ORDER OF THE COMMISSIONERS COURT OF FREESTONE COUNTY, TEXAS DESIGNATING, CREATING AND ESTABLISHING COUNTY REINVESTMENT ZONE NO. 12

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, C1 Freestone 1, LLC is proposing to develop and construct/install facilities and equipment for, at least two (2) 90,000 square feet data centers in an unincorporated area of Freestone County (hereinafter "Project") on the property described in Exhibit "A" and on Exhibit "B" 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

3. County Reinvestment Zone No. 12 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 Agreement by this Commissioners Court.

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 December 3, 2025.

Lloyd Lane, County Judge

Attest:

Renee Gregory
County Clerk

COMMISSIONERS COURT FREESTONE COUNTY TEXAS

FILED FOR RECORD
At 9 o'clock A M
DEC 03 2025
RENEE GREGORY
Clerk County Court, Freestone County, Texas
By Renee Gregory

EXHIBIT A

DESCRIPTION OF A 506.556-ACRE (22,065,592 SQ. FT.) TRACT OF LAND SITUATED IN THE JAMES H. HAYWORTH SURVEY, A-272, THE A. RIDLIN SURVEY, A-542, THE SILAS H. BATES SURVEY, A-99 AND THE ELLIS BENSON SURVEY, A-104, FREESTONE COUNTY, TEXAS

Being a 506.556-acre (22,065,592 square foot) tract of land situated in the James H. Hayworth Survey, A-272, the A. Ridlin Survey, A-542, the Silas H. Bates Survey, A-99 and the Ellis Benson Survey, A-104, Freestone County, Texas. Said 506.556-acre tract being all of the residue of a called 506.254-acre tract of land conveyed to Freestone Power Generation, L.P., by deed recorded in Volume 1103, Page 685 of the Official Public Records of Freestone County, Texas. and being all of a 7.914-acre tract conveyed to the Freestone Power Generation, LLC, by deed recorded in File No. 2304588 of the Official Public Records of Freestone County, Texas, and being more particularly described as follows, with the basis of bearings being the Texas State Plane Coordinate System, Central Zone No. 4203 (NAD83) (2011) (Epoch 2010.00), all coordinates shown herein are grid coordinates and may be converted to surface by multiplying by the combined scale factor of 1.000008794, all distances are surface distances:

BEGINNING (N=10,678,655.11, E=3,604,695.00) at a ⅝-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the northwest corner of the residue of said 506.254-acre tract, being a southwest corner of a called 1,075.668-acre tract conveyed to the Jason C. Webster, by deed recorded in File No. 2101954 of the Official Public Records of Freestone County, Texas, and being located in the east right-of-way line of FM Road 488 (width varies), from which a ½-inch iron rod with cap stamped "3B", bears South 80 deg. 13 min. 36 sec. West, a distance of 1.62 feet;

THENCE North 57 deg. 21 min. 47 sec. East, with a southeast line of said 1,075.668-acre tract, with the northwest line of the residue of said 506.254-acre tract, and with the northwest line of said tract herein described, a distance of 2,506.33 feet to a "T" post found for a northwest corner of said tract herein described;

THENCE South 77 deg. 52 min. 23 sec. East, with a southwest line of said 1,075.668-acre tract, with a northeast line of the residue of said 506.254-acre tract, and with a northeast line of said tract herein described, a distance of 747.03 feet to a "T" post found for a northeast corner of said tract herein described;

THENCE South 32 deg. 51 min. 15 sec. East, with a southwest line of said 1,075.668-acre tract, with a northeast line of the residue of said 506.254-acre tract, and with a northeast line of said tract herein described, a distance of 823.39 feet to a "T" post found for an angle point;

THENCE South 33 deg. 58 min. 26 sec. East, with a southwest line of said 1,075.668-acre tract, with a northeast line of the residue of said 506.254-acre tract and with a southwest line of a called 425.8-acre tract conveyed to the SJR Ranches LLC, by deed recorded in File No. 2204727 of the Official Public Records of Freestone County, Texas, and with a northeast line of said tract herein described, a distance of 3,744.99 feet to a "T" post found for the southeast corner of said tract herein described;

THENCE South 56 deg. 01 min. 36 sec. West, with a northwest line of said 425.8-acre tract, with a southeast line of the residue of said 506.254-acre tract, and southeast line of said tract herein described, a distance of 3,047.75 feet to a ⅝-inch iron rod found for a south corner of said tract herein described, located in the northeast line of a called 568.653-acre tract conveyed to the Metzgar MD 2016 Living Trust, by deed recorded in File No. 01662942 of the Official Public Records of Freestone County, Texas;

THENCE North 34 deg. 26 min. 51 sec. West, with a northeast line of said 568.653-acre tract, with a southwest line of the residue of said 506.254-acre tract, and southwest line of said tract herein described, a distance of 998.17 feet to a ½-inch iron rod found for an interior corner;

THENCE South 57 deg. 13 min. 45 sec. West, with a northwest line of said 568.653-acre tract, with a southeast line of the residue of said 506.254-acre tract, and southeast line of said tract herein described, a distance of 1,985.37 feet to a ½-inch iron rod found for a south corner of said tract herein described, located in the northeast line of a called 11.77-acre tract (Second Tract) conveyed to Harry R. and Mickie Millerd, by deed recorded in Volume 1089, Page 616 of the Deed Records of Freestone County, Texas;

THENCE North 34 deg. 36 min. 34 sec. West, with a northeast line of said 11.77-acre tract, with a southwest line of the residue of said 506.254-acre tract, and southwest line of said tract herein described, a distance of 239.32 feet to a "T" post found for an angle point, being the southeast corner of a called 11.77-acre tract (First Tract) conveyed to Harry R. and Mickie Millerd, by deed recorded in Volume 1089, Page 616 of the Deed Records of Freestone County, Texas;

THENCE North 34 deg. 25 min. 12 sec. West, with a northeast line of said 11.77-acre tract, with a southwest line of the residue of said 506.254-acre tract, and southwest line of said tract herein described, a distance of 184.88 feet to a ½-inch with cap "PR HILL JR RPS 1641" iron rod found for an angle point;

THENCE North 30 deg. 36 min. 18 sec. West, with a northeast line of said 11.77-acre tract, with a southwest line of the residue of said 506.254-acre tract, and southwest line of said tract herein described, a distance of 400.03 feet to a ½-inch with cap "PR HILL JR RPS 1641" iron rod found for an angle point;

THENCE North 33 deg. 43 min. 01 sec. West, with a northeast line of said 11.77-acre tract, with a southwest line of the residue of said 506.254-acre tract, and southwest line of said tract herein described, a distance of 128.09 feet to ½-inch iron rod, for an interior corner;

THENCE South 48 deg. 18 min. 45 sec. West, with a northwest line of said 11.77-acre tract, with a southeast line of the residue of said 506.254-acre tract, and a southeast line of said tract herein described, a distance of 29.80 feet to a ½-inch with cap "PR HILL JR RPS 1641" iron rod found for an angle point;

THENCE South 66 deg. 09 min. 06 sec. West, with a northwest line of said 11.77-acre tract, with a southeast line of the residue of said 506.254-acre tract, and a southeast line of said tract herein described, a distance of 167.12 feet to a ½-inch with cap "PR HILL JR RPS 1641" iron rod found for an angle point;

THENCE South 63 deg. 20 min. 30 sec. West, with a northwest line of said 11.77-acre tract, with a southeast line of the residue of said 506.254-acre tract, and a southeast line of said tract herein described, a distance of 141.29 feet to a ½-inch with cap "PR HILL JR RPS 1641" iron rod found for on angle point;

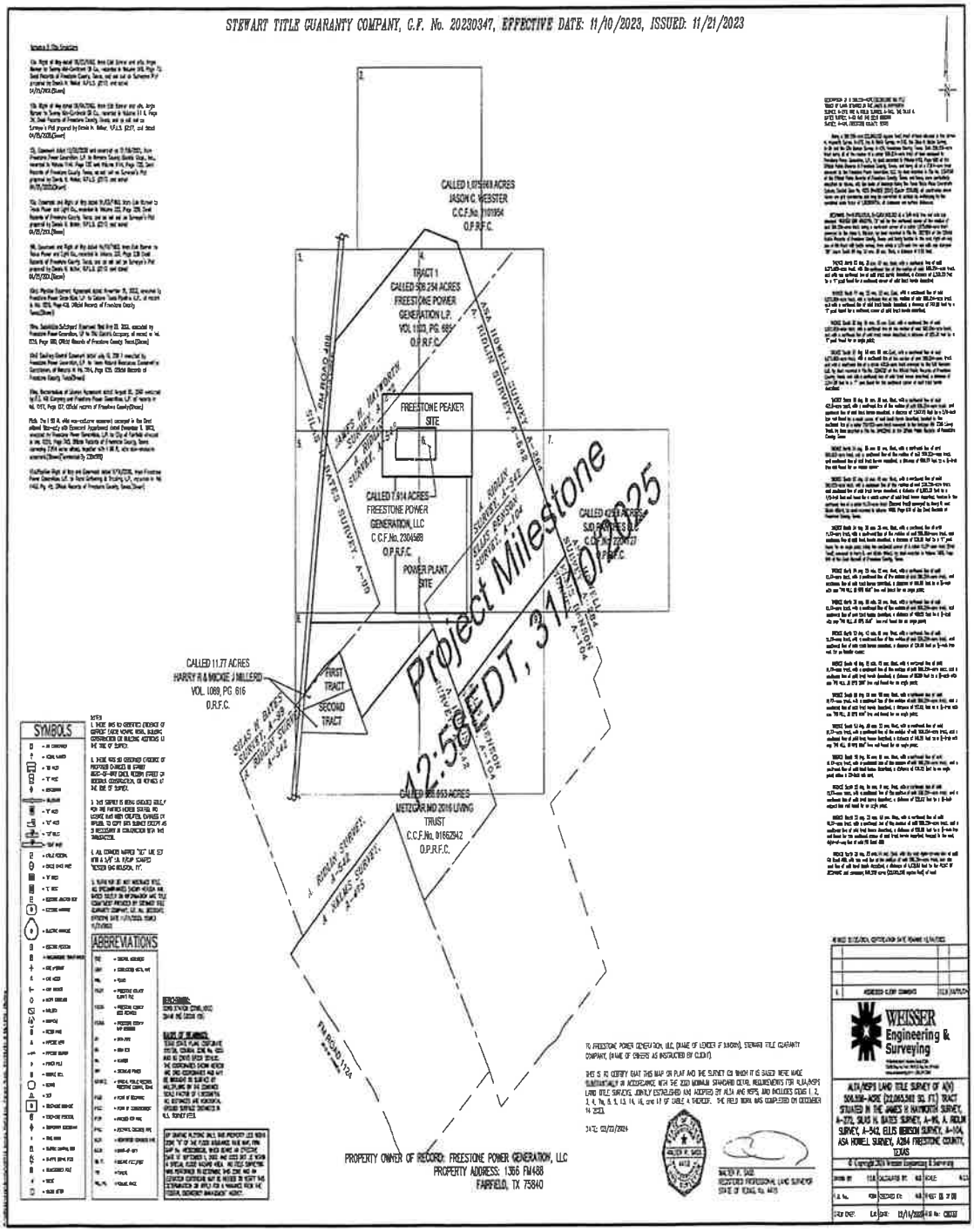
THENCE South 58 deg. 00 min. 01 sec. West, with a northwest line of said 11.77-acre tract, with a southeast line of the residue of said 506.254-acre tract, and a southeast line of said tract herein described, a distance of 138.75 feet to an angle point within a 22-inch oak tree;

THENCE South 55 deg. 04 min. 11 sec. West, with a northwest line of said 11.77-acre tract, with a southeast line of the residue of said 506.254-acre tract, and a southeast line of said tract herein described, a distance of 332.92 feet to a ½-inch capped iron rod found for an angle point;

THENCE South 52 deg. 23 min. 43 sec. West, with a northwest line of said 11.77-acre tract, with a southeast line of the residue of said 506.254-acre tract, and a southeast line of said tract herein described, a distance of 159.60 feet to a ½-inch iron rod found for the southwest corner of said tract herein described, located in the east right-of-way line of said FM Road 488;

THENCE North 09 deg. 30 min. 14 sec. East, with the east right-of-way line of said FM Road 488, with the west line of the residue of said 506.254-acre tract, and the west line of said tract herein described, a distance of 4,328.64 feet to the POINT OF BEGINNING and containing 506.556 acres (22,065,592 square feet) of land.

EXHIBIT B


STEWART TITLE GUARANTY COMPANY, G.F. No. 20230347, EFFECTIVE DATE: 11/10/2023, ISSUED: 11/21/2023
CALLED 1.0 ACRES
JASON C. WEBSTER
C.C.F.No. 1101954
O.P.R.F.C.
TRACT 1
CALLED 506.234 ACRES
FREESTONE POWER GENERATION L.P.
VOL. 1103, PG. 685
O.P.R.F.C.
FREESTONE PEAKER SITE
CALLED 7.914 ACRES
FREESTONE POWER GENERATION, LLC
C.C.F.No. 2304588
O.P.R.F.C.
POWER PLANT SITE
CALLED 0.041 ACRES
S.D.S. RAILROAD
C.C.F.No. 2100777
O.P.R.F.C.
CALLED 11.77 ACRES
HARRY R & MICKIE J MILLERD
VOL. 1089, PG. 816
O.P.R.F.C.
FIRST TRACT
SECOND TRACT
CALLED 88.663 ACRES
METZGAR IND 2016 LIVING TRUST
C.C.F.No. 01662542
O.P.R.F.C.
Project Milestone
12:58EDT, 31/10/25
SYMBOLS
ABBREVIATIONS
PROPERTY OWNER OF RECORD: FREESTONE POWER GENERATION, LLC
PROPERTY ADDRESS: 1366 FM488
FAIRFIELD, TX 75840
WEISSER Engineering & Surveying
ALTA/NSPS LAND TITLE SURVEY OF A(N)
506.598-ACRE (22,063,961 SQ. FT.) TRACT
SITUATED IN THE JAMES R HAYWORTH SURVEY, A-373, SILAS N. BATES SURVEY, A-95, A. ROLIN SURVEY, A-542, ELLIS HERSON SURVEY, A-104, ASA HOWELL SURVEY, A284 FREESTONE COUNTY, TEXAS
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