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

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, Piedra Solar, LLC f/k/a Core Solar Land Holdings, LLC is proposing to develop and construct/install facilities and equipment for, and the operation of an approximately 300 MW/AC solar energy generation facility 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 in combination with the property in County Reinvestment Zone No. 002;

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. 002A 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. 002A.

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 February 19, 2025

Linda K. Grant, County Judge

Attest:

County Clerk

Renee Gregory

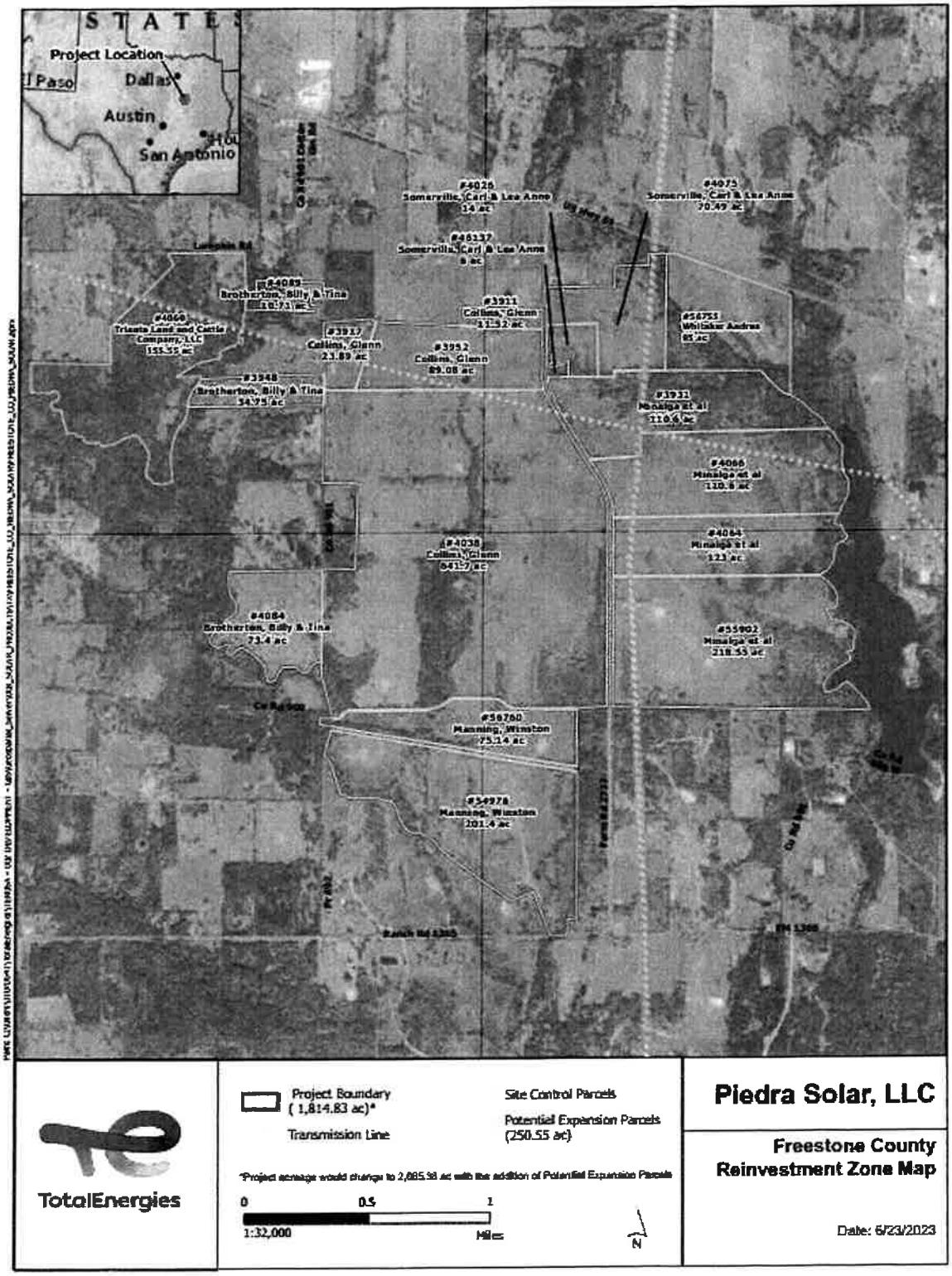
COMMISSIONERS COURT FREESTONE COUNTY TEXAS

FILED FOR RECORD
At 9 o'clock A M
FEB 19 2025
RENEE GREGORY
Clerk County Court, Freestone County, Texas
By

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


STATE
Project Location
El Paso
Dallas
Austin
San Antonio
#4026
Somerville, Carl & Lea Anne
14 ac
#4075
Somerville, Carl & Lea Anne
70.49 ac
#46137
Somerville, Carl & Lea Anne
8 ac
#4089
Brotherton, Billy & Tina
#3921
Collins, Glenn
11.52 ac
#4060
Trinity Land and Cattle Company, LLC
155.55 ac
#3917
Collins, Glenn
23.89 ac
#3952
Collins, Glenn
89.08 ac
#56755
Whitaker Andres
85 ac
#3948
Brotherton, Billy & Tina
54.95 ac
#3931
Mosaiga et al
110.6 ac
#4086
Mosaiga et al
120.8 ac
#4084
Mosaiga et al
123 ac
#4038
Collins, Glenn
641.7 ac
#4084
Brotherton, Billy & Tina
73.4 ac
#55902
Mosaiga et al
218.53 ac
#56760
Manning, Winston
75.14 ac
#54978
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