

**IN THE COMMISSIONERS COURT  
OF  
JACK COUNTY, TEXAS**

**VANESSA JAMES, County Clerk  
JACK COUNTY, TEXAS**

**AUG 21 2023**

**ORDER and RESOLUTOIN DECLARING ELIGIBILITY TO ~~PARTICIPATE IN TAX~~ <sup>BY</sup> ~~DEPUTY~~  
ABATEMENT AND CREATING JACK COUNTY  
REINVESTMENT ZONE-LONGHORN**

WHEREAS, on the July 31, 2023, came on for consideration the Designation of a Reinvestment Zone pursuant to Chapter 312 of the Texas Tax Code, and

WHEREAS, attached to this Order are the following descriptive documents:

A description of the project and property to be contained within the Jack County Reinvestment Zone-Longhorn said description being included within an Application for Tax Abatement by Hecate Energy Longhorn Solar LLC, said application being incorporated herein by reference.

The Application, including maps and property descriptions contained within the Application attached to this Order are intended to more fully and accurately describe the geographic region included within the Reinvestment Zone to be known as Jack County Reinvestment Zone-Longhorn.

WHEREAS, prior to the creation of the Reinvestment Zone, the Commissioners court made a determination that the application filed by Hecate Energy Longhorn Solar LLC meets the applicable guidelines and criteria adopted by the Commissioners Court, and that a tax abatement agreement between the County and Hecate Energy Longhorn Solar LLC, would be in compliance with the established guidelines and criteria for tax abatement, and

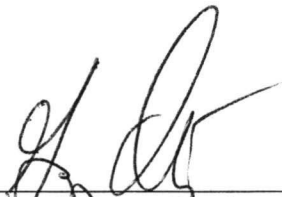
WHEREAS, the Commissioners Court did conduct a public hearing, after due notice, as required by law, prior to the creation of a reinvestment zone, as required by Chapter 312 of the Texas Tax Code. After receiving public comment, the Commissioners Court hereby determines that the designation of an area as a reinvestment zone would contribute to the retention or

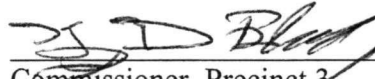
expansion of primary employment in Jack County, Texas, and would contribute to the economic development of the County,

THEREFORE, PREMISES CONSIDERED, the Commissioners Court of Jack County, Texas does hereby create the Jack County Reinvestment Zone-Longhorn as described more fully in the attachments to this Order, which are incorporated herein by reference and are to be filed in the minutes of the Commissioners Court with this Order.

It is further ORDERED by the Commissioners Court that the County Judge is hereby authorized to execute, on behalf of Jack County, Texas, such documents as may be necessary to facilitate and implement this Order.

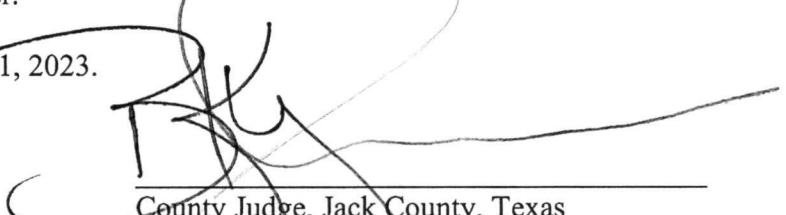
Dated: Adopted on July 31, 2023.

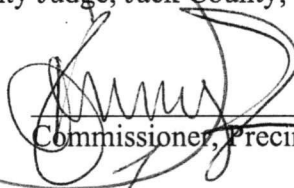
  
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Commissioner, Precinct 1

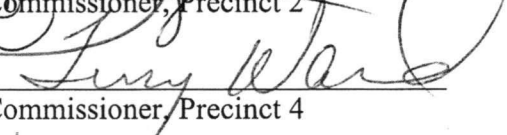
  
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Attest:

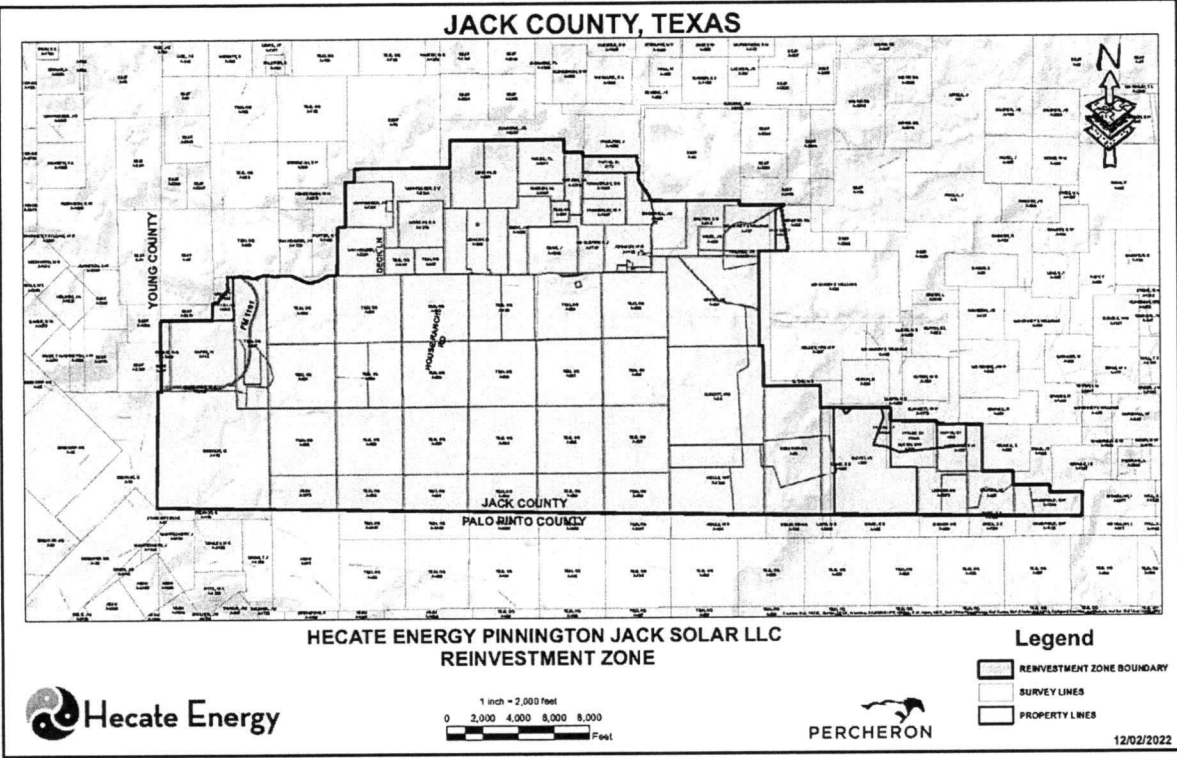


  
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County Judge, Jack County, Texas

  
\_\_\_\_\_  
Commissioner, Precinct 2

  
\_\_\_\_\_  
Commissioner, Precinct 4

  
\_\_\_\_\_  
County Clerk, Jack County



Acreage	Property ID	Owner	Legal Desc
923.70	1665	LEACH LORETTA MANAGEMENT LLC	AB 176 G DEDRICK
116.70	1945	BEALL HOLDINGS I LLC	AB 1051 J H BRIDWELL
65.99	1950	SEALE EDWARD H III & KAREN R	AB 951 I E GRAVES
38.02	1952	SEALE EDWARD H III & KAREN R	AB 1348 G W WAKEFIELD
16.10	2300	LITTLE BOBBY GLENN	AB 657 T E & L CO
170.53	3094	DECK RUSSELL	AB 1248 J H DECK
43.51	4103	CUMMING GREGORY ALTON	AB 880 J B WEBB
122.93	4106	CUMMING GREGORY ALTON	AB 946 S C DALTON
34.10	4196	LEACH LORETTA MANAGEMENT LLC	AB 657 T E & L CO
11.99	4196	LEACH LORETTA MANAGEMENT LLC	AB 657 T E & L CO
19.56	4197	LEACH LORETTA MANAGEMENT LLC	AB 2433 M C GLIDWELL
159.10	4239	LLOYD EMMETT GLIDWELL IRREVOCABLE TRUST	AB 623 T E & L CO
528.93	4572	TAUNTON DAVID	AB 58 W B BURDETT
57.07	4578	THE ALLAR COMPANY	AB 339 C W KUTCH
110.14	4579	EVANGELISTA DAVID & MELISSA	AB 427 MCKINNEY & WILLIAMS
47.66	4582	GRAY GERALD J II & CHRISTOPHER	AB 437 F H MEDEARIS
336.42	4583	GRAFORD 337 RANCH LTD	AB 635 T E & L CO
325.00	4584	GRAFORD 337 RANCH LTD	AB 636 T E & L CO
323.40	4585	GRAFORD 337 RANCH LTD	AB 637 T E & L CO
190.85	4586	GRAFORD 337 RANCH LTD	AB 638 T E & L CO
188.13	4587	GRAFORD 337 RANCH LTD	AB 639 T E & L CO
26.35	4588	EVANGELISTA DAVID & MELISSA	AB 891 J G WHITE
484.77	4589	THE ALLAR COMPANY	AB 1061 E B DAVIS
206.71	4595	GRAFORD 337 RANCH LTD	AB 2380 W F WELLS
87.86	4598	THE ALLAR COMPANY	AB 2375 ING & RR CO
170.75	4707	GRAFORD 337 RANCH LTD	AB 641 T E & L CO
191.61	4708	GRAFORD 337 RANCH LTD	AB 640 T E & L CO
170.95	4709	PINNINGTON CREEK RANCH LLC	AB 2372 A B & M
310.43	4710	PINNINGTON CREEK RANCH LLC	AB 631 T E & L CO
323.35	4711	PINNINGTON CREEK RANCH LLC	AB 632 T E & L CO
173.59	4712	PINNINGTON CREEK RANCH LLC	AB 642 T E & L CO
12.19	4713	PINNINGTON CREEK RANCH LLC	AB 657 T E & L CO
162.22	5098	HHW RANCHES LTD A TEXAS LTD	AB 630 T E & L CO
57.64	5114	HOUSE JIM CHARLES	AB 840 T E & L CO
56.46	5115	HOUSE JIM CHARLES	AB 842 T E & L CO
153.55	5116	HOUSE JIM CHARLES	AB 1279 B A MORGAN
109.58	5117	HOUSE JIM CHARLES	AB 350 D LEHMAN
52.90	5175	HIDDEN SPRINGS LAND & CATTLE	AB 437 F H MEDEARIS
93.03	5176	HIDDEN SPRINGS LAND & CATTLE	AB 1348 G W WAKEFIELD
78.35	5181	HIDDEN SPRINGS LAND & CATTLE	AB 951 I E GRAVES
316.04	5646	HHW RANCHES LTD A TEXAS LTD	AB 629 T E & L CO
323.89	5647	HHW RANCHES LTD A TEXAS LTD	AB 622 T E & L CO
312.90	5648	HHW RANCHES LTD A TEXAS LTD	AB 634 T E & L CO
323.90	5649	HHW RANCHES LTD A TEXAS LTD	AB 626 T E & L CO
150.76	5650	HOUSE JIM CHARLES	AB 1334 J C VANHOOSER
326.74	5651	HHW RANCHES LTD A TEXAS LTD	AB 628 T E & L CO
318.23	5652	HHW RANCHES LTD A TEXAS LTD	AB 625 T E & L CO
0.44	5654	HOUSE JIM CHARLES	AB 620 T E & L CO
324.16	5654	HOUSE JIM CHARLES	AB 620 T E & L CO
319.74	5655	HHW RANCHES LTD A TEXAS LTD	AB 627 T E & L CO
314.80	5661	KINDER SAMMY G	AB 624 T E & L CO
307.10	6161	LOGAN JERRY & TERRY & UNDERWOOD SANDRA	AB 143 H CAPPS
35.05	6162	UNDERWOOD JIMMY A AND SANDRA	AB 657 T E & L CO
27.15	6167	REYNOLDS ROY F & BEVERLY	AB 841 T E & L CO
80.24	6168	REYNOLDS ROY F & BEVERLY	AB 1096 G C HAMMERLY
82.96	6169	REYNOLDS ROY F & BEVERLY	AB 1097 W A HAMMERLY
78.16	6170	REYNOLDS ROY F & BEVERLY	AB 1216 A L WATSON
47.21	6171	REYNOLDS ROY F & BEVERLY	AB 1497 A L WATSON
109.32	6172	REYNOLDS ROY F & BEVERLY	AB 1700 C I MCQUERRY
64.90	6173	REYNOLDS ROY F & BEVERLY	AB 1535 J HAMILTON
148.11	6174	REYNOLDS ROY F & BEVERLY	AB 1014 T L WALES
0.00	6927	DECK GERALD R & MAY ANN	AB 621 T E & L CO
0.01	6927	DECK GERALD R & MAY ANN	AB 621 T E & L CO



Acreage	Property ID	Owner	Legal Desc
323.56	6927	DECK GERALD R & MAY ANN	AB 621 T E & L CO
84.03	6928	DECK GERALD R & MAY ANN	AB 630 T E & L CO
163.65	6931	DECK GERALD R & MAY ANN	AB 2264 I VANHOOSER
204.59	6932	DECK GERALD R & MAY ANN	AB 2394 S V VANHOOSER
97.02	7514	SORRELLS BRENT T	AB 350 D LEHMAN
162.02	7515	SORRELLS BRENT T	AB 351 D LEHMAN
2.96	7517	BISHOP WILLIAM JORDAN	AB 1122 W C JOHNSON
145.47	7518	BISHOP WILLIAM JORDAN	AB 1122 W C JOHNSON
6.80	7526	LITTLE BOBBY GLENN	AB 631 T E & L CO
322.71	8509	PINNINGTON CREEK RANCH LLC	AB 633 T E & L CO
71.97	8510	PINNINGTON CREEK RANCH LLC	AB 630 T E & L CO
1.28	8937	KINDER KEVIN JOE	AB 425 MEP & PRR
59.79	8938	KINDER KEVIN JOE	AB 427 MCKINNEY & WILLIAM
0.44	9401	WILSON BESSIE REVOCABLE RANCH TRUST	AB 350 D LEHMAN
0.00	9404	WILSON BESSIE REVOCABLE RANCH TRUST	AB 623 T E & L CO
3.51	9421	DECK RUSSELL	AB 624 T E & L CO
154.34	9422	DECK RUSSELL	AB 1069 J H DECK
159.29	9578	STRIFLER STEVEN	AB 623 T E & L CO
14.84	9584	EVANGELISTA DAVID & MELISSA	AB 2454 J R HALSELL
42.69	10054	M J INDIAN MOUNTIAN LLC	AB 2043 R O POGUE
41.89	10056	DOUBLE CROSSED T INVESTMENTS LLC	AB 1829 T J CROW
24.13	10056	DOUBLE CROSSED T INVESTMENTS LLC	AB 1829 T J CROW
162.07	10057	DOUBLE CROSSED T INVESTMENTS LLC	AB 657 T E & L CO
2.07	11198	KINDER S E & RUBY	AB 624 T E & L CO
5.14	50892	DECK GERALD R & MAY ANN	AB 2394 S V VANHOOSER
96.34	51520	WILSON BESSIE REVOCABLE RANCH TRUST	AB 350 D LEHMAN
163.27	51521	WILSON BESSIE REVOCABLE RANCH TRUST	AB 351 D LEHMAN
2.61	54267	THE ALLAR COMPANY	AB 1061 E B DAVIS
71.81	54269	SEALE EDWARD H III & KAREN R	AB 2375 ING & RR CO
219.80	54271	THE ALLAR COMPANY	AB 92 BBB & CRR
119.76	54273	TAUNTON DAVID	AB 2380 W F WELLS
38.49	54278	THE ALLAR COMPANY	AB 1924 M B LLOYD
34.48	54281	THE ALLAR COMPANY	AB 891 J G WHITE
357.85	54282	TAUNTON DAVID	AB 891 J G WHITE
0.62	54283	PORTER EDWARD	AB 657 T E & L CO
142.24	54344	THE ALLAR COMPANY	AB 92 BBB & CRR
138.15	54559	THE ALLAR COMPANY	AB 2380 W F WELLS
28.28	54645	EVANGELISTA DAVID & MELISSA	AB 425 MEP & PRR CO
167.58	54784	WILSON MICHAEL M	AB 92 BBB & CRR
33.15	54785	WILSON MICHAEL M	AB 1924 M B LLOYD
0.66	54787	WILSON MICHAEL M	AB 1061 E B DAVIS
5.12	54788	WILSON MICHAEL M	AB 2380 W F WELLS
31.45	54806	GRAY GERALD J II & CHRISTOPHER	AB 1061 E B DAVIS
99.67	54808	GRAY GERALD J II & CHRISTOPHER	AB 339 C W KUTCH
159.48	54816	THE ALLAR COMPANY	AB 58 W B BURDETT
0.80	54817	TAUNTON DAVID	AB 637 T E & L CO
5.00	55143	REID DAVID RAMSEY	AB 80 B S & F
78.80	55144	REID DAVID RAMSEY	AB 1051 J H BRIDWELL
16.73	55254	GREENE JACOB AND SHANA	AB 946 S C DALTON
180.13	55386	STEGMEIER JOHN MICHAEL	AB 891 J G WHITE
2.23	57592	ONCOR ELECTRIC DELIVERY CO	AB 1122 W C JOHNSON
0.51	58165	BEALL BILL & SARA	AB 1051 J H BRIDWELL
12.15	58288	BARTON CHAPEL WIND LLC	AB 1122 W C JOHNSON
51.90	58831	SEALE EDWARD H III & KAREN R	AB 437 F H MEDARIS
15279.23	Acres		

**IN THE COMMISSIONERS COURT OF  
Jack County, State of Texas**

**Tax Abatement Guidelines and Criteria**

The purpose of this document is to reauthorize, clarify or re-establish previously Adopted Guidelines and Criteria for purposes of adopting a uniform policy of Tax Abatement, and to establish a competitive economic environment to attract commercial investment to Jack County. The use of Tax Abatement as a tool to encourage a competitive commercial policy will serve to foster a long-term positive environment for economic development within Jack County.

To be eligible for the designation of a Reinvestment Zone and receive Tax Abatement for improvements within that Reinvestment Zone, the planned improvement:

1. Must be reasonably expected to have an increase in positive net economic benefit to Jack County of at least Ten Million Dollars (\$10,000,000.00) over the life of the Abatement, computed to include (but not limited to) new sustaining payroll and /or capital improvement. By "net" economic benefit, it is intended to reflect the benefit realized on the Jack County ad valorem tax base less any costs incurred by Jack County to facilitate the Applicant's proposed improvement, such as road infrastructure, use of the right-of-way, or other similar costs. The creation of new jobs will also factor into the decision to grant an Abatement. (The application should identify the number and type of temporary and new jobs, along with temporary and permanent annual payrolls, as well as the average annual salary for each category of employee); and
2. Must not be expected to solely or primarily have the effect of merely transferring employment from one area of Jack County to another.

In addition to the criteria set forth above, the Jack County Commissioners Court reserves the right to negotiate a Tax Abatement Agreement to compete favorably with other communities for the Applicant's improvements.

Only projects that increase the fair market value of the property directly resulting from the development, redevelopment, and improvement specified in the contract will be eligible for Abatement, and then only to the extent that such increase exceeds any reduction in the fair market value of the other property of the Applicant located within the Affected Jurisdiction creating the Reinvestment Zone.

All Abatement contracts will be for a term no longer than allowed by law.

It is the goal of Jack County to utilize Tax Abatements on terms and conditions beneficial to the economic interests of the residents of Jack County, to attract capital investment in Jack County, and to serve the beneficial interests of other Affected Jurisdictions having taxing authority within the proposed Reinvestment Zone. However, nothing herein shall limit the

discretion of the Jack County Commissioners Court to consider, adopt, modify, or decline any Tax Abatement request.

These policies and guidelines become effective on the date subscribed below, and shall at all times be kept current concerning the needs of Jack County and reflective of the official views of the County Commissioners Court of Jack County. Therefore, following state law, and to facilitate this section, the Commissioners Court shall review and reauthorize, modify, or amend these policies and guidelines every two years.

The adoption of these guidelines and criteria by the Jack County Commissioners Court does not:

1. Limit the discretion of the Jack County Commissioners Court body to decide whether or not to enter into a specific Tax Abatement Agreement;
2. Limit the discretion of the Jack County Commissioners Court to delegate to its employees the authority to determine whether or not the Jack County Commissioners Court should consider a particular application or request for Tax Abatement;
3. The mere filing of an application in conformity with these criteria and guidelines does not vest or create any property interest, contract, or other legal rights in any person filing such an application to have the Jack County Commissioners Court grant any such application or request for Tax Abatement. The Jack County Commissioners Court expressly reserves all rights vested by law to consider, approve, or decline such application for any reason within the sole discretion of the Commissioners Court.

### **Section 1 Definitions**

"Abatement" means the full or partial exemption from ad valorem taxes of certain a portion of the appraised value of property in a Reinvestment Zone designated by Jack County for economic development purposes.

"Affected Jurisdiction" means Jack County and any taxing authority having jurisdiction over land located within the proposed Reinvestment Zone and also located within Jack County that levies ad valorem taxes upon and provides services to property located within the proposed or existing Reinvestment Zone designated by Jack County.

"Agreement" means a contractual Agreement for Tax Abatement between a Property Owner and/or Lessee and Jack County.

"Applicant" means any person, including business entities, who apply in conformity with these guidelines seeking Tax Abatement from Jack County, Texas.

"Base Year Value" means the assessed value on the eligible property as of January 1 preceding the execution of the Agreement, plus any agreed-upon value of eligible property improvements made after January 1, but before the execution of the Agreement.

"Eligible Facilities" means new, expanded, or modernized buildings and structures, including fixed machinery and equipment, which is reasonably likely as a result of granting Abatement to contribute to the retention or expansion of primary employment or to attract major investment in the Reinvestment Zone that would be a benefit to the property and that would contribute to the economic development of Jack County, but does not include deferred maintenance of existing facilities. Hotels are not excluded from this definition of eligible facilities.

**For purposes of this definition:**

"Expansion" means the addition of building structures, machinery, equipment, or payroll for purposes of increasing production capacity.

"Facility" means property improvement completed or in the process of construction which when complete will comprise an interconnect whole capable of increasing the ad valorem property value of the land or leasehold estate and providing employment within the county, and further means products, buildings, and structures, including machinery and equipment, the primary purpose of which is or will be the manufacture of tangible goods or materials or the processing of such goods or materials by a physical or chemical change, including the generation of electrical energy or digital information, or computer-based information.

"Ineligible Facilities" means existing facilities that are intended to primarily provide goods or services to residents for existing businesses located in Jack County, such as, but not limited to, restaurants and retail sales establishments.

"Modernization" means a complete or partial demolition of facilities and the complete or partial reconstruction or installation of a facility of similar or expanded production capacity. Modernization may result from the construction, alteration, or installation of buildings, structures, machinery, or equipment, or both.

"New Facility" means property previously undeveloped that is placed into service by means other than or in conjunction with expansion or modernization.

"Other Basic Industry" means buildings and structures including fixed machinery and equipment not elsewhere described, used or to be used for the production of products or services, which serve a market primarily outside of Jack County, resulting in the creation of new permanent jobs bringing in new wealth.

"Facility Owner" means the owner of the facility constructed within a Reinvestment Zone, if not the property owner.

"Property Owner" means the title owner to real property subject to any Tax Abatement Agreement, or a Lessee of the owner responsible for leasehold improvements to the real property.

"Productive Life" means the number of years a property improvement is expected to be in service as a function and operational facility. The term includes the useful life or economic life of a facility.

## **Section 2**

### **Abatement Authorized for Development Goals**

1. **Eligible Facilities:** Upon application, eligible facilities as defined herein may be considered for Tax Abatement as hereinafter provided.
2. **Creation of New Values:** Abatement may only be granted for the additional value of eligible property improvements made after and as specified in an Abatement Agreement between Jack County and the property owner or Applicant, including a Lessee, subject to such limitations as Jack County may require at its sole discretion.
3. **New and Existing Facilities:** Abatement may be granted for the additional value of eligible property improvements made after and specified in an Abatement Agreement between Jack County and the Property Owner or Lessee, subject to such limitations as Jack County may require at its sole discretion.
4. **Eligible property:** Abatement may be extended to the value of buildings, structures, fixed machinery, equipment, site improvements, and related fixed improvements necessary to the operation and administration of the facility.
5. **Ineligible Property:** The following types of property shall be fully taxable and ineligible for Tax Abatement: land, supplies, tools, furnishings, and other forms of movable personal property, housing, deferred maintenance, property to be rented or leased except as provided in Section 2, a property which has a productive life of fewer than ten years, but does not include spare parts associated with eligible facilities; property owned or used by the State of Texas or its political subdivisions or by any organization owned, operated or directed by a political subdivision of the State of Texas; or any other property for which Abatement is not allowed by state law.
6. **Owned/Leased Facilities:** If a leased facility is permitted by state law to be granted Abatement, the Abatement Agreement shall apply to the taxable value of the leased improvement, and where appropriate, may be executed with both the Lessor and the Lessee, but where the land owner has executed a lease with the leaseholder, the Lessee alone may seek Tax Abatement on the value of its leasehold interest in the improvements to the realty.
7. **Economic Qualifications:** To be eligible for designation as a Reinvestment Zone and receive Tax Abatement, the planned improvement:
  - a. Must be reasonably expected to have an increase in positive net economic benefit to Jack County of at least Ten Million Dollars (\$10,000,000.00) over the life of the Abatement, computed to include (but not limited to) new sustaining payroll and /or capital improvement.; and

- b. Must not be expected to solely or primarily have the effect of merely transferring employment from one area of Jack County to another;
  - c. The Applicant must demonstrate sufficient experience in the industry relevant to the application, and sufficient financial capacity to perform the project as proposed.
8. Standards for Tax Abatement/Development Goals: The following factors, among others, as may be determined to be relevant by the Jack County Commissioners Court, may be considered in determining whether to grant Tax Abatement, but this list is illustrative and not exclusive of the matters the Commissioners Court of Jack County may consider:
- a. Value of existing improvements, if any;
  - b. Type and value of proposed improvements;
  - c. The productive life of proposed improvements; Number of existing jobs to be retained by proposed improvements;
  - d. Number and type of new jobs to be created by proposed improvements;
  - e. Amount of local payroll to be created;
  - f. Whether the new jobs to be created will be filled by persons residing or projected to reside within the affected jurisdiction;
  - g. Must be reasonably expected to have an increase in positive net economic benefit to Jack County of at least Ten Million Dollars (\$10,000,000.00) over the life of the Abatement, computed to include (but not limited to) new sustaining payroll and /or capital improvement;
  - h. The costs to be incurred by Jack County to provide infrastructure directly resulting from the proposed new improvements;
9. The amount of ad valorem taxes to be paid to Jack County during the Abatement period considering:
- a. The existing values;
  - b. The percentage of new value to be abated;
  - c. The difference between current tax revenues being paid upon the relevant property and under the proposed Abatement Agreement;
  - d. The length of the Abatement period; and
  - e. The anticipated depreciated remaining taxable value of the improvements after the



expiration of the Abatement period.

10. The population growth of Jack County occurs directly as a result of new improvements;
11. The types and values of public improvements, if any, to be made by Applicant seeking Abatement;
12. Whether the proposed improvements compete with existing businesses to the detriment of the local economy or employment levels;
13. The impact on the business opportunities of existing businesses;
14. The potential for attraction of other new businesses to the area;
15. The overall compatibility with the existing zoning ordinances or regulations and comprehensive economic planning for the area;
16. Whether the project has provisions intended to protect the general health, safety, and welfare of Jack County residents who may be impacted by the project, specifically whether the planned improvements include setbacks, visual screening, noise level limitations, or other accommodations which might be reasonably expected of similar projects.
17. Whether the project obtains all necessary permits from the applicable environmental agencies. Satisfactory evidence of compliance with any applicable state or federal regulations will be required.

Each eligible facility shall be reviewed on its merits utilizing the factors provided above. After such review, Abatement may be denied entirely or may be granted to the extent deemed appropriate after a full evaluation.

**Construction in Progress.** If a qualifying facility has not been placed in service within one year after the execution of the Abatement Agreement, the Applicant may apply for a one-year extension of the term of Abatement, to be granted or denied under the Agreement. Said extension must be applied for before the expiration of the first anniversary of the execution of the Abatement Agreement.

**Denial of Abatement:** Neither a Reinvestment Zone nor Abatement Agreement shall be authorized if it is determined that:

1. There would be substantial adverse effects on the provision of government services or tax base;
2. The Applicant has the insufficient financial capacity to perform the obligations of an Abatement Agreement;



3. Planned or potential use of the property would constitute a hazard to public health, safety, or morals;
4. Violation of other codes or laws; or
5. Any other reason deemed appropriate by the Jack County Commissioners Court.

**Taxability:** From the execution of the Abatement to the end of the Agreement period, taxes shall be payable as follows:

1. The value of the ineligible property as provided in Section 2. (5) shall be fully taxable; and
2. The base year value of the existing eligible property as determined by the Chief Appraiser on January 1 of each year shall be determined, and the terms of the Abatement Agreement, if any, will determine to what extent such property values will be taxable and at what rate during the term of any Abatement Agreement.

The residual, depreciated value of the eligible property shall be fully taxable at the end of the Abatement period.

### **Section 3 Application**

1. Any present or potential owner of taxable property in Jack County may request the creation of a Reinvestment Zone and Tax Abatement by filing a written application with the County Judge.
2. The application shall consist of a written request for Tax Abatement, accompanied by:
  - a. An analysis of the net economic impact such Abatement will have on Jack County, including;
  - b. Estimated tax revenues annually for the term of the requested Abatement, taking into account any requested Abatement;
  - c. A comparison between an Abatement of taxes and any requested "payment in lieu of taxes" (PILOT) in terms of benefit to Jack County over the proposed term of the Abatement period;
  - d. A declaration of the depreciation method to be applied to the investment and a statement of the expected residual taxable value of the proposed project at the end of the Abatement term requested, and the remaining taxable life expectancy of the proposed project.

- e. A declaration that remediation of the property to its former state has been anticipated and that such remediation will not result in the imposition of recovery costs upon the County or underlying land owners where the project is based upon a leasehold interest.
3. A general description of the proposed use and the general nature and extent of the modernization, expansion, or new improvements to be undertaken.
4. A descriptive list and approximate taxable value of the improvements which will be a part of the facility;
5. A property description, including a legal description of the property, which may be satisfied by a list of the property parcel identification number used by the Jack County Appraisal District, the title owner to the parcel so identified, and the acreage within each parcel so identified.
6. A map of the proposed Reinvestment Zone, showing a detailed map of the Reinvestment Zone, including any county or state-maintained roads providing access to the land to be improved within the Reinvestment Zone, together with an inset map of where, within Jack County, the proposed Reinvestment Zone is located. Any affected jurisdictions with taxing authority over land included in the proposed Reinvestment Zone should be identified as well. The map should be presented in PDF and JPG formats, suitable for publication in a newspaper of general circulation within the county. The use of color should not interfere with the legibility of the map.
7. A schedule for undertaking and completing the planned improvements. In the case of modernization, a statement of the assessed value of the facility, separately stated for real and personal property, shall be given for the tax year immediately preceding the application. The application form may require such financial and other information as the County deems appropriate for evaluating the financial capacity and other factors of the Applicant.
8. Certification from the Jack County Appraisal District verifying that no taxes are past due on the Applicant's property located in the proposed Reinvestment Zone.
9. Disclosure of any environmental permits required or additional environmental impacts.
10. A \$1,000.00 non-refundable application fee, payable to Jack County, and delivered with the signed application in the office of the County Judge.
11. In the case of modernization, a statement of the assessed value of the current facility, separately stated for real and personal property, shall be given for the tax year immediately preceding the Application. The County may require such financial and other information as deemed appropriate for evaluating the financial capacity and other factors about the Applicant, to be attached to the Application.
12. All checks in payment of the administrative fee shall be made payable to Jack County. In addition to the application fee, which shall be applied to any fee charged by legal or financial analysis of the application, the Applicant shall also agree to pay reasonable consulting and attorney

fees as may be incurred by Jack County in the examination of the application as well as the preparation and negotiation of any Tax Abatement Agreement. Such fee reimbursement shall not exceed \$10,000.00.

13. Jack County shall give notice as provided by the Property Tax Code, i.e. written notice, to the presiding officer of the governing body of each taxing unit in which property is to be included within the proposed Reinvestment Zone and the subject of the Tax Abatement Agreement is located not later than the seventh (7<sup>th</sup>) day before the public hearing and publication in a newspaper of general circulation within such taxing Affected Jurisdiction not later than the thirtieth (30<sup>th</sup>) day before the public hearing. Before acting upon the Application, Jack County shall, through public hearing, afford the Applicant, the designated representative of any governing body referenced hereinabove, and members of the public the opportunity to appear and provide testimony why the Abatement should or should not be granted.

14. If a city within Jack County designates a Reinvestment Zone within its corporate limits and enters into or proposes to enter into an Abatement Agreement with a present or potential owner of taxable property, such present or potential owner of the taxable property may request Tax Abatement by Jack County, and shall follow the same application process described in Section 3, et seq, hereof. No other notice or hearing shall be required except compliance with the Open Meetings Act unless the Commissioners Court deems them necessary in a particular case.

15. **Variance:** Although a variance is not favored, exceptional circumstances may support a request for a variance from the provisions of Section II, in which case a such request for a variance may be made in an application or other written form to the Commissioners' Court. Such request shall include all the items listed in Section 3(B) and may include a complete description of the circumstances which prompt the Applicant to request a variance. The approval process for a variance request shall be identical to that for a standard application and may be supplemented by such additional requirements as may be deemed necessary by the Commissioners' Court. To the full extent permitted by applicable law, the Commissioners' Court shall have the authority to enter into an Abatement Agreement with terms and conditions that vary from the terms and conditions in these Guidelines, but only so long as the Commissioners' Court determines that such variances are in the best interests of Jack County. Any terms or conditions contained in an Abatement Agreement approved by the Commissioners' Court that vary from the terms and conditions in these Guidelines shall automatically be deemed to have been granted an approved variance by the Commissioners' Court, shall be binding and enforceable as agreed to in the Abatement Agreement, and shall control in the event of any inconsistency or conflict with these Guidelines. A variance granted to any Applicant shall not be deemed a variance for any subsequent Applicant.

16. **Confidentiality Required:** Information that is provided to the County in connection with an application or request for Tax Abatement and that describes the specific processes or business activities to be conducted or the equipment or other property to be located on the property for which Tax Abatement is sought may be deemed as confidential and not subject to public disclosure only if specifically identified by the Applicant and segregated from the

remaining portions of the Application. Once the Tax Abatement Agreement is executed, all attachments to the Abatement Agreement shall become public. All information in the custody of a taxing unit after the Agreement is executed is Public Record, and not confidential.

#### **Section 4 Agreement**

The Commissioners Court of Jack County, after review, shall approve or deny an application for Tax Abatement, and if granted, shall execute an Agreement with the Applicant or Owner of the facility and/or Leasehold interest, which shall:

1. Include a list of the kind, number, and location of all proposed improvements to the property and if this is not defined at the time of the Agreement, then to be supplemented after construction of the facilities.
2. Provide reasonable access to and authorize inspection of the property by the affected jurisdiction to ensure compliance with the Agreement.
3. Limit the use of the property consistent with the affected jurisdiction's developmental goals as stated in Section 2 of the Jack County Tax Abatement Guidelines and Criteria.
4. Provide for recapturing property tax revenues that are lost if the Applicant/owner fails to make improvements as provided by the Agreement.
5. Include a summary of each term agreed upon with the property owner and require the Applicant/owner of the facility to annually certify compliance with the terms of the Agreement to each taxing unit and any leasehold Agreement with land owners; and
6. Allow the affected jurisdiction to cancel the Agreement after notice of default and the opportunity to cure if the Applicant or owner fails to comply with the terms of the Agreement.

The owner of the facility and/or Lessee shall also agree to the following:

- a. A specified number of permanent full-time jobs at the facility shall be created, and the owner and Lessee shall make reasonable efforts to employ persons who are residents of Jack County in such jobs provided, however, that there shall be no obligation to employ residents who are not:
  - a1. Equally or more qualified than nonresident Applicants;
  - a2. Available for employment on terms and/or salaries comparable to those required by nonresident Applicants; or
  - a3. Be able to become qualified with 72 hours of training provided by the owner.
  - a4. Each person employed in such job shall perform a portion, if not all, of their work in Jack County.

7. The Applicant shall agree that it and its contractors, if any, will use reasonable commercial efforts to maximize its use of goods and services available through Jack County businesses in the construction, operation, and maintenance of the improvements and the project; provided, however, that there shall be no requirement to use goods and services provided by Jack County residents that are not:

- a. Of similar quality to those provided by nonresidents; or
- b. Made available on terms and conditions (including pricing) comparable to those offered by nonresidents. The comparable price shall be defined as less than or equal to 105% of the nonresident price for equivalent quality, conditions, and terms.

8. The Applicant or its construction contractor, if any, shall designate a coordinator of local services who will act as a liaison between any individuals, businesses, and contractors residing or doing business in Jack County who are interested in obtaining information about providing goods or services related to the construction of the project.

9. Additionally, the Applicant or its construction contractor, if any, shall advertise in local newspapers in Jack County for local contractors to perform work on the construction of the project.

10. Applicant shall agree to maintain a viable presence (as below defined) within the Reinvestment Zone for a period of time, as set by the Jack County Commissioners Court, not to exceed twenty (20) years from the date that the Abatement Agreement first takes effect. For purposes hereof, "Maintain a Viable Presence" means (i) the operation of the Eligible Facilities, as the same may from time to time be expanded, upgraded, improved, modified, changed, remodeled, repaired, restored, reconstructed, reconfigured and/or re-engineered, and (ii) the retention of not fewer than the number of Qualifying Jobs as defined by Texas Tax Code Section 313.021(3)(E) to be located and performed, in part, within Jack County.

11. On May 1st of each year that the Agreement shall be in effect, Applicant shall certify to the County Judge of Jack County, and the governing body of each taxing unit within the proposed Reinvestment Zone, that Applicant complies with each applicable term set forth above.

12. Such Agreement shall normally be executed within sixty (60) days after the Applicant has forwarded all necessary information and documentation to the Commissioners Court.

### **Section 5 Recapture**

1. If the company or individual:

- a. Allows its ad valorem taxes owed Jack County to become delinquent and fails to timely and properly follow the legal procedures for their protest and/or contest; or



b. Violates any of the terms and conditions of the Abatement Agreement and fails to cure during the cure period;

c. The Agreement then may be terminated and all taxes previously abated under the agreement will be recaptured and paid within thirty (30) days of the termination.

2. Should the Jack County Commissioners Court determine, in its sole discretion, that the company or individual is in default according to the terms and conditions of its Agreement, Jack County shall notify the company or individual in writing at the address stated in the Agreement, and if such is not cured within thirty (30) days from the date of such notice (cure period) then the Agreement may be terminated.

3. If the Applicant's facility is completed and begins producing products or services, but subsequently discontinues producing a product or service for any reason for one year during the Abatement period, other than because of fire, explosion, or other casualties, accident, or natural disaster, then the Agreement shall terminate and so shall the Abatement of the taxes for the calendar year during which the Applicant's facility no longer produces at capacity. The taxes otherwise abated for that calendar year shall be paid to the County within sixty (60) days from the date of termination.

### **Section 6 Administration**

1. The Chief Appraiser of the Jack County Appraisal District will annually determine an assessment of the real and personal property comprising the Reinvestment Zone. Each year, the company or individual receiving Abatement shall furnish the Appraiser with such information as may be necessary for the Abatement. Once a value has been established, the Chief Appraiser will notify the Commissioners Court of Jack County of the amount of the assessment.

2. The Agreement shall stipulate that employees and/or designated representatives of Jack County will have access to the Applicant's facilities within the Reinvestment Zone during the term of the Abatement to inspect the facility to determine if the terms and conditions of the Agreement are being met. All inspections will be made only after the giving of reasonable notice and will only be conducted in a manner as to not unreasonably interfere with the construction and/or operation of the facility. All inspections will be made with one or more representatives of the Applicant, and under its safety standards.

3. Upon completion of construction, the designated representative of Jack County shall annually evaluate each facility receiving Abatement to ensure compliance with the Agreement. A formal report shall be made to the Commissioners Court.

4. Timely Filing. The County shall timely file, with the appropriate person, agency, department, or board of the State of Texas, all information required by the Tax Code.

### **Section 7 Assignment**

1. Abatement may be transferred and assigned by the holder to a new owner or lessee of the same facility only upon the written approval of the Commissioners Court of Jack County. Such approval is subject to the financial capacity of the assignee and provided that all conditions and obligations in the Abatement Agreement are guaranteed by the execution of a new contractual Abatement Agreement with Jack County. No assignment or transfer shall be approved if the parties to the existing Agreement, the new owner or new lessee, are liable to any affected jurisdiction for outstanding taxes or other obligations.
2. An assignment shall not serve to extend the termination date of the Abatement Agreement with the original Applicant, owner, or lessee. An assignment may not alter the venue provisions of the original Agreement.
3. Approval of an assignment in conformity with this section shall not be unreasonably withheld.

### **Section 8 Venue**

Any Abatement Agreement shall be conditioned upon the venue for any disputes which may arise under the Abatement Agreement to be retained in courts of appropriate jurisdiction within Jack County, Texas, or appeals to Texas courts of appellate jurisdiction, or the United States District Court having jurisdiction in Jack County, Texas.

### **Section 9 Sunset Provision**

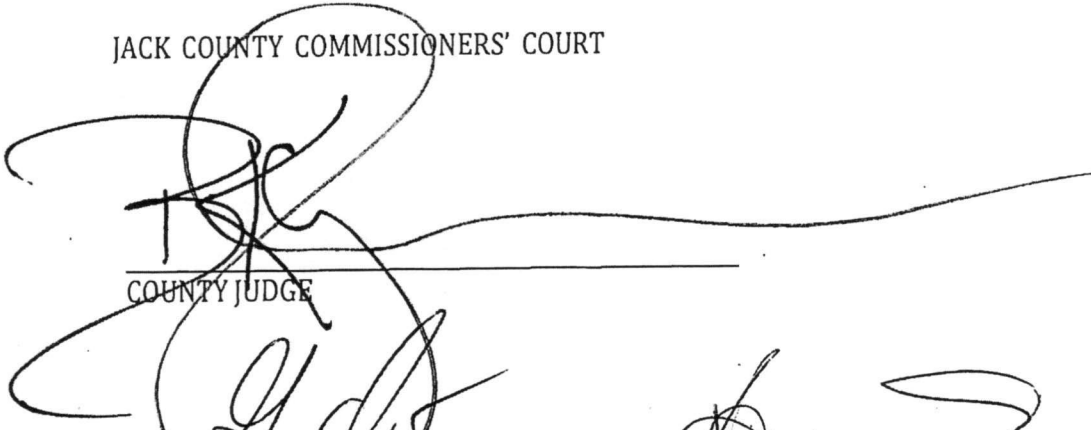
These guidelines and criteria are effective upon the date of their adoption and will remain in force for two years unless amended by a three-quarters vote of the Commissioners Court of Jack County, at which time all Reinvestment Zones and Tax Abatement Agreements created under these provisions will be reviewed to determine whether the goals have been achieved. Based on the review, the guidelines and criteria will be modified, renewed, or eliminated.

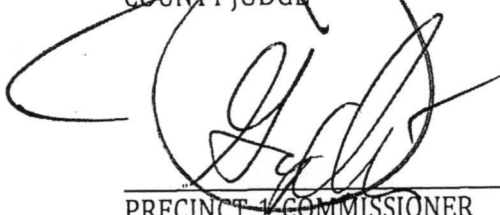
**GUIDELINES ADOPTED May 8, 2023.**

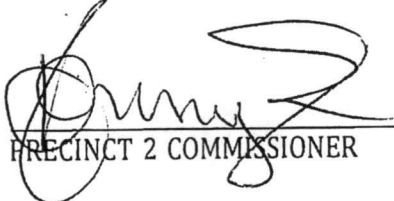
(Signatures on the following page)

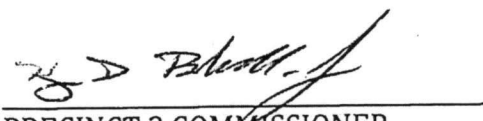



JACK COUNTY COMMISSIONERS' COURT

  
COUNTY JUDGE

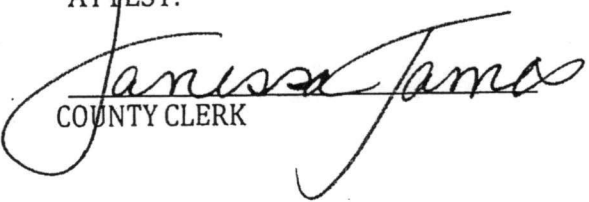
  
PRECINCT 1 COMMISSIONER

  
PRECINCT 2 COMMISSIONER

  
PRECINCT 3 COMMISSIONER

  
PRECINCT 4 COMMISSIONER

ATTEST:

  
COUNTY CLERK



Jack County APPLICATION FOR TAX ABATEMENT

Name of Applicant: \_\_\_\_\_ Date:        /        /  
Address of Applicant: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
E-mail: \_\_\_\_\_  
Phone: \_\_\_\_\_

Name of Representative/Agent: \_\_\_\_\_  
Representative/Agent E-Mail: \_\_\_\_\_ Phone: \_\_\_\_\_  
Proposed Name for Reinvestment Zone: \_\_\_\_\_  
\_\_\_\_\_

1. Please state the approximate current ad valorem tax value of the real property within the Proposed Reinvestment Zone: \$ \_\_\_\_\_.
2. Please attach a map of the proposed Reinvestment Zone, JPG format, with sufficient detail to locate the Reinvestment Zone concerning highways or county roads that will access the zone, with sufficient contrast to make publication in a newspaper generally legible at a scale of not more than ¼ page, and contain an "inset" map locating the proposed Reinvestment Zone within the county.
3. Please provide a list of the properties that will be located within the proposed Reinvestment Zone, by Parcel ID numbers utilized by the County Appraisal District, the current registered owner of each such parcel, the acreage of each parcel, the appraised value of each parcel, and if applicable, the appraised value less any Agriculture Exemption.
4. Please provide a general description of the nature of the proposed project, the types of infrastructure that will be constructed or installed within the proposed Reinvestment Zone, and a statement as to what improvements will be subject to the Abatement and any exclusions from Abatement the Applicant expects to construct or install within the proposed Reinvestment Zone. Please state the Applicant's best estimate of the taxable value of all such improvements before any tax credits or deferral. \$ \_\_\_\_\_.
5. Please state the number and duration of temporary jobs that will be generated by the proposed project, together with the anticipated temporary payroll for the duration of the construction phase of the project.
6. State the number of permanent jobs that will be created. Concerning job creation, please state the anticipated annual payroll for permanent jobs.

7. Please identify any incentives the Applicant will make available to attract and retain permanent residential employees to construct, maintain, or operate the resulting facilities within the proposed Reinvestment Zone, such as housing allowances for the location of permanent jobs in Jack County, scholarships, etc.

8. Please state whether or not the Applicant intends to seek a reduction in the initial ad valorem tax basis by deducting any federal tax credits from the cost basis or value of the proposed improvements, and if so, the resulting cost basis or value of the improvements for purposes of county ad valorem taxation in the first year such improvements will be taxable by the county.

9. Please state the estimated tax revenues the county can expect to receive during each year of any requested Abatement, and the method by which this revenue is calculated.

10. Please state the remaining useful life of the proposed project after the Abatement period. Please attach a spreadsheet to your application with this calculation, showing the formula used in the calculation. This spreadsheet should show expected revenues to the County both during the requested Abatement period, as well as for each subsequent year after the expiration of the Abatement period for the duration of the expected useful life of the facilities constructed or installed within the proposed Reinvestment Zone.

11. Remediation provisions as required by Section 3(d) of the Guidelines.

12. Please provide a comparison between any proposed Abatement of taxes based upon a percentage of Abatement and the resulting PILOT (Payment in Lieu of Taxes) that might result from the County approving the requested Abatement.

13. Please provide a schedule for undertaking and completing the planned improvements. This timeline should include an anticipated commencement of construction, commercial operations commencement date, and date of the first payment of any PILOT or ad valorem tax payment.

14. Please provide certification from the County Appraisal District that any property owned by the Applicant is current in ad valorem tax obligations.

15. Please attach a non-refundable application fee of \$1,000.00 to the completed application.

Date: \_\_\_\_\_

\_\_\_\_\_  
Authorized Representative or Agent

**Exhibit B**  
**Guidelines and Criteria for Tax Abatement**

**Exhibit C**  
**Application for Tax Abatement**

Jack County

APPLICATION FOR TAX ABATEMENT

Name of Applicant: Hecate Energy Longhorn Solar, LLC Date: 2/22/2023

Address of Applicant: 621 W Randolph St. E-mail: aboggs@hecateenergy.com

City/State/Zip: Chicago, IL 60661 Phone: 612-636-7953

Name of Representative/Agent: Brandon Westlake

Representative/Agent E-Mail: bwestlake@cwlp.net Phone: 713-266-4456 x3

Proposed Name for Reinvestment Zone: Hecate Energy Longhorn Solar RZ

1. Please state the approximate current ad valorem tax value of the real property within the proposed reinvestment zone: \$ No improvements.
2. Please attach a map of the proposed Reinvestment Zone, with sufficient detail to locate the reinvestment zone in relation to the highways or county roads that will access the zone, with sufficient contrast to make publication in a newspaper generally legible at a scale of not more than ¼ page and contain an "inset" map locating the proposed reinvestment zone within the county.
3. Please provide a list of the properties that will be located within the proposed reinvestment zone, by Ad Valorem Parcel ID Numbers utilized by the County Appraisal District, and the current registered owner of each such parcel.

See attached Exhibit A.

4. Please provide a general description of the nature of the proposed project, the types of infrastructure that will be constructed or installed within the proposed reinvestment zone, and a statement as to what improvements will be subject to the abatement and any exclusions from abatement the applicant expects to construct or install within the proposed reinvestment zone. Please state the Applicant's best estimate of the taxable value of all such improvements. \$

Hecate Energy Longhorn Solar, LLC (Longhorn Solar) is requesting a tax abatement from Jack County for the Longhorn Solar Project (the "Project"), a proposed solar powered electric generating facility in Jack County. We are requesting that Jack County create a Reinvestment Zone for this project.

Cert#  
7022 0410 0003 3873 6886

The proposed Project is anticipated to have a capacity of approximately 610 MW located in Jack County. The exact number and location of the panels and inverters will vary depending upon ongoing siting analysis, manufacturer's availability, prices, and the megawatt generating capacity of the Project when completed. Solar equipment selection is ongoing at this time and has not been finalized. The exact number of PV panels and their capacity will depend upon the panels and inverters selected, manufacturers availability and prices, ongoing engineering design optimization and the final megawatt generating capacity of the Project when completed. Current plans are to install all PV panels and associated inverters within Jack County. The Applicant requests a tax abatement for all facilities and equipment installed for the Project, including; solar modules/panels, tracking equipment, racking and mounting structures, O&M building, substation, inverters boxes, combiner boxes, meteorological equipment, foundations, roadways, paving, fencing, collection system, generation transmission lines, interconnection facilities and all eligible ancillary and necessary equipment. The estimated Taxable Value in Year 1 of the project is \$361,120,000 and would depreciate down to \$72,224,000 in the first year after the Abatement Period expired.

5. Please state the number of temporary jobs that will be generated by the proposed project, and the number of permanent jobs that will be created. In relation to job creation, please state the expected duration of temporary jobs within the county, and the anticipated annual payroll for permanent jobs. 350-400 temporary workers during construction period of approximately 12 months and 1 permanent job at an estimated minimum of \$47,221 per year.
6. Please identify any incentives the applicant will make available to attract and retain permanent residential employees to construct, maintain or operate the resulting facilities within the proposed reinvestment zone. The applicant will offer competitive pay with attractive benefit packages to incent permanent employees to operate and maintain the project.
7. Please state whether or not the applicant intends to seek a reduction in the initial ad valorem tax basis by deducting any federal tax credits from the cost basis or value of the proposed improvements for purposes of county ad valorem taxation in the first year such improvements will be taxable by the county. The project would be seeking the Federal Investment Tax Credit which does affect the value of the Project when using the Cost Approach Method.
8. Please state the estimated tax revenues the county can expect to receive during each year of any requested abatement, and the method by which this revenue is calculated.



Please state the remaining useful life of the proposed project at the conclusion of the abatement period. Please attach a spreadsheet to your application with this calculation, showing the formula used in the calculation. This spreadsheet should show expected revenues to the County both during the requested abatement period, as well as for each subsequent year after the expiration of the abatement period for the duration of the expected useful life of the facilities constructed or installed within the proposed reinvestment zone. See attached schedule of Estimated values and tax amounts (Exhibit B)

9. Please provide a comparison between any proposed abatement of taxes based upon a percentage of abatement and resulting PILOT (Payment in Lieu of Taxes) that might result from the county approving the requested abatement. The project is proposing a PILOT payment of \$580/MW of nameplate capacity installed.
10. Please provide a time schedule for undertaking and completing the planned improvements. This timeline should include an anticipated commencement of construction, commercial operations commencement date, and date of first payment of any PILOT or ad valorem tax payment. Full construction of the Project is anticipated to begin in Q1 of 2024 with completion by December 31, 2025. The first PILOT payment would be for the 2026 Tax Year.
11. Please provide certification from the County Appraisal District that any property owned by the Applicant is ad valorem tax obligations. N/A
12. Please attach a non-refundable application fee of \$1,000.00 to the completed application.

Date: 2-22-23

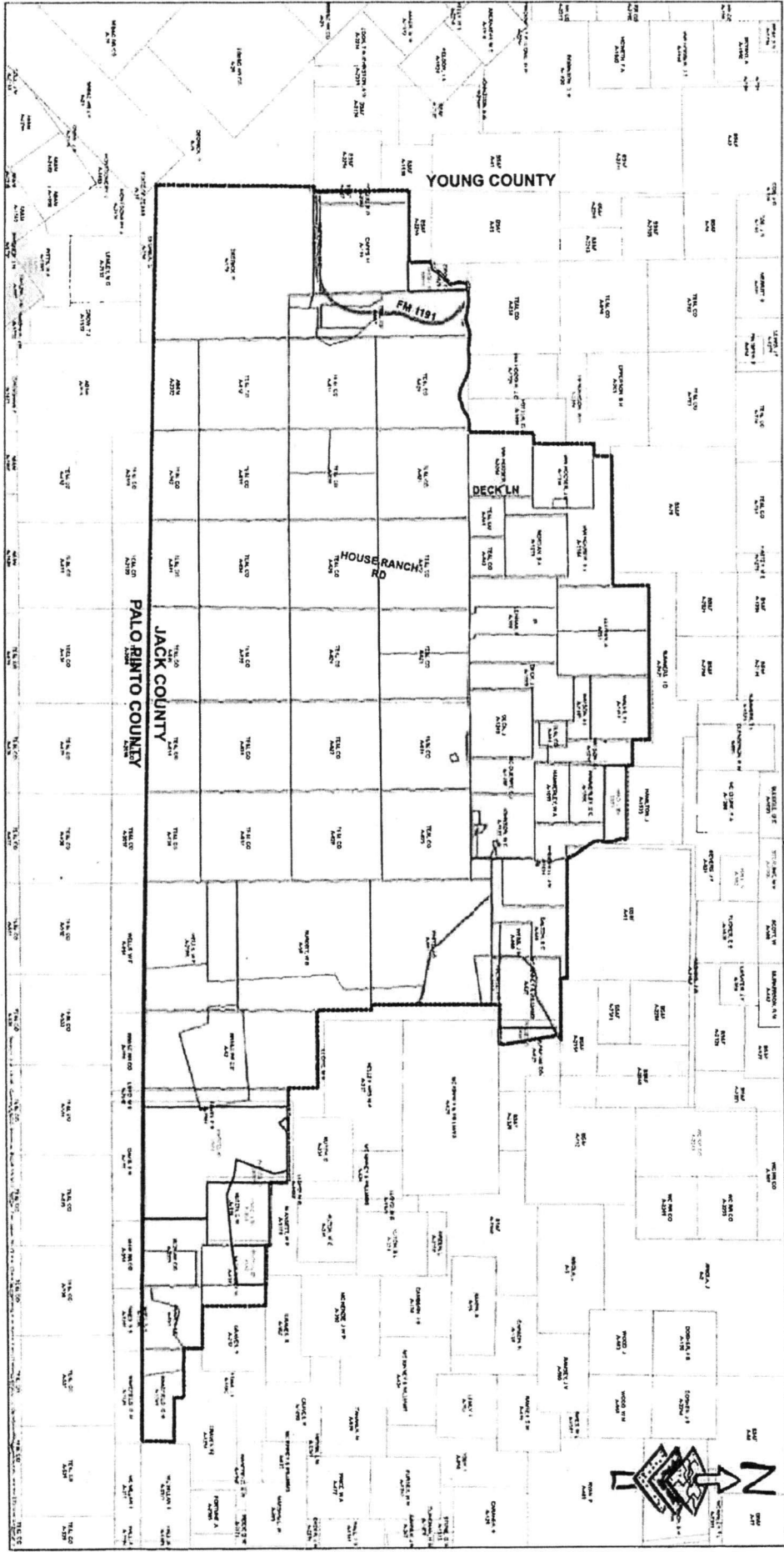


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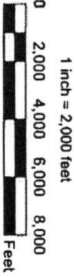
Cummings Westlake LLC

Authorized Representative or Agent

JACK COUNTY, TEXAS



HECATE ENERGY PINNINGTON JACK SOLAR LLC  
REINVESTMENT ZONE



**Legend**

- REINVESTMENT ZONE BOUNDARY
- SURVEY LINES
- PROPERTY LINES

12/02/2022

**LEGAL DESCRIPTION OF THE HECATE ENERGY JACK COUNTY  
TAX INCREMENT REINVESTMENT ZONE IN JACK COUNTY, TEXAS**

Being a ±15,632-acre tract of land located in Jack County, Texas. Said tract being located approximately 20 miles northwest of the City of Mineral Wells, Texas and being bounded on the south by the south line of Jack County; the west by the west line of Jack County; the north by a line approximately 4 miles north of the south line of Jack County and on the east by a line approximately 7 miles east of the west line of Jack County.

This description is based on GIS Shapefiles of the State of Texas Original Survey Lines and GIS parcel lines obtained for Jack County, Texas.

**BEGINNING** at the southwest corner of Jack County, same being the southwest corner of the George Dedrick Survey, A-Number 176;

**THENCE**, in a northerly direction along the west lines of said Jack County and said Survey A-176 to the northwest corner of said A-176;

**THENCE**, in an easterly direction to the southwesterly corner of the R. O. Pogue Survey, A-2043;

**THENCE**, in a northerly direction along the west line of said A-2043 to the northwest corner of said A-2043;

**THENCE**, in an easterly direction along the north line of said A-2043 and the north line of the Harvey Capps A-143 to the southwest corner of the T. J. Crow A-1829;

**THENCE**, in a northerly direction along the west line of said A-1829 to the southeast corner of the BS&F Survey A-85 being a northwesterly corner of Double Crossed T Investments LLC tract Parcel ID 10056;

**THENCE**, in a northeasterly direction along a westerly line of said Parcel ID 10056, to the northwest corner of said Parcel ID 10056 being on the north line of aforesaid A-1829;

**THENCE**, in an easterly direction along the north line of said A-1829 to the northeast corner of TE&L CO A-657;

**THENCE**, in an easterly direction along the north line of said A-657 to the intersection of FM Road 1191 and Rock Creek Road;

**THENCE**, in an easterly direction along centerline of Rock Creek Road to the southwest corner of I. Van Hooser A-2264;

**THENCE**, in a northerly direction along the west line of said A-2264 to the northwest corner of said Survey A-2264;

**THENCE**, in an easterly direction along the north line of said Survey A-2264 to the southwest corner of John C. Van Hooser A-1334;

**THENCE**, in a northerly direction along the west line of said Survey A-1334 to the northwest corner of said Survey A-1334;

**THENCE**, in an easterly along the north line of said Survey A-1334 to the most westerly southwest corner of S.V. Van Hooser Survey A-2394;

**THENCE**, in a northerly direction along the most northerly west line of said Survey A-2394 to the most northerly northwest corner of said A-2394;

**THENCE**, in an easterly direction along the north line of said A-2394 to the northeast corner of said A-2394, being the west line of the Daniel Lehman A-351;

**THENCE**, in a northerly direction along the west line of A-351 to the northwest corner of said A-351;

**THENCE**, in an easterly direction along the north line of said A-351 to the northeast corner of said Survey A-351 and the northwest corner of T. L. Wales A-1014;

**THENCE**, continuing in an easterly direction to the northeast corner of said A-1014;

**THENCE**, in a southerly direction along the east line of said A-1014 to the northwest corner of A. L. Watson A-1216;

**THENCE**, in an easterly direction along the north line of said A-1216 to the northeast corner of said Survey A-1216;

**THENCE**, in a southerly direction along the east line of said A-1216 to the northwest corner of Roy F. and Beverly Reynolds Parcel ID 6173;

**THENCE**, in an easterly direction along the north line of said Parcel ID 6173 to the northeast corner of said Parcel ID 6173 on the centerline of Rock Creek Road;

**THENCE**, in a southerly direction along the centerline of Rock Creek Road to north line of the John H. Birdwell A-1051;

**THENCE**, in an easterly direction along a north line of said A-1051 and the north line of the S.C. Dalton A-946 to the northeast corner of said A-946;

**THENCE**, in a southerly direction along an east line of said A-946 to the north line of the McKinney and Williams A-427;

**THENCE**, in an easterly direction along the north line of said A-427 and the north line of MEP&P RR CO A-425 to centerline of Barton Chapel Road;

**THENCE**, in a southwesterly direction along the centerline of Barton Chapel Road to the most northerly northeast corner David and Melissa Evangelista Parcel ID 54645;

**THENCE**, in a southeasterly direction along the easterly line of said Parcel ID 54645 to the most southerly southeast corner of said Parcel ID 54645, same being the south line of said A-425;

**THENCE**, in a westerly direction along the south line of said A-425 and the south line of aforesaid A-427 to the northeast corner of John R. Halsell A-2454;

**THENCE**, in a southerly along the east line of said A-2454 and the east line of the James G. White A-891 to the southeast corner of said A-891 being on the north line of the William B. Burditt A-58;

**THENCE**, in an easterly along a north line of said A-58 to the northeast corner of said A-58;

**THENCE**, in a southerly direction along the east line of said A-58 to the northwest corner of BBB&C RR CO A-92;

**THENCE**, in an easterly along the north line of said A-92 to the northeast corner of said A-92;

**THENCE**, in a southerly direction along the east line of said A-92 to a point in the east line of said A-92;

**THENCE**, in an easterly direction perpendicular to said A-92 to the northwest corner of The Allar Company Parcel ID 4589;

**THENCE**, along the north line of said Parcel ID 4589 to the northeast corner of Gerald J Gray and Christopher Gray Parcel ID 54806;

**THENCE**, in a southerly direction along the east line of said Parcel ID 54806 to Gerald J. Gray and Christopher Gray Parcel ID 54808;

**THENCE**, in an easterly direction along the north line of said Parcel ID 54808 to Gerald J. Gray and Christopher Gray Parcel ID 4582 and in the north line of F.H. Medearis A-437;

**THENCE**, in an easterly direction along the north line of said A-437 to the northeast corner of said A-437;

**THENCE**, in a southerly direction along the east line of said A-437 to the southeast corner of said A-437 and the southwest corner of S. Graves A-232;

**THENCE**, in an easterly direction along the south line of said A-232, to the northeast corner of I.E. Graves A-951;

**THENCE**, in a southerly direction along the east line of said A-951, to the northwest corner of G.W. Wakefield A-1348;

**THENCE**, in an easterly direction along the north line of said A-1348 to a northeast corner of said A-1348;

**THENCE**, in a southerly direction along an east line of said A-1348 to a southeast corner of said A-1348 and the southwest corner of I.E. Graves A-1257;

**THENCE**, in an easterly direction along the south line of said A-1257 to a southeast corner of said A-1257 and the northeast corner of said A-1348;

**THENCE**, in a southerly direction along an east line of said A-1348 and the south line of Jack County;

**THENCE**, in a westerly direction along the south line of Jack County returning to the **POINT OF BEGINNING** of the herein described TIRZ and containing  $\pm 15,632$  acres of land.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Larry W. Smith  
State of Texas Registration No. 4279  
December 2, 2022  
Job No. 05.101590.0000



SOLAR

26%

70%

Year	Install Cost	Stated Value After ITC	Abate	Taxable Value	DEPC.	Tax Rate	Impact on ETC	Expected Revenue	PILOT Equivalent/ MW	MW	Annual PILOT
2028	\$ 488,000,000.00	\$ 361,120,000.00	70%	\$ 108,336,000.00	1.0000	\$ 0.512155	\$ -	\$ 554,848.24		610	\$ 353,112.47
2029		\$ 336,202,720.00	70%	\$ 100,860,816.00	0.9310	\$ 0.512155		\$ 516,563.71			\$ 353,112.47
2030		\$ 309,263,168.00	70%	\$ 92,778,950.40	0.8564	\$ 0.512155		\$ 475,172.03			\$ 353,112.47
2031		\$ 280,193,008.00	70%	\$ 84,057,902.40	0.7759	\$ 0.512155		\$ 430,506.75			\$ 353,112.47
2032		\$ 248,775,568.00	70%	\$ 74,632,670.40	0.6889	\$ 0.512155		\$ 382,234.95			\$ 353,112.47
2033		\$ 214,866,400.00	70%	\$ 64,459,920.00	0.5950	\$ 0.512155		\$ 330,134.70			\$ 353,112.47
2034		\$ 240,876,800.00	70%	\$ 72,263,040.00	0.4936	\$ 0.512155		\$ 370,098.77			\$ 353,112.47
2035		\$ 138,706,192.00	70%	\$ 41,611,857.60	0.3841	\$ 0.512155		\$ 213,117.21			\$ 353,112.47
2036		\$ 95,985,696.00	70%	\$ 28,795,708.80	0.2658	\$ 0.512155		\$ 147,478.66			\$ 353,112.47
2037		\$ 72,224,000.00	70%	\$ 21,667,200.00	0.2000	\$ 0.512155		\$ 110,969.65			\$ 353,112.47
			20%								
								\$ 3,531,124.69	\$ 578.87		\$ 3,531,124.69
2038		\$ 72,224,000.00	0%	\$ 72,224,000.00	0.0000	\$ 0.512155	\$ 0.002000	\$ 369,898.83			
2039		\$ 72,224,000.00	0%	\$ 72,224,000.00	0.0000	\$ 0.510155		\$ 368,454.35			
2040		\$ 72,224,000.00	0%	\$ 72,224,000.00	0.0000	\$ 0.508155		\$ 367,009.87			
2041		\$ 72,224,000.00	0%	\$ 72,224,000.00	0.0000	\$ 0.506155		\$ 365,565.39			
2042		\$ 72,224,000.00	0%	\$ 72,224,000.00	0.0000	\$ 0.504155		\$ 364,120.91			
2043		\$ 72,224,000.00	0%	\$ 72,224,000.00	0.0000	\$ 0.502155		\$ 362,676.43			
2044		\$ 72,224,000.00	0%	\$ 72,224,000.00	0.0000	\$ 0.500155		\$ 361,231.95			
2045		\$ 72,224,000.00	0%	\$ 72,224,000.00	0.0000	\$ 0.498155		\$ 359,787.47			
2046		\$ 72,224,000.00	0%	\$ 72,224,000.00	0.0000	\$ 0.496155		\$ 358,342.99			
2047		\$ 72,224,000.00	0%	\$ 72,224,000.00	0.0000	\$ 0.494155		\$ 356,898.51			
2048		\$ 72,224,000.00	0%	\$ 72,224,000.00	0.0000	\$ 0.492155		\$ 355,454.03			
2049		\$ 72,224,000.00	0%	\$ 72,224,000.00	0.0000	\$ 0.490155		\$ 354,009.55			
2050		\$ 72,224,000.00	0%	\$ 72,224,000.00	0.0000	\$ 0.488155		\$ 352,565.07			
2051		\$ 72,224,000.00	0%	\$ 72,224,000.00	0.0000	\$ 0.486155		\$ 351,120.59			
2052		\$ 72,224,000.00	0%	\$ 72,224,000.00	0.0000	\$ 0.484155		\$ 349,676.11			
2053		\$ 72,224,000.00	0%	\$ 72,224,000.00	0.0000	\$ 0.482155		\$ 348,231.63			
2054		\$ 72,224,000.00	0%	\$ 72,224,000.00	0.0000	\$ 0.480155		\$ 346,787.15			
2055		\$ 72,224,000.00	0%	\$ 72,224,000.00	0.0000	\$ 0.478155		\$ 345,342.67			
2056		\$ 72,224,000.00	0%	\$ 72,224,000.00	0.0000	\$ 0.476155		\$ 343,898.19			
2057		\$ 72,224,000.00	0%	\$ 72,224,000.00	0.0000	\$ 0.474155		\$ 342,453.71			
2058				\$ 10,654,650.03				\$ 7,123,525.34			\$ 3,531,124.69
		Total Benefit/30yrs		\$ 10,654,650.03							



CUMMINGS WESTLAKE LLC  
18410 N. ELDRIDGE PKWY  
TOMBALL, TX 77377  
713-266-4456

AmericanBank  
www.americanbank.com  
88-328/1149

6347

02/22/2023

PAY TO THE  
ORDER OF Jack County

\$ \*\*1,000.00

One thousand and 00/100\*\*\*\*\*

DOLLARS 6

Jack County

VALID VALID  
VALID VALID  
VALID VALID  
VALID VALID

MEMO

Ch. 312 Abatement App / Longhorn Solar, LLC

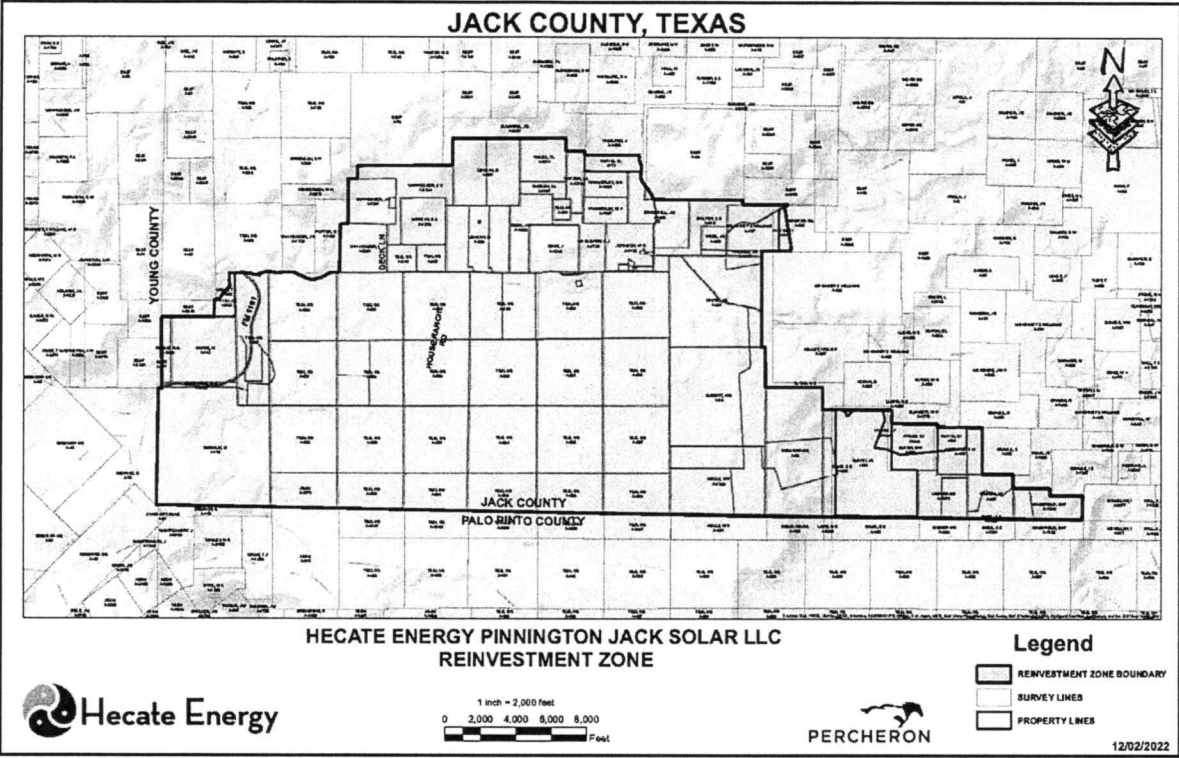
M. A.   
AUTHORIZED SIGNATURE

⑈006347⑈ ⑆114903284⑆1031000571⑈

## **Exhibit D**

### **Project Description, Site Map, Property List**

The proposed Project is anticipated to have a capacity of approximately 610 MW located in Jack County. The exact number and location of the panels and inverters will vary depending upon ongoing siting analysis, manufacturer's availability, prices, and the megawatt generating capacity of the Project when completed. Solar equipment selection is ongoing at this time and has not been finalized. The exact number of PV panels and their capacity will depend upon the panels and inverters selected, manufacturers availability and prices, ongoing engineering design optimization and the final megawatt generating capacity of the Project when completed. Current plans are to install all PV panels and associated inverters within Jack County. The Applicant requests a tax abatement for all facilities and equipment installed for the Project, including; solar modules/panels, tracking equipment, racking and mounting structures, O&M building, substation, inverters boxes, combiner boxes, meteorological equipment, foundations, roadways, paving, fencing, collection system, generation transmission lines, interconnection facilities and all eligible ancillary and necessary equipment. The estimated Taxable Value in Year 1 of the project is \$361,120,000 and would depreciate down to \$72,224,000 in the first year after the Abatement Period expired.



Acreage	Property ID	Owner	Legal Desc
923.70	1665	LEACH LORETTA MANAGEMENT LLC	AB 176 G DEDRICK
116.70	1945	BEALL HOLDINGS I LLC	AB 1051 J H BRIDWELL
65.99	1950	SEALE EDWARD H III & KAREN R	AB 951 I E GRAVES
38.02	1952	SEALE EDWARD H III & KAREN R	AB 1348 G W WAKEFIELD
16.10	2300	LITTLE BOBBY GLENN	AB 657 T E & L CO
170.53	3094	DECK RUSSELL	AB 1248 J H DECK
43.51	4103	CUMMING GREGORY ALTON	AB 880 J B WEBB
122.93	4106	CUMMING GREGORY ALTON	AB 946 S C DALTON
34.10	4196	LEACH LORETTA MANAGEMENT LLC	AB 657 T E & L CO
11.99	4196	LEACH LORETTA MANAGEMENT LLC	AB 657 T E & L CO
19.56	4197	LEACH LORETTA MANAGEMENT LLC	AB 2433 M C GLIDWELL
159.10	4239	LLOYD EMMETT GLIDWELL IRREVOCABLE TRUST	AB 623 T E & L CO
528.93	4572	TAUNTON DAVID	AB 58 W B BURDETT
57.07	4578	THE ALLAR COMPANY	AB 339 C W KUTCH
110.14	4579	EVANGELISTA DAVID & MELISSA	AB 427 MCKINNEY & WILLIAMS
47.66	4582	GRAY GERALD J II & CHRISTOPHER	AB 437 F H MEDEARIS
336.42	4583	GRAFORD 337 RANCH LTD	AB 635 T E & L CO
325.00	4584	GRAFORD 337 RANCH LTD	AB 636 T E & L CO
323.40	4585	GRAFORD 337 RANCH LTD	AB 637 T E & L CO
190.85	4586	GRAFORD 337 RANCH LTD	AB 638 T E & L CO
188.13	4587	GRAFORD 337 RANCH LTD	AB 639 T E & L CO
26.35	4588	EVANGELISTA DAVID & MELISSA	AB 891 J G WHITE
484.77	4589	THE ALLAR COMPANY	AB 1061 E B DAVIS
206.71	4595	GRAFORD 337 RANCH LTD	AB 2380 W F WELLS
87.86	4598	THE ALLAR COMPANY	AB 2375 ING & RR CO
170.75	4707	GRAFORD 337 RANCH LTD	AB 641 T E & L CO
191.61	4708	GRAFORD 337 RANCH LTD	AB 640 T E & L CO
170.95	4709	PINNINGTON CREEK RANCH LLC	AB 2372 A B & M
310.43	4710	PINNINGTON CREEK RANCH LLC	AB 631 T E & L CO
323.35	4711	PINNINGTON CREEK RANCH LLC	AB 632 T E & L CO
173.59	4712	PINNINGTON CREEK RANCH LLC	AB 642 T E & L CO
12.19	4713	PINNINGTON CREEK RANCH LLC	AB 657 T E & L CO
162.22	5098	HHW RANCHES LTD A TEXAS LTD	AB 630 T E & L CO
57.64	5114	HOUSE JIM CHARLES	AB 840 T E & L CO
56.46	5115	HOUSE JIM CHARLES	AB 842 T E & L CO
153.55	5116	HOUSE JIM CHARLES	AB 1279 B A MORGAN
109.58	5117	HOUSE JIM CHARLES	AB 350 D LEHMAN
52.90	5175	HIDDEN SPRINGS LAND & CATTLE	AB 437 F H MEDEARIS
93.03	5176	HIDDEN SPRINGS LAND & CATTLE	AB 1348 G W WAKEFIELD
78.35	5181	HIDDEN SPRINGS LAND & CATTLE	AB 951 I E GRAVES
316.04	5646	HHW RANCHES LTD A TEXAS LTD	AB 629 T E & L CO
323.89	5647	HHW RANCHES LTD A TEXAS LTD	AB 622 T E & L CO
312.90	5648	HHW RANCHES LTD A TEXAS LTD	AB 634 T E & L CO
323.90	5649	HHW RANCHES LTD A TEXAS LTD	AB 626 T E & L CO
150.76	5650	HOUSE JIM CHARLES	AB 1334 J C VANHOOSER
326.74	5651	HHW RANCHES LTD A TEXAS LTD	AB 628 T E & L CO
318.23	5652	HHW RANCHES LTD A TEXAS LTD	AB 625 T E & L CO
0.44	5654	HOUSE JIM CHARLES	AB 620 T E & L CO
324.16	5654	HOUSE JIM CHARLES	AB 620 T E & L CO
319.74	5655	HHW RANCHES LTD A TEXAS LTD	AB 627 T E & L CO
314.80	5661	KINDER SAMMY G	AB 624 T E & L CO
307.10	6161	LOGAN JERRY & TERRY & UNDERWOOD SANDRA	AB 143 H CAPPS
35.05	6162	UNDERWOOD JIMMY A AND SANDRA	AB 657 T E & L CO
27.15	6167	REYNOLDS ROY F & BEVERLY	AB 841 T E & L CO
80.24	6168	REYNOLDS ROY F & BEVERLY	AB 1096 G C HAMMERLY
82.96	6169	REYNOLDS ROY F & BEVERLY	AB 1097 W A HAMMERLY
78.16	6170	REYNOLDS ROY F & BEVERLY	AB 1216 A L WATSON
47.21	6171	REYNOLDS ROY F & BEVERLY	AB 1497 A L WATSON
109.32	6172	REYNOLDS ROY F & BEVERLY	AB 1700 C I MCQUERRY
64.90	6173	REYNOLDS ROY F & BEVERLY	AB 1535 J HAMILTON
148.11	6174	REYNOLDS ROY F & BEVERLY	AB 1014 T L WALES
0.00	6927	DECK GERALD R & MAY ANN	AB 621 T E & L CO
0.01	6927	DECK GERALD R & MAY ANN	AB 621 T E & L CO

Acreage	Property ID	Owner	Legal Desc
323.56	6927	DECK GERALD R & MAY ANN	AB 621 T E & L CO
84.03	6928	DECK GERALD R & MAY ANN	AB 630 T E & L CO
163.65	6931	DECK GERALD R & MAY ANN	AB 2264 I VANHOOSER
204.59	6932	DECK GERALD R & MAY ANN	AB 2394 S V VANHOOSER
97.02	7514	SORRELLS BRENT T	AB 350 D LEHMAN
162.02	7515	SORRELLS BRENT T	AB 351 D LEHMAN
2.96	7517	BISHOP WILLIAM JORDAN	AB 1122 W C JOHNSON
145.47	7518	BISHOP WILLIAM JORDAN	AB 1122 W C JOHNSON
6.80	7526	LITTLE BOBBY GLENN	AB 631 T E & L CO
322.71	8509	PINNINGTON CREEK RANCH LLC	AB 633 T E & L CO
71.97	8510	PINNINGTON CREEK RANCH LLC	AB 630 T E & L CO
1.28	8937	KINDER KEVIN JOE	AB 425 MEP & PRR
59.79	8938	KINDER KEVIN JOE	AB 427 MCKINNEY & WILLIAM
0.44	9401	WILSON BESSIE REVOCABLE RANCH TRUST	AB 350 D LEHMAN
0.00	9404	WILSON BESSIE REVOCABLE RANCH TRUST	AB 623 T E & L CO
3.51	9421	DECK RUSSELL	AB 624 T E & L CO
154.34	9422	DECK RUSSELL	AB 1069 J H DECK
159.29	9578	STRIFLER STEVEN	AB 623 T E & L CO
14.84	9584	EVANGELISTA DAVID & MELISSA	AB 2454 J R HALSELL
42.69	10054	M J INDIAN MOUNTIAN LLC	AB 2043 R O POGUE
41.89	10056	DOUBLE CROSSED T INVESTMENTS LLC	AB 1829 T J CROW
24.13	10056	DOUBLE CROSSED T INVESTMENTS LLC	AB 1829 T J CROW
162.07	10057	DOUBLE CROSSED T INVESTMENTS LLC	AB 657 T E & L CO
2.07	11198	KINDER S E & RUBY	AB 624 T E & L CO
5.14	50892	DECK GERALD R & MAY ANN	AB 2394 S V VANHOOSER
96.34	51520	WILSON BESSIE REVOCABLE RANCH TRUST	AB 350 D LEHMAN
163.27	51521	WILSON BESSIE REVOCABLE RANCH TRUST	AB 351 D LEHMAN
2.61	54267	THE ALLAR COMPANY	AB 1061 E B DAVIS
71.81	54269	SEALE EDWARD H III & KAREN R	AB 2375 ING & RR CO
219.80	54271	THE ALLAR COMPANY	AB 92 BBB & CRR
119.76	54273	TAUNTON DAVID	AB 2380 W F WELLS
38.49	54278	THE ALLAR COMPANY	AB 1924 M B LLOYD
34.48	54281	THE ALLAR COMPANY	AB 891 J G WHITE
357.85	54282	TAUNTON DAVID	AB 891 J G WHITE
0.62	54283	PORTER EDWARD	AB 657 T E & L CO
142.24	54344	THE ALLAR COMPANY	AB 92 BBB & CRR
138.15	54559	THE ALLAR COMPANY	AB 2380 W F WELLS
28.28	54645	EVANGELISTA DAVID & MELISSA	AB 425 MEP & PRR CO
167.58	54784	WILSON MICHAEL M	AB 92 BBB & CRR
33.15	54785	WILSON MICHAEL M	AB 1924 M B LLOYD
0.66	54787	WILSON MICHAEL M	AB 1061 E B DAVIS
5.12	54788	WILSON MICHAEL M	AB 2380 W F WELLS
31.45	54806	GRAY GERALD J II & CHRISTOPHER	AB 1061 E B DAVIS
99.67	54808	GRAY GERALD J II & CHRISTOPHER	AB 339 C W KUTCH
159.48	54816	THE ALLAR COMPANY	AB 58 W B BURDETT
0.80	54817	TAUNTON DAVID	AB 637 T E & L CO
5.00	55143	REID DAVID RAMSEY	AB 80 B S & F
78.80	55144	REID DAVID RAMSEY	AB 1051 J H BRIDWELL
16.73	55254	GREENE JACOB AND SHANA	AB 946 S C DALTON
180.13	55386	STEGMEIER JOHN MICHAEL	AB 891 J G WHITE
2.23	57592	ONCOR ELECTRIC DELIVERY CO	AB 1122 W C JOHNSON
0.51	58165	BEALL BILL & SARA	AB 1051 J H BRIDWELL
12.15	58288	BARTON CHAPEL WIND LLC	AB 1122 W C JOHNSON
51.90	58831	SEALE EDWARD H III & KAREN R	AB 437 F H MEDARIS
15279.23	Acres		

**Exhibit E**  
**Road Use Agreement**

AUG 21 2023

**IN THE COMMISSIONERS COURT  
OF  
JACK COUNTY, TEXAS**

VANESSA JAMES, County Clerk  
JACK COUNTY, TEXAS

BY \_\_\_\_\_ DEPUTY

**ORDER and RESOLUTOIN DECLARING ELIGIBILITY TO PARTICIPATE IN TAX  
ABATEMENT AND CREATING JACK COUNTY  
REINVESTMENT ZONE-LONGHORN**

WHEREAS, on the July 31, 2023, came on for consideration the Designation of a Reinvestment Zone pursuant to Chapter 312 of the Texas Tax Code, and

WHEREAS, attached to this Order are the following descriptive documents:

A description of the project and property to be contained within the Jack County Reinvestment Zone-Longhorn said description being included within an Application for Tax Abatement by Hecate Energy Longhorn Storage LLC, said application being incorporated herein by reference.

The Application, including maps and property descriptions contained within the Application attached to this Order are intended to more fully and accurately describe the geographic region included within the Reinvestment Zone to be known as Jack County Reinvestment Zone-Longhorn.

WHEREAS, prior to the creation of the Reinvestment Zone, the Commissioners court made a determination that the application filed by Hecate Energy Longhorn Storage LLC meets the applicable guidelines and criteria adopted by the Commissioners Court, and that a tax abatement agreement between the County and Hecate Energy Longhorn Storage LLC, would be in compliance with the established guidelines and criteria for tax abatement, and

WHEREAS, the Commissioners Court did conduct a public hearing, after due notice, as required by law, prior to the creation of a reinvestment zone, as required by Chapter 312 of the Texas Tax Code. After receiving public comment, the Commissioners Court hereby determines that the designation of an area as a reinvestment zone would contribute to the retention or




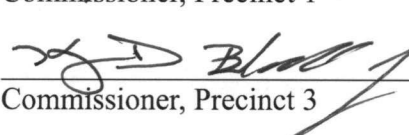
expansion of primary employment in Jack County, Texas, and would contribute to the economic development of the County,

THEREFORE, PREMISES CONSIDERED, the Commissioners Court of Jack County, Texas does hereby create the Jack County Reinvestment Zone-Longhorn as described more fully in the attachments to this Order, which are incorporated herein by reference and are to be filed in the minutes of the Commissioners Court with this Order.

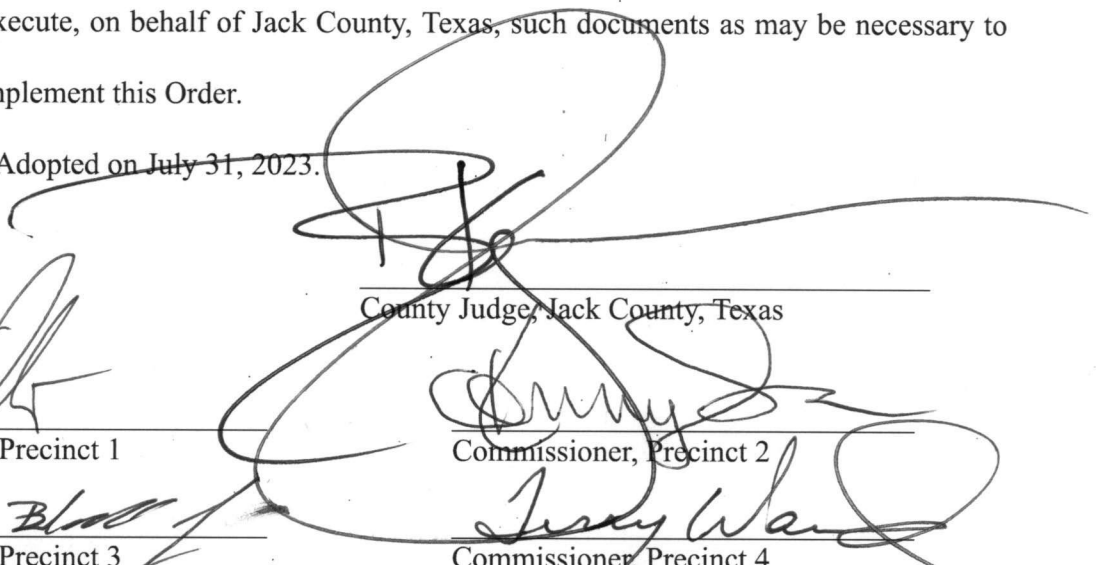
It is further ORDERED by the Commissioners Court that the County Judge is hereby authorized to execute, on behalf of Jack County, Texas, such documents as may be necessary to facilitate and implement this Order.

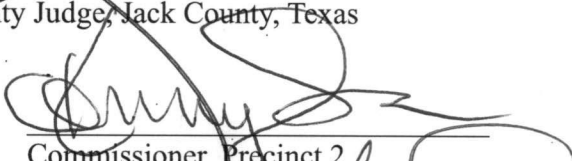
Dated: Adopted on July 31, 2023.

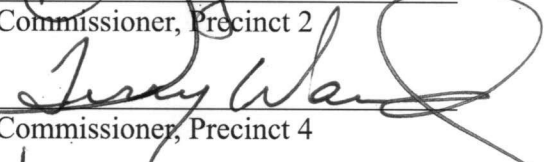
  
\_\_\_\_\_  
Commissioner, Precinct 1

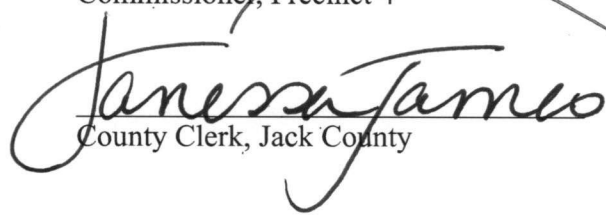
  
\_\_\_\_\_  
Commissioner, Precinct 3

Attest:

  
\_\_\_\_\_  
County Judge, Jack County, Texas

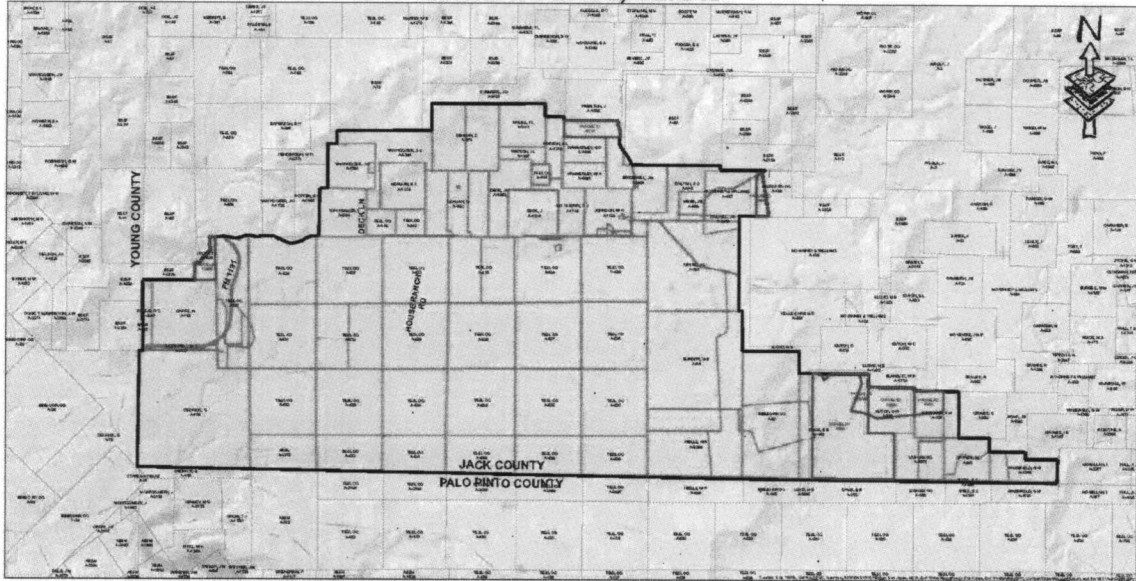
  
\_\_\_\_\_  
Commissioner, Precinct 2

  
\_\_\_\_\_  
Commissioner, Precinct 4

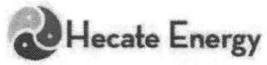
  
\_\_\_\_\_  
County Clerk, Jack County



# JACK COUNTY, TEXAS



## HECATE ENERGY PINNINGTON JACK SOLAR LLC REINVESTMENT ZONE



1 inch = 2,000 feet  
0 2,000 4,000 6,000 8,000 Feet



### Legend

- REINVESTMENT ZONE BOUNDARY
- SURVEY LINES
- PROPERTY LINES

12/02/2022

Acreage	Property ID	Owner	Legal Desc
923.70	1665	LEACH LORETTA MANAGEMENT LLC	AB 176 G DEDRICK
116.70	1945	BEALL HOLDINGS I LLC	AB 1051 J H BRIDWELL
65.99	1950	SEALE EDWARD H III & KAREN R	AB 951 I E GRAVES
38.02	1952	SEALE EDWARD H III & KAREN R	AB 1348 G W WAKEFIELD
16.10	2300	LITTLE BOBBY GLENN	AB 657 T E & L CO
170.53	3094	DECK RUSSELL	AB 1248 J H DECK
43.51	4103	CUMMING GREGORY ALTON	AB 880 J B WEBB
122.93	4106	CUMMING GREGORY ALTON	AB 946 S C DALTON
34.10	4196	LEACH LORETTA MANAGEMENT LLC	AB 657 T E & L CO
11.99	4196	LEACH LORETTA MANAGEMENT LLC	AB 657 T E & L CO
19.56	4197	LEACH LORETTA MANAGEMENT LLC	AB 2433 M C GLIDWELL
159.10	4239	LLOYD EMMETT GLIDWELL IRREVOCABLE TRUST	AB 623 T E & L CO
528.93	4572	TAUNTON DAVID	AB 58 W B BURDETT
57.07	4578	THE ALLAR COMPANY	AB 339 C W KUTCH
110.14	4579	EVANGELISTA DAVID & MELISSA	AB 427 MCKINNEY & WILLIAMS
47.66	4582	GRAY GERALD J II & CHRISTOPHER	AB 437 F H MEDEARIS
336.42	4583	GRAFORD 337 RANCH LTD	AB 635 T E & L CO
325.00	4584	GRAFORD 337 RANCH LTD	AB 636 T E & L CO
323.40	4585	GRAFORD 337 RANCH LTD	AB 637 T E & L CO
190.85	4586	GRAFORD 337 RANCH LTD	AB 638 T E & L CO
188.13	4587	GRAFORD 337 RANCH LTD	AB 639 T E & L CO
26.35	4588	EVANGELISTA DAVID & MELISSA	AB 891 J G WHITE
484.77	4589	THE ALLAR COMPANY	AB 1061 E B DAVIS
206.71	4595	GRAFORD 337 RANCH LTD	AB 2380 W F WELLS
87.86	4598	THE ALLAR COMPANY	AB 2375 ING & RR CO
170.75	4707	GRAFORD 337 RANCH LTD	AB 641 T E & L CO
191.61	4708	GRAFORD 337 RANCH LTD	AB 640 T E & L CO
170.95	4709	PINNINGTON CREEK RANCH LLC	AB 2372 A B & M
310.43	4710	PINNINGTON CREEK RANCH LLC	AB 631 T E & L CO
323.35	4711	PINNINGTON CREEK RANCH LLC	AB 632 T E & L CO
173.59	4712	PINNINGTON CREEK RANCH LLC	AB 642 T E & L CO
12.19	4713	PINNINGTON CREEK RANCH LLC	AB 657 T E & L CO
162.22	5098	HHW RANCHES LTD A TEXAS LTD	AB 630 T E & L CO
57.64	5114	HOUSE JIM CHARLES	AB 840 T E & L CO
56.46	5115	HOUSE JIM CHARLES	AB 842 T E & L CO
153.55	5116	HOUSE JIM CHARLES	AB 1279 B A MORGAN
109.58	5117	HOUSE JIM CHARLES	AB 350 D LEHMAN
52.90	5175	HIDDEN SPRINGS LAND & CATTLE	AB 437 F H MEDEARIS
93.03	5176	HIDDEN SPRINGS LAND & CATTLE	AB 1348 G W WAKEFIELD
78.35	5181	HIDDEN SPRINGS LAND & CATTLE	AB 951 I E GRAVES
316.04	5646	HHW RANCHES LTD A TEXAS LTD	AB 629 T E & L CO
323.89	5647	HHW RANCHES LTD A TEXAS LTD	AB 622 T E & L CO
312.90	5648	HHW RANCHES LTD A TEXAS LTD	AB 634 T E & L CO
323.90	5649	HHW RANCHES LTD A TEXAS LTD	AB 626 T E & L CO
150.76	5650	HOUSE JIM CHARLES	AB 1334 J C VANHOOSER
326.74	5651	HHW RANCHES LTD A TEXAS LTD	AB 628 T E & L CO
318.23	5652	HHW RANCHES LTD A TEXAS LTD	AB 625 T E & L CO
0.44	5654	HOUSE JIM CHARLES	AB 620 T E & L CO
324.16	5654	HOUSE JIM CHARLES	AB 620 T E & L CO
319.74	5655	HHW RANCHES LTD A TEXAS LTD	AB 627 T E & L CO
314.80	5661	KINDER SAMMY G	AB 624 T E & L CO
307.10	6161	LOGAN JERRY & TERRY & UNDERWOOD SANDRA	AB 143 H CAPPS
35.05	6162	UNDERWOOD JIMMY A AND SANDRA	AB 657 T E & L CO
27.15	6167	REYNOLDS ROY F & BEVERLY	AB 841 T E & L CO
80.24	6168	REYNOLDS ROY F & BEVERLY	AB 1096 G C HAMMERLY
82.96	6169	REYNOLDS ROY F & BEVERLY	AB 1097 W A HAMMERLY
78.16	6170	REYNOLDS ROY F & BEVERLY	AB 1216 A L WATSON
47.21	6171	REYNOLDS ROY F & BEVERLY	AB 1497 A L WATSON
109.32	6172	REYNOLDS ROY F & BEVERLY	AB 1700 C I MCQUERRY
64.90	6173	REYNOLDS ROY F & BEVERLY	AB 1535 J HAMILTON
148.11	6174	REYNOLDS ROY F & BEVERLY	AB 1014 T L WALES
0.00	6927	DECK GERALD R & MAY ANN	AB 621 T E & L CO
0.01	6927	DECK GERALD R & MAY ANN	AB 621 T E & L CO