S SANCHEZ	A-33	7373	108.95
BELL CECIL I JR & JO ANN	S SANCHEZ	A-32	7347	89.82
BELL CECIL I JR & JO ANN	S SANCHEZ	A-33	7444	379.21
ANDERSON THOMAS & LORETTA LIVING	S SANCHEZ	A-32	7313	16.04
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RATCLIFF WESLEY D	S SANCHEZ	A-32	57256	8.74
PRICE FLOYD	S SANCHEZ	A-33	7454	66.43
FRIENDS PRIVATE CLUB LLC	S SANCHEZ	A-33	7456	3.48
RATCLIFF WESLEY D	S SANCHEZ	A-32	7335	22.05
SHEFFIELD ELVIN J	S SANCHEZ	A-33	42500	32.68
RATCLIFF WESLEY D	S SANCHEZ	A-32	45960	59.52
RATCLIFF WESLEY D	S SANCHEZ	A-33	58429	30.71
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BELL CECIL I JR & JO ANN	S SANCHEZ	A-33	7370	91.48
WILLIAMS LUTHER D & LOUISE	S SANCHEZ	A-33	7395	23.57
MANNING LAVERNE	S SANCHEZ	A-33	7378	62.62
RATCLIFF WESLEY D	S SANCHEZ	A-32	7327	744.80
BELL CECIL L JR	S SANCHEZ	A-33	55099	186.06
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RATCLIFF WESLEY D	S SANCHEZ	A-32	7348	16.30
RATCLIFF WESLEY D	S SANCHEZ	A-32	7358	8.16
Total				**2,619.24**

The boundary of the proposed Reinvestment Zone is delineated by the outside boundary lines of the outermost parcels forming the 2,619-acre unit intended for production of solar energy.



d) Improvements and Additions: The investment will include the following: solar modules/panels, metal mounting system with tracking capabilities, battery or battery system, underground conduit, communications cables and electric system wiring, combiner boxes, a project substation including breakers, a transformer and meters, overhead transmission lines, inverter boxes on concrete pads, an operations and maintenance facility, fencing for safety and security, telephone and internet communication system, meteorological equipment to measure solar irradiation and weather conditions, and any other eligible ancillary and necessary equipment for commercial operations of the proposed project.

e) Capital Investment: Capital investment is estimated to be over $158,270,000.

f) Taxable Value: The estimated Taxable Value is $158,270,000.

2. Close Public Hearing.

3. Discussion and possible action on approval of Tax Abatement Agreement between Freestone County, Texas and Bar C Solar, 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 6th day of September, 2023.

Witness my hand and seal of office at Fairfield, Freestone County, Texas the 6th day of September, 2023 at 9 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