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April 20, 2020

KEVIN O'HANLON

CERTIFIED, CIVIL APPELATE

CERTIFIED, CIVIL TRIAL

Local Government Assistance & Economic
Analysis Texas Comptroller of Public Accounts
P.O. Box 13528
Austin, Texas 78711-3528

RE: Value Limitation Agreement between La Joya Independent School District and La Joya
Windpower, LLC (#1356)

To the Local Government Assistance & Economic Analysis Division:

Enclosed please find a final copy each of the materials submitted to, and approved by, the La Joya ISD Board of Trustees on February 26, 2020. The package contains a copy each of the Findings entered by the Board. A fully executed set of originals of these documents will be maintained in the Board's records. Attached to each of the Findings, please find 1) a copy of the Application; 2) a copy of the Comptroller's appraisal of the project; 3) a copy of the economic impact study; 4) a copy of the financial impact study; and, 5) the final participation agreement.

Please do not hesitate to call with any questions.

Sincerely,

William Eggleston

Legal Assistant to Kevin O'Hanlon

**FINDINGS OF THE LA JOYA
INDEPENDENT SCHOOL DISTRICT BOARD
OF TRUSTEES
UNDER THE
TEXAS ECONOMIC DEVELOPMENT ACT
ON THE
APPLICATION SUBMITTED
BY
LA JOYA WINDPOWER, LLC (#1356)**



February 26, 2020

**FINDINGS OF THE
LA JOYA INDEPENDENT SCHOOL DISTRICT
BOARD OF TRUSTEES
UNDER THE
TEXAS ECONOMIC DEVELOPMENT ACT
ON THE APPLICATION SUBMITTED BY
LA JOYA WINDPOWER, LLC (#1356)**

FEBRUARY 26, 2020

FINDINGS OF THE LA JOYA INDEPENDENT SCHOOL
DISTRICT BOARD OF TRUSTEES UNDER THE
TEXAS ECONOMIC DEVELOPMENT ACT
ON THE APPLICATION SUBMITTED BY
LA JOYA WINDPOWER, LLC (#1356)

STATE OF TEXAS §

COUNTY OF HIDALGO §

On the 26 day of February 2020, a public meeting of the Board of Trustees of the Muenster Independent School District (“District”) was held. The meeting was duly posted in accordance with the provisions of the Texas Open Meetings Act, Chapter 551, Texas Government Code. At the meeting, the Board of Trustees took up and considered the application of La Joya Windpower, LLC (“Applicant”) for an Appraised Value Limitation on Qualified Property, pursuant to Chapter 313 of the Texas Tax Code. The Board of Trustees solicited input into its deliberations on the Application from interested parties within the District. The Board of Trustees has considered the economic impact analysis and the project certification issued by the Texas Comptroller of Public Accounts. After hearing presentations from the District’s administrative staff, and from consultants retained by the District to advise the Board in this matter, and after considering the relevant documentary evidence, the Board of Trustees makes the following findings with respect to application from Applicant, and the economic impact of that application:

On February 25, 2019, the Superintendent of the District, acting as agent of the Board of Trustees, and the Texas Comptroller of Public Accounts (“Comptroller”) received an Application from Applicant for an Appraised Value Limitation on Qualified Property, pursuant to Chapter 313 of the Texas Tax Code. The Application was determined to be complete as of March 27, 2019. A copy of the Application is attached as **Attachment A**.

The Applicant, (Texas Taxpayer Id. 32066821250), is an entity subject to Chapter 171, Texas Tax Code, and is certified to be an active franchise taxpayer by the Comptroller. See **Attachment B**.

The Board of Trustees acknowledged receipt of the Application, along with the requisite application fee, established pursuant to Texas Tax Code § 313.025(a)(1) and Local District Policy.

The Application was delivered to the Comptroller for review pursuant to Texas Tax Code § 313.025(d). A copy of the Application was delivered to the Hidalgo County Appraisal District for review pursuant to 34 Tex. Admin. Code § 9.1054.

The Application was reviewed by the Comptroller pursuant to Texas Tax Code §313.026, and a Comptroller Certificate was issued on October 25, 2019 in which the Comptroller has determined, inter alia, that: 1) Application is subject to the provisions of Chapter 171, Texas Tax Code; 2) the property meets the requirements of Section 313.024 for eligibility for a limitation on appraised values; 3) the proposed project is reasonably likely to generate tax revenue in an amount sufficient to offset the school district maintenance and operations ad valorem tax revenue lost as a result of the agreement before the 25th anniversary of the beginning of the limitation period; and, 4) the limitation on appraised value is a determining factor in the applicant's decision to invest capital and construct the project in this state. A copy of the Certificate is attached to the findings as **Attachment C**.

The Board of Trustees has previously directed that a specific financial analysis be conducted concerning the impact of the proposed value limitation on the finances of District. A copy of the report prepared by Moak, Casey & Associates, Inc., is attached to these findings as **Attachment D**.

The Board of Trustees has confirmed that the taxable value of property in the District for the preceding tax year, as determined under Subchapter M, Chapter 403, Government Code, is as stated in **Attachment E**.

The Texas Education Agency has evaluated the impact of the project on the District's facilities. TEA's determination is to be attached to these findings as **Attachment F**.

The Board has adopted the Texas Economic Development Agreement (Form 50-826) as promulgated by the Comptroller's Office. Form 50-826 has been altered only in accordance only the provisions of the template that the Comptroller permitted. The proposed Agreement is attached to these findings as **Attachment G**.

After review of the Comptroller's Certificate and economic analysis, and in consideration of its own studies the Board finds:

Board Finding Number 1.

The Board finds that the property described in the Application meets the requirements of Tex. Tax Code §313.024 for eligibility for a limitation on appraised value.

In support of Finding 1, the Application indicates that:

The Applicant, La Joya Windpower, LLC, is requesting an appraised value limitation from La Joya ISD for a proposed wind energy project using wind turbines and transmission located in Hidalgo County. The Applicant will not be requesting an appraised value limitation for the portion of the project located within the Edinburg CISD school district boundaries. The wind farm and its associated infrastructure will be constructed within the boundaries of La Joya ISD, Edinburg CISD, and Hidalgo County, Texas. The wind farm will have an estimated capacity of 210 megawatts (“MW”). To construct the wind farm, Applicant expects: 93 wind turbines, comprised of 86 wind turbines with a nameplate capacity of 2.2 MW (located within La Joya ISD) and 7 wind turbines with a nameplate capacity of 3.45 MW (located within Edinburg CISD). In addition to the wind turbine generating units, there will be the supporting electrical collection system and roads to be constructed and improved as necessary, as well as a collection substation to permit the interconnection and transmission of electricity generated by the wind turbines, and an operations and maintenance building constructed within the project’s boundary. Construction of the wind farm is expected to take approximately 12 months to complete.

Property used for renewable energy electric generation is eligible for a limitation under §313.024(b)(5).

Board Finding Number 2.

The project proposed by the applicant is reasonably likely to generate, before the 25th anniversary of the beginning of the limitation period, tax revenue, including state tax revenue, school district maintenance and operations ad valorem tax revenue attributable to the project, and any other tax revenue attributable to the effect of the project on the economy of the state, in an amount sufficient to offset the school district maintenance and operations ad valorem tax revenue lost as a result of the agreement (as detailed in Attachment B of the Comptroller’s Certification).

Board Finding Number 3.

Based on the information certified by the Comptroller, the limitation on appraised value is a determining factor in the applicant's decision to

invest capital and construct the project in this state (as detailed in Attachment C of the Comptroller's Certification).

Board Finding Number 4.

The Board finds that the Application Fee received was reasonable and only in such an amount as was necessary to cover the District's costs of processing the Application under consideration.

In support of Finding 4, the Board reviewed the Application Fee payment included in the Application at Attachment A, the contract with the District's consultants and the internal costs for processing the application, if any.

Board Finding Number 5.

Based upon the Application and in the Comptroller's Economic Impact Evaluation and Certification, Attachment A, the Board finds that the number of jobs to be created and the wages to be paid comply with the requirements of statute; and, the Board further finds that the Chapter 313 Tax Limitation Agreement (Attachment G) contains all required provisions and information related to job creation requirements, to wit: the provisions set forth in Subsections 9.1C&D of such Agreement.

In its Application, the Applicant has committed to creating six (6) new qualifying jobs. The average salary level of qualifying jobs must be at least \$40,867.32 per year. The review of the application by the Comptroller's indicated that this amount—based on Texas Workforce Commission data—complies with current Tex. Tax Code §313.021(3) requirement that qualifying jobs must pay 110 percent of the county average manufacturing wage. As defined in Section 313.021 of the Tax Code, "Qualifying Job" means a permanent full-time job that:

- (A) requires at least 1,600 hours of work a year;
- (B) is not transferred from one area in this state to another area in this state;
- (C) is not created to replace a previous employee;
- (D) is covered by a group health benefit plan for which the business offers to pay at least 80 percent of the premiums or other charges assessed for employee-only coverage under the plan, regardless of whether an employee may voluntarily waive the coverage; and

(E) pays at least 110 percent of the county average weekly wage for manufacturing jobs in the county where the job is located.

Board Finding Number 6.

Based upon the information provided to the District with regard to the industry standard for staffing ratios of similar projects in the State of Texas, the District has determined that if the job creation requirement set forth in Texas Tax Code § 313.021(2)(A)(iv)(b) was applied, for the size and scope of the project described in the Application, the required number of jobs meets or exceeds the industry standard for the number of employees reasonably necessary for the operation of the facility.

Board Finding Number 7.

The Applicant does not intend to create any non-qualifying jobs.

In its Application, Applicant has indicated that it does not intend to create any non-qualifying jobs. For any non-qualifying jobs the Applicant should create, the Applicant will be required to pay at least the county average wage of \$34,489 for all jobs in the county in accordance with the provisions of Tex. Tax Code §313.024(d).

Board Finding Number 8.

The revenue gains that will be realized by the school district if the Application is approved will be significant in the long-term, with special reference to revenues used for supporting school district debt.

In support of this finding, the analysis prepared by Moak, Casey & Associates projects that the project would initially add \$210 million to the tax base that would be available for debt service purposes at the peak investment level for the 2022-23 school year, which should benefit the District and its taxpayers.

Board Finding Number 9.

The effect of the applicant's proposal, if approved, on the number or size of needed school district instructional facilities is not expected to increase the District's facility needs, with current trends suggest little underlying enrollment growth based on the impact of the project.

The summary of financial impact prepared by Moak, Casey & Associates, Inc., indicates that there will be little to no impact on school facilities created by the new project. This finding is confirmed by the TEA evaluation of this project's impact on the number and size of school facilities in the District as stated in **Attachment F**.

Board Finding Number 10.

The Board finds that with the adoption of District Policy CCGB (Local), implemented in conformance with both Comptroller and Texas Education Agency Rules governing Chapter 313 Agreements, it has developed a process to verify, either directly or through its consultants, the accuracy and completeness of information in annual eligibility reports and biennial progress reports regarding (1) the reported number of jobs created and (2) the reported amount invested in the property.

Board Finding Number 11.

The Board of Trustees hired consultants to review and verify the information in the Application. Based upon the consultants' review, the Board has determined that the information provided by the Applicant is true and correct.

The Board has developed a written policy CCGB (Local) which requires, upon the filing of an Application under Tax Code Chapter 313, the retention of consultants in order to verify: (1) that Applicant's information contained in the Application as to existing facts is true and correct; (2) that Applicant's information contained in the Application with respect to projections of future events are commercially reasonable and within the ability of Applicant to execute; (3) that information related to job creation is commercially reasonable and within the ability of Applicant to execute; (4) that Applicant's representations concerning and economic incentives being offered, if any, and (5) the proposed project meets eligibility requirements.

As a part of its verification process the Board notes that the Chapter 313 Application for which these Findings are being made has been submitted by the Applicant under oath. Chapter 313 Applications are governmental records under Tex. Penal Code §37.01(2)(A);

as a result, all statements contained therein are representations of fact within the meaning of Tex. Penal Code § 37.01(3). Since Board action upon the adoption of these Findings and the approval of the Chapter 313 Tax Limitation Agreement (**Attachment G**) is an “official proceeding,” a false statement on a Chapter 313 application constitutes perjury under Tex. Penal Code § 37.03.

The Board finds that sworn statements are routinely used as an acceptable verification method for reliance by fact finders in each of the three separate branches of government, including trials.

The consultants have prepared signed statements that the consultants have reviewed and verified the contents of the Application and have determined that the current statements of fact contained in the Application are true and correct. (**Attachment H**) The Board finds that reliance by the Board and its consultants upon verified statements of the Applicant, especially as to Applicant’s future intentions which cannot be objectively verified is reasonable and within the intent of Chapter 313, Texas Tax Code.

Board Finding Number 12.

The Board of Trustees has determined that the Tax Limitation Amount requested by Applicant is currently Twenty Million Dollars, which is consistent with the minimum values currently set out by Tax Code, Chapter 313.

The Board finds that the Chapter 313 Tax Limitation Agreement (**Attachment G**), in accordance with Comptroller’s Form 50-826, contains all required provisions and information related to the required investment amount, to wit: the amount set forth in Section 2.5 of said Agreement. According to the Texas Comptroller of Public Accounts’ School and Appraisal Districts’ Property Value Study 2018 Final Findings made under Subchapter M, Chapter 403, Government Code for the preceding tax year (**Attachment E**). The total industrial value for the District is \$92.2 million. The District is categorized as Subchapter C, Category III district, which can offer a minimum value limitation of \$20 million.

Board Finding Number 13.

The Board finds that the Chapter 313 Tax Limitation Agreement (Attachment G) contains all necessary provisions and information related to establishing the required investment amount, to wit: the amount set forth in Section 2.5 of said Agreement.

The Board relies on the certifications of its consultants and the Comptroller's Approval of the Agreement form to make this Finding. (**Attachment I**)

Board Finding Number 14.

The Applicant (Taxpayer No. 32066821250) is eligible for the limitation on appraised value of qualified property as an active franchise-tax paying entity.

The Applicant, (Texas Taxpayer No. 32066822150), is an entity subject to Chapter 171, Texas Tax Code, and is certified to be an active franchise taxpayer by the Comptroller. See **Attachment B**. The Board also finds that the Chapter 313 Tax Limitation Agreement (**Attachment G**) contains all required provisions necessary for the Board to assess eligibility of any business to which an agreement is transferred.

Board Finding Number 15.

The project will be located within an area that is designated as a reinvestment zone, pursuant to Chapter 312 of the Texas Tax Code.

Board Finding Number 16.

The Agreement for an Appraised Value Limitation on Qualified Property, pursuant to Chapter 313 of the Texas Tax Code, attached hereto as Attachment G, includes adequate and appropriate revenue protection provisions for the District, and such provisions comply with the specific terms of Texas Tax Code, Chapter 313.

In support of this finding, the report of Moak, Casey & Associates, Inc. shows that the District will incur a revenue loss in the initial year that the value limitation is in effect without the proposed Agreement under current law. However, with this Agreement, the negative consequences of granting the value limitation are offset through the revenue protection provisions agreed to by the Applicant and the District. The Agreement contains

adequate revenue protection measures for the duration of the Agreement. In support of this Finding, the Board relies upon the recommendation of its consultants. (**Attachment H**)

Board Finding Number 17.

The Board finds that the Chapter 313 Tax Limitation Agreement (Attachment G) contains all required provisions necessary for the Board to assess performance standards and to require periodic deliverables that will enable it to hold businesses accountable for achieving desired results, to wit: the reporting requirements set forth in Article VIII of said Agreement.

Board Finding Number 18.

The Board finds that there are no conflicts of interest at the time of considering the agreement.

The Board finds that with the adoption of District Policies BBFA and BBFB, both (Legal) and (Local), set forth at <https://pol.tasb.org/home/index/643>, that it has taken appropriate action to ensure that all District Trustees and the Superintendent, have disclosed any potential conflicts of interest, and that such disclosures will be made if any conflict of interest arises in the future, in compliance with the requirements of Texas Local Gov't Code §171.004.

In addition, at the public hearing, the Board caused the statement set forth in **Attachment J** to be read into the public record and that only Board members audibly responding that no conflict of interest existed either deliberated or voted on the Tax Limitation Agreement, these Findings or any matter relating to the Application upon which these Findings have been premised.

The Board finds that with the adoption of District Policies DBD, DGA, DH, and BBFB, both (Legal) and (Local) that it has taken appropriate action to ensure that all District employees and/or consultants, have disclosed any potential conflicts of interest, and that such disclosures will be made if any conflict of interest arises in the future, in compliance with the requirements of Texas Local Gov't Code §171.004.

employees and/or consultants, have disclosed any potential conflicts of interest, and that such disclosures will be made if any conflict of interest arises in the future, in compliance with the requirements of Texas Local Gov't Code §171.004.

The Board finds that that no non-disclosed conflicts of interest exist as to the Application for which these Findings are being made, as of the time of action on these Findings.

Board Finding Number 19.

The Board directs that a link on its Web site to the Comptroller's Office's Web site where appraisal limitation related documents are made available to the public.

Board Finding Number 20.

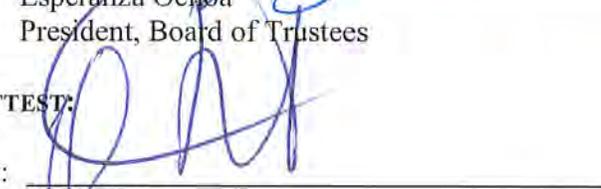
Considering the purpose and effect of the law and the terms of the Agreement, that it is in the best interest of the District and the State to enter into the attached Agreement for Limitation on Appraised Value of Property for School District Maintenance and Operations Taxes.

It is therefore ORDERED that the Agreement attached hereto as **Attachment G** is approved and hereby authorized to be executed and delivered by and on behalf of the District. It is further ORDERED that these findings and the Attachments referred to herein be attached to the Official Minutes of this meeting, and maintained in the permanent records of the Board of Trustees of the District.

Dated the 26th day of February 2020.

LA JOYA INDEPENDENT SCHOOL DISTRICT

By: 
Esperanza Ochoa
President, Board of Trustees

ATTEST:

By: _____
Oscar Salinas
Secretary, Board of Trustees

Attachment A

Application

O'HANLON, DEMERATH & CASTILLO

ATTORNEYS AND COUNSELORS AT LAW

808 WEST AVENUE
AUSTIN, TEXAS 78701
TELEPHONE: (512) 494-9949
FACSIMILE: (512) 494-9919

March 27, 2019

Local Government Assistance & Economic Analysis
Texas Comptroller of Public Accounts
P.O. Box 13528
Austin, Texas 78711-3528

RE: Application to the La Joya Independent School District from La Joya Windpower, LLC

To the Local Government Assistance & Economic Analysis Division:

By copy of this letter transmitting the application for review to the Comptroller's Office, the La Joya Independent School District is notifying La Joya Windpower, LLC, of its intent to consider the application for appraised value limitation on qualified property should a positive certificate be issued by the Comptroller. The Applicant submitted the Application to the school district on February 25, 2019. The Board voted to accept the application on February 25, 2019. The application has been determined complete as of March 27, 2019. The Applicant has provided the schedules in both electronic format and paper copies. The electronic copy is identical to the hard copy that will be hand delivered.

The Applicant has requested that a portion of Tab 11, specifically the detailed layout of the planned wind farm, be kept confidential until such time the Board votes to approve the application. In accordance with 34 TAC 9.1053, the information that is the subject of this request is segregated from the materials submitted contemporaneously with this application, that is, the proprietary commercial information regarding the competitive siting decisions for the possible project and proprietary information regarding the proposed layout of the project. The confidential materials are being submitted separately to protect against unintended disclosure. The maps depicting the planned location of the project display proprietary commercial information regarding the specific location of the possible project and the nature of the business that will be conducted at the site. The materials are protected by the trade secret exception set forth in Texas Government Code §552.110.

A copy of the application will be submitted to the Hidalgo County Appraisal District.

Sincerely,



Kevin O'Hanlon
School District Consultant

Cc: Hidalgo County Appraisal District
Buenos Aires Windpower, LLC

Application for Appraised Value Limitation
On Qualified Property

Submitted to:

La Joya Independent School District



By:

Terra-Gen, LLC



La Joya Windpower, LLC

February 25, 2019

Attachment 1

Please see executed application attached.

Application for Appraised Value Limitation on Qualified Property

(Tax Code, Chapter 313, Subchapter B or C)

INSTRUCTIONS: This application must be completed and filed with the school district. In order for an application to be processed, the governing body (school board) must elect to consider an application, but — by Comptroller rule — the school board may elect to consider the application only after the school district has received a completed application. Texas Tax Code, Section 313.025 requires that any completed application and any supplemental materials received by the school district must be forwarded within seven days to the Comptroller of Public Accounts.

If the school board elects to consider the application, the school district must:

- notify the Comptroller that the school board has elected to consider the application. This notice must include:
 - the date on which the school district received the application;
 - the date the school district determined that the application was complete;
 - the date the school board decided to consider the application; and
 - a request that the Comptroller prepare an economic impact analysis of the application;
- provide a copy of the notice to the appraisal district;
- must complete the sections of the application reserved for the school district and provide information required in the Comptroller rules located at 34 Texas Administrative Code (TAC) Section 9.1054; and
- forward the original hard copy of the completed application to the Comptroller in a three-ring binder with tabs, as indicated on page 9 of this application, separating each section of the documents, in addition to an electronic copy on CD. See 34 TAC Chapter 9, Subchapter F.

The governing body may, at its discretion, allow the applicant to supplement or amend the application after the filing date, subject to the restrictions in 34 TAC Chapter 9, Subchapter F.

When the Comptroller receives the notice and required information from the school district, the Comptroller will publish all submitted application materials on its website. The Comptroller is authorized to treat some application information as confidential and withhold it from publication on the Internet. To do so, however, the information must be segregated and comply with the other requirements set out in the Comptroller rules. For more information, see guidelines on Comptroller's website.

The Comptroller will independently determine whether the application has been completed according to the Comptroller's rules (34 TAC Chapter 9, Subchapter F). If the Comptroller finds the application is not complete, the Comptroller will request additional materials from the school district. Pursuant to 9.1053(a)(1)(C), requested information shall be provided within 20 days of the date of the request. When the Comptroller determines that the application is complete, it will send the school district a notice indicating so. The Comptroller will determine the eligibility of the project, issue a certificate for a limitation on appraised value to the school board regarding the application and prepare an economic impact evaluation by the 90th day after the Comptroller receives a complete application—as determined by the Comptroller.

The school board must approve or disapprove the application not later than the 150th day after the application review start date (the date the application is finally determined to be complete), unless an extension is granted. The Comptroller and school district are authorized to request additional information from the applicant that is reasonably necessary to issue a certificate, complete the economic impact evaluation or consider the application at any time during the application review period.

Please visit the Comptroller's website to find out more about the program at comptroller.texas.gov/economy/local/ch313/. There are links to the Chapter 313 statute, rules, guidelines and forms. Information about minimum limitation values for particular districts and wage standards may also be found at that site.

SECTION 1: School District Information

1. Authorized School District Representative

February 25, 2019

Date Application Received by District

Alda

First Name

Superintendent

Title

La Joya Independent School District

School District Name

200 West Expressway 83

Street Address

Mailing Address

La Joya

City

(956)323-2002

Phone Number

Mobile Number (optional)

Benavides

Last Name

Texas

State

(956)323-2010

Fax Number

a.benavides@lajoyaisd.net

Email Address

78560

ZIP

2. Does the district authorize the consultant to provide and obtain information related to this application?

Yes

No

SECTION 1: School District Information (continued)

3. Authorized School District Consultant (If Applicable)

Kevin	O'Hanlon
First Name	Last Name
Partner	
Title	
O'Hanlon, Demerath & Castillo	
Firm Name	
(512)494-9949	(512)494-9914
Phone Number	Fax Number
	kohanlon@808west.com
	Email Address

4. On what date did the district determine this application complete? March 27, 2019
5. Has the district determined that the electronic copy and hard copy are identical? Yes No

SECTION 2: Applicant Information

1. Authorized Company Representative (Applicant)

Milton	Howard	
First Name	Last Name	
Vice President of Renewable Development	Terra-Gen, LLC	
Title	Organization	
11455 El Camino Real, Suite 160		
Street Address		
Mailing Address		
San Diego	California	92130
City	State	ZIP
(858)764-3754	(858)767-3750	
Phone Number	Fax Number	
	MHoward@terra-gen.com	
	Business Email Address	

2. Will a company official other than the authorized company representative be responsible for responding to future information requests? Yes No
- 2a. If yes, please fill out contact information for that person.

Damon	Huplosky	
First Name	Last Name	
Managing Director	Terra-Gen, LLC	
Title	Organization	
437 Madison Ave		
Street Address		
Mailing Address		
New York	New York	10022-7001
City	State	ZIP
(646)829-3915		
Phone Number	Fax Number	
	DHuplosky@terra-gen.com	
	Business Email Address	

3. Does the applicant authorize the consultant to provide and obtain information related to this application? Yes No

SECTION 2: Applicant Information (continued)

4. Authorized Company Consultant (If Applicable)

Robert Pena, Jr.
 First Name Last Name
 President
 Title
 Texas Energy Consultants, LLC
 Firm Name
 (956)386-9387 (877)341-4474
 Phone Number Fax Number
 robjrpena@texas-kwh.com
 Business Email Address

SECTION 3: Fees and Payments

1. Has an application fee been paid to the school district? Yes No

The total fee shall be paid at time of the application is submitted to the school district. Any fees not accompanying the original application shall be considered supplemental payments.

1a. If yes, attach in Tab 2 proof of application fee paid to the school district.

For the purpose of questions 2 and 3, "payments to the school district" include any and all payments or transfers of things of value made to the school district or to any person or persons in any form if such payment or transfer of thing of value being provided is in recognition of, anticipation of, or consideration for the agreement for limitation on appraised value.

2. Will any "payments to the school district" that you may make in order to receive a property tax value limitation agreement result in payments that are not in compliance with Tax Code §313.027(i)? Yes No N/A

3. If "payments to the school district" will only be determined by a formula or methodology without a specific amount being specified, could such method result in "payments to the school district" that are not in compliance with Tax Code §313.027(i)? Yes No N/A

SECTION 4: Business Applicant Information

1. What is the legal name of the applicant under which this application is made? La Joya Windpower, LLC

2. List the Texas Taxpayer I.D. number of entity subject to Tax Code, Chapter 171 (11 digits) 32066821250

3. List the NAICS code 221115

4. Is the applicant a party to any other pending or active Chapter 313 agreements? Yes No

4a. If yes, please list application number, name of school district and year of agreement

SECTION 5: Applicant Business Structure

1. Identify Business Organization of Applicant (corporation, limited liability corporation, etc) Limited Liability Corporation

2. Is applicant a combined group, or comprised of members of a combined group, as defined by Tax Code §171.0001(7)? Yes No

2a. If yes, attach in Tab 3 a copy of Texas Comptroller Franchise Tax Form No. 05-165, No. 05-166, or any other documentation from the Franchise Tax Division to demonstrate the applicant's combined group membership and contact information.

3. Is the applicant current on all tax payments due to the State of Texas? Yes No

4. Are all applicant members of the combined group current on all tax payments due to the State of Texas? Yes No N/A

5. If the answer to question 3 or 4 is no, please explain and/or disclose any history of default, delinquencies and/or any material litigation, including litigation involving the State of Texas. (If necessary, attach explanation in Tab 3)

SECTION 6: Eligibility Under Tax Code Chapter 313.024

1. Are you an entity subject to the tax under Tax Code, Chapter 171? Yes No
2. The property will be used for one of the following activities:
 - (1) manufacturing Yes No
 - (2) research and development Yes No
 - (3) a clean coal project, as defined by Section 5.001, Water Code Yes No
 - (4) an advanced clean energy project, as defined by Section 382.003, Health and Safety Code Yes No
 - (5) renewable energy electric generation Yes No
 - (6) electric power generation using integrated gasification combined cycle technology Yes No
 - (7) nuclear electric power generation Yes No
 - (8) a computer center that is used as an integral part or as a necessary auxiliary part for the activity conducted by applicant in one or more activities described by Subdivisions (1) through (7) Yes No
 - (9) a Texas Priority Project, as defined by 313.024(e)(7) and TAC 9.1051 Yes No
3. Are you requesting that any of the land be classified as qualified investment? Yes No
4. Will any of the proposed qualified investment be leased under a capitalized lease? Yes No
5. Will any of the proposed qualified investment be leased under an operating lease? Yes No
6. Are you including property that is owned by a person other than the applicant? Yes No
7. Will any property be pooled or proposed to be pooled with property owned by the applicant in determining the amount of your qualified investment? Yes No

SECTION 7: Project Description

1. In **Tab 4**, attach a detailed description of the scope of the proposed project, including, at a minimum, the type and planned use of real and tangible personal property, the nature of the business, a timeline for property construction or installation, and any other relevant information.
2. Check the project characteristics that apply to the proposed project:

<input checked="" type="checkbox"/> Land has no existing improvements	<input type="checkbox"/> Land has existing improvements (<i>complete Section 13</i>)
<input type="checkbox"/> Expansion of existing operation on the land (<i>complete Section 13</i>)	<input type="checkbox"/> Relocation within Texas

SECTION 8: Limitation as Determining Factor

1. Does the applicant currently own the land on which the proposed project will occur? Yes No
2. Has the applicant entered into any agreements, contracts or letters of intent related to the proposed project? Yes No
3. Does the applicant have current business activities at the location where the proposed project will occur? Yes No
4. Has the applicant made public statements in SEC filings or other documents regarding its intentions regarding the proposed project location? Yes No
5. Has the applicant received any local or state permits for activities on the proposed project site? Yes No
6. Has the applicant received commitments for state or local incentives for activities at the proposed project site? Yes No
7. Is the applicant evaluating other locations not in Texas for the proposed project? Yes No
8. Has the applicant provided capital investment or return on investment information for the proposed project in comparison with other alternative investment opportunities? Yes No
9. Has the applicant provided information related to the applicant's inputs, transportation and markets for the proposed project? Yes No
10. Are you submitting information to assist in the determination as to whether the limitation on appraised value is a determining factor in the applicant's decision to invest capital and construct the project in Texas? Yes No

Chapter 313.026(e) states "the applicant may submit information to the Comptroller that would provide a basis for an affirmative determination under Subsection (c)(2)." If you answered "yes" to any of the questions in Section 8, attach supporting information in Tab 5.

SECTION 9: Projected Timeline

- 1. Application approval by school board QTR 2 2019
- 2. Commencement of construction QTR 1 2020
- 3. Beginning of qualifying time period January 1, 2020
- 4. First year of limitation January 1, 2022
- 5. Begin hiring new employees QTR 3 2020
- 6. Commencement of commercial operations QTR 4 2020
- 7. Do you propose to construct a new building or to erect or affix a new improvement after your application review start date (date your application is finally determined to be complete)? Yes No
 Note: Improvements made before that time may not be considered qualified property.
- 8. When do you anticipate the new buildings or improvements will be placed in service? QTR 4 2020

SECTION 10: The Property

- 1. Identify county or counties in which the proposed project will be located Hidalgo County
- 2. Identify Central Appraisal District (CAD) that will be responsible for appraising the property Hidalgo County Appraisal Districts
- 3. Will this CAD be acting on behalf of another CAD to appraise this property? Yes No
- 4. List all taxing entities that have jurisdiction for the property, the portion of project within each entity and tax rates for each entity:
 County: Hidalgo Co, 0.5800, 93% City: N/A
(Name, tax rate and percent of project) (Name, tax rate and percent of project)
 Hospital District: N/A Water District: N/A
(Name, tax rate and percent of project) (Name, tax rate and percent of project)
 Other (describe): South Texas College, 0.1850, 85% Other (describe): South Texas ISD, 0.04920, 85%
(Name, tax rate and percent of project) (Name, tax rate and percent of project)
- 5. Is the project located entirely within the ISD listed in Section 1? Yes No
 5a. If no, attach in **Tab 6** additional information on the project scope and size to assist in the economic analysis.
- 6. Did you receive a determination from the Texas Economic Development and Tourism Office that this proposed project and at least one other project seeking a limitation agreement constitute a single unified project (SUP), as allowed in §313.024(d-2)? Yes No
 6a. If yes, attach in **Tab 6** supporting documentation from the Office of the Governor.

SECTION 11: Investment

NOTE: The minimum amount of qualified investment required to qualify for an appraised value limitation and the minimum amount of appraised value limitation vary depending on whether the school district is classified as Subchapter B or Subchapter C, and the taxable value of the property within the school district. For assistance in determining estimates of these minimums, access the Comptroller's website at comptroller.texas.gov/economy/local/ch313/.

- 1. At the time of application, what is the estimated minimum qualified investment required for this school district? 20,000,000.00
- 2. What is the amount of appraised value limitation for which you are applying? 25,000,000.00
 Note: The property value limitation amount is based on property values available at the time of application and may change prior to the execution of any final agreement.
- 3. Does the qualified investment meet the requirements of Tax Code §313.021(1)? Yes No
- 4. Attach a description of the qualified investment [See §313.021(1).] The description must include:
 - a. a specific and detailed description of the qualified investment you propose to make on the property for which you are requesting an appraised value limitation as defined by Tax Code §313.021 (Tab 7);
 - b. a description of any new buildings, proposed new improvements or personal property which you intend to include as part of your minimum qualified investment (Tab 7); and
 - c. a detailed map of the qualified investment showing location of tangible personal property to be placed in service during the qualifying time period and buildings to be constructed during the qualifying time period, with vicinity map (Tab 11).
- 5. Do you intend to make at least the minimum qualified investment required by Tax Code §313.023 (or §313.053 for Subchapter C school districts) for the relevant school district category during the qualifying time period? Yes No

SECTION 12: Qualified Property

1. Attach a detailed description of the qualified property. [See §313.021(2)] (If qualified investment describes qualified property exactly, you may skip items a, b and c below.) The description must include:
 - 1a. a specific and detailed description of the qualified property for which you are requesting an appraised value limitation as defined by Tax Code §313.021 (Tab 8);
 - 1b. a description of any new buildings, proposed new improvements or personal property which you intend to include as part of your qualified property (Tab 8); and
 - 1c. a map of the qualified property showing location of new buildings or new improvements with vicinity map (Tab 11).
2. Is the land upon which the new buildings or new improvements will be built part of the qualified property described by §313.021(2)(A)? Yes No
 - 2a. If yes, attach complete documentation including:
 - a. legal description of the land (Tab 9);
 - b. each existing appraisal parcel number of the land on which the new improvements will be constructed, regardless of whether or not all of the land described in the current parcel will become qualified property (Tab 9);
 - c. owner (Tab 9);
 - d. the current taxable value of the land. Attach estimate if land is part of larger parcel (Tab 9); and
 - e. a detailed map showing the location of the land with vicinity map (Tab 11).
3. Is the land on which you propose new construction or new improvements currently located in an area designated as a reinvestment zone under Tax Code Chapter 311 or 312 or as an enterprise zone under Government Code Chapter 2303? Yes No
 - 3a. If yes, attach the applicable supporting documentation:
 - a. evidence that the area qualifies as a enterprise zone as defined by the Governor's Office (Tab 16);
 - b. legal description of reinvestment zone (Tab 16);
 - c. order, resolution or ordinance establishing the reinvestment zone (Tab 16);
 - d. guidelines and criteria for creating the zone (Tab 16); and
 - e. a map of the reinvestment zone or enterprise zone boundaries with vicinity map (Tab 11)
 - 3b. If no, submit detailed description of proposed reinvestment zone or enterprise zone with a map indicating the boundaries of the zone on which you propose new construction or new improvements to the Comptroller's office within 30 days of the application date. What is the anticipated date on which you will submit final proof of a reinvestment zone or enterprise zone? _____

SECTION 13: Information on Property Not Eligible to Become Qualified Property

1. In Tab 10, attach a specific and detailed description of all **existing property**. This includes buildings and improvements existing as of the application review start date (the date the application is determined to be complete by the Comptroller). The description must provide sufficient detail to locate all existing property on the land that will be subject to the agreement and distinguish existing property from future proposed property.
 2. In Tab 10, attach a specific and detailed description of all **proposed new property that will not become new improvements** as defined by TAC 9.1051. This includes proposed property that: functionally replaces existing or demolished/removed property; is used to maintain, refurbish, renovate, modify or upgrade existing property; or is affixed to existing property; or is otherwise ineligible to become qualified property. The description must provide sufficient detail to distinguish existing property (question 1) and all proposed new property that cannot become qualified property from proposed qualified property that will be subject to the agreement (as described in Section 12 of this application).
 3. For the property not eligible to become qualified property listed in response to questions 1 and 2 of this section, provide the following supporting information in Tab 10:
 - a. maps and/or detailed site plan;
 - b. surveys;
 - c. appraisal district values and parcel numbers;
 - d. inventory lists;
 - e. existing and proposed property lists;
 - f. model and serial numbers of existing property; or
 - g. other information of sufficient detail and description.
 4. Total estimated market value of existing property (that property described in response to question 1): \$ _____ 0.00
 5. In Tab 10, include an appraisal value by the CAD of all the buildings and improvements existing as of a date within 15 days of the date the application is received by the school district.
 6. Total estimated market value of proposed property not eligible to become qualified property
(that property described in response to question 2): \$ _____ 0.00
- Note:** Investment for the property listed in question 2 may count towards qualified investment in Column C of Schedules A-1 and A-2, if it meets the requirements of 313.021(1). Such property cannot become qualified property on Schedule B.

SECTION 14: Wage and Employment Information

1. What is the estimated number of permanent jobs (more than 1,600 hours a year), with the applicant or a contractor of the applicant, on the proposed qualified property during the last complete quarter before the application review start date (date your application is finally determined to be complete)? 0
2. What is the last complete calendar quarter before application review start date:
 First Quarter Second Quarter Third Quarter Fourth Quarter of 2018
(year)
3. What were the number of permanent jobs (more than 1,600 hours a year) this applicant had in Texas during the most recent quarter reported to the Texas Workforce Commission (TWC)? 0
Note: For job definitions see TAC §9.1051 and Tax Code §313.021(3).
4. What is the number of new qualifying jobs you are committing to create? 6
5. What is the number of new non-qualifying jobs you are estimating you will create? 0
6. Do you intend to request that the governing body waive the minimum new qualifying job creation requirement, as provided under Tax Code §313.025(f-1)? Yes No
 - 6a. If yes, attach evidence in **Tab 12** documenting that the new qualifying job creation requirement above exceeds the number of employees necessary for the operation, according to industry standards.
7. Attach in **Tab 13** the four most recent quarters of data for each wage calculation below, including documentation from the TWC website. The final actual statutory minimum annual wage requirement for the applicant for each qualifying job — which may differ slightly from this estimate — will be based on information from the four quarterly periods for which data were available at the time of the application review start date (date of a completed application). See TAC §9.1051(21) and (22).
 - a. Average weekly wage for all jobs (all industries) in the county is 658.75
 - b. 110% of the average weekly wage for manufacturing jobs in the county is 861.58
 - c. 110% of the average weekly wage for manufacturing jobs in the region is 785.91
8. Which Tax Code section are you using to estimate the qualifying job wage standard required for this project? §313.021(5)(A) or §313.021(5)(B)
9. What is the minimum required annual wage for each qualifying job based on the qualified property? 40,867.32
10. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? 40,867.32
11. Will the qualifying jobs meet all minimum requirements set out in Tax Code §313.021(3)? Yes No
12. Do you intend to satisfy the minimum qualifying job requirement through a determination of cumulative economic benefits to the state as provided by §313.021(3)(F)? Yes No
 - 12a. If yes, attach in **Tab 12** supporting documentation from the TWC, pursuant to §313.021(3)(F).
13. Do you intend to rely on the project being part of a single unified project, as allowed in §313.024(d-2), in meeting the qualifying job requirements? Yes No
 - 13a. If yes, attach in **Tab 6** supporting documentation including a list of qualifying jobs in the other school district(s).

SECTION 15: Economic Impact

1. Complete and attach Schedules A1, A2, B, C, and D in **Tab 14**. Note: Excel spreadsheet versions of schedules are available for download and printing at URL listed below.
2. Attach an Economic Impact Analysis, if supplied by other than the Comptroller's Office, in **Tab 15**. (*not required*)
3. If there are any other payments made in the state or economic information that you believe should be included in the economic analysis, attach a separate schedule showing the amount for each year affected, including an explanation, in **Tab 15**.

Attachment 2

Proof of Payment of Application Fee

Please find on the attached page, a copy of the wire for the \$75,000 application fee to La Joya ISD.

Proof of payment of filing fee received by the
Comptroller of Public Accounts per TAC Rule
§9.1054 (b)(5)

*(Page Inserted by Office of Texas Comptroller of
Public Accounts)*

Attachment 3

Documentation of Combined Group membership under Texas Tax Code 171.0001(7), history of tax default, delinquencies and/or material litigation (if applicable).

Not Applicable.

Attachment 4

Detailed description of the project.

In Tab 4, attach a detailed description of the scope of the proposed project, including, at a minimum, the type and planned use of real and tangible personal property, the nature of the business, a timeline for property construction or installation, and any other relevant information.

La Joya Windpower, LLC, ("La Joya Windpower") is a special purpose entity formed to facilitate the development and commercialization of a utility-scale wind energy project. Terra-Gen Development Company, LLC, ("Terra-Gen") the exclusive developer of La Joya Windpower, is in the business of initiating, developing, producing and owning and operating electricity from renewable energy projects including wind, solar, and geothermal.

Terra-Gen currently has many projects in development across the United States and is evaluating other renewable energy project opportunities across the country.

La Joya Windpower, LLC was recently created for the purpose of interconnecting La Joya Windpower into the ERCOT market and there are no existing 312 or 313 agreements in place for this project. La Joya Windpower is requesting an appraised value limitation from La Joya ISD for a proposed wind energy project using wind turbines and transmission located in Hidalgo County. La Joya will NOT be requesting an appraised value of limitation for the portion of the project located within the Edinburg CISD school district boundaries. The wind farm and its associated infrastructure will be constructed within the jurisdiction of La Joya ISD, Edinburg CISD and Hidalgo County, Texas. A map showing the location of the wind farm is included as Attachment 11a.

The wind farm will have an estimated capacity of 210 megawatts ("MW"). To construct the wind farm, La Joya Windpower expects: 93 wind turbines comprised of 86 wind turbines with a nameplate capacity of 2.2 MW and 7 wind turbines with a nameplate capacity of 3.45MW of which:

- 86 wind turbines being within the La Joya ISD boundaries,
- 7 wind turbines within the Edinburg CISD boundaries, and

In addition to the wind turbine generating units, there will be the supporting electrical collection system and roads to be constructed and improved as necessary, as well as a collection substation to permit the interconnection and transmission of electricity generated by the wind turbines, and an operations and maintenance building constructed within the Project's boundary.

Construction of the wind farm is expected to take approximately 12 months to complete, contingent upon favorable economics for the project.

While the wind regime for La Joya Windpower is very good, there are many favorable locations for wind projects that could be developed across the United States. La Joya Windpower has modeled its economics with an expectation that having a Limitation of Appraised Value Agreement with La Joya ISD is a key and invaluable portion of the project.

In today's competitive energy market, project investors and power purchasers require wind energy projects to have secured tax incentives, so that they can compete with wind projects across the U.S. and can locate projects in a wide variety of locations should La Joya Windpower be unable to develop a competitive project in Texas that is able to generate returns sufficient to attract investment capital.

Wind farms are operating and under development in many states throughout the country. According to the American Wind Energy Association ("AWEA") there are now over 54,000 turbines with a combined capacity of 89,379 MW operating in 41 states within the United States, Guam and Puerto Rico. During 2017, the U.S. wind industry grew 9% adding 7,017 MW of new wind power capacity. During the first quarter of 2018, the U.S. wind industry installed an additional 406 MW of wind power capacity.

A graphic provided by AWEA demonstrates the national geographic diversity of capacity throughout the United States for 2017.



Clearly locations for the development of wind projects are abundant and the Applicant can locate a project in a wide variety of locations across the United States, should it be unable to develop a competitive project in Texas that is able to generate returns sufficient enough to attract investment capital.

Terra-Gen, the developer of La Joya Windpower, LLC, is a national developer of wind projects, and has operations across the US and states within the contiguous United States. As construction is one of the most significant costs in creating wind farm, the physical improvements of the La Joya Windpower, once completed, cannot be feasibly moved to another location. The wind turbines and supporting infrastructure are long-lived assets engineered and designed specifically for this project location. The cost of installing the improvements on the site is substantial and the cost to remove, redesign, and relocate the improvements to a different location would be prohibitive.

La Joya Windpower, LLC was formed for the express purpose of developing a community sponsored wind farm that would help bring significant economic development to an area that is historically economically distressed. Terra-Gen identified Texas, and in particular Hidalgo County, for its strong wind resource, access to available transmission capacity and the ERCOT market, and favorable property tax incentives under the Tax Code for Chapter 312 abatement and Chapter 313 Appraised Value Limitation.

Terra-Gen prefers to develop and build the proposed La Joya Windpower Project as described throughout this Application but should it not be granted the limitation, then it is likely that La Joya Windpower would not be economically viable compared to other projects in development across the U.S.

As of August 2018, La Joya Windpower has no physical assets on site. La Joya Windpower has invested additional capital in an Interconnection Study with ERCOT, avian studies, environmental studies, federal aviation studies, and in leasing land for the project.

Should the Appraised Value Limitation be granted, La Joya Windpower has created a development and investment plan that is capitalized to implement the project. Without such a limitation the Project, competing against other Texas projects that have qualified, would likely be forced to redeploy its assets and capital to other states competing for similar wind projects.

Attachment 5

Documentation to assist in determining if limitation is a determining factor.

Chapter 313.026(e) states “the applicant may submit information to the Comptroller that would provide a basis for an affirmative determination under Subsection (c) (2).” If you answered “yes” to any of the questions in Section 8, attach supporting information in Tab 5.

2. Has the applicant entered into any agreements, contracts or letters of intent related to the proposed project?

La Joya Windpower, LLC was formed in 2018. In support of its creation, the participating members of Terra-Gen, executed documents necessary to form the entity including an Operating Agreement and a Development Agreement with La Joya Windpower, LLC.

Terra-Gen has entered into the following representative agreements and contracts for the development of a project within La Joya ISD, and Edinburg CISD, and intends to assign these assets to La Joya Windpower, LLC:

- Grants of leases and easements covering approximately 36,000 acres of land
- Avian Study and contract
- Bat Acoustic Study and contract
- Threatened & Endangered Species Studies and contract
- Enterprise Zone with Hidalgo County Commissioners Court
- Interconnection Application with ERCOT
- Federal Aviation Studies

7. Is the applicant evaluating other locations not in Texas for the proposed project?

Yes. Terra-Gen management team is uniquely qualified to develop and construct wind and other renewable energy projects in the United States. In North America, Terra-Gen currently operates over 2,000 MW of renewable energy projects. Based on this experience the management team evaluates all potential projects for feasibility, finance-ability, and the economic returns they represent in comparison to other project opportunities both OUTSIDE the State of Texas as WITHIN the State of Texas. Other locations being evaluated include, but are not limited to:

California
Oklahoma
Louisiana
Colorado
Wyoming
Nevada

For these reasons, Terra-Gen studies and evaluates various competing sites throughout the market areas across the U.S. where wind development is attractive. Without a Value Limitation program, Terra-Gen would seek to move to alternative sites outside of the State of Texas.

La Joya Windpower is currently in a period of assessment to determine whether the identified site within La Joya ISD represents the best location or whether redeployment of its development resources and capital to other power markets in the United States is more advisable. As such, the development resources necessary to advance the Project for a planned 210 MW could be redeployed to other renewable energy development projects in other power markets in the United States.

Therefore, a 313 Limitation of Appraised Value Agreement is a vital tax incentive necessary to ensure the Project is economically competitive with other wind projects with similar incentives. Without the requested value limitation, the La Joya Windpower Project will be unable to generate sufficient operating margins and net income to produce economically competitive energy and associate returns necessary to attract tax and sponsor equity investment. Such third-party investment is mandatory to finance the projected capital costs of approximately \$210M needed to purchase wind turbines and other infrastructure, and to fund the construction of the facility.

10. Are you submitting information to assist in the determination as to whether the limitation on appraised value is a determining factor in the applicant's decision to invest capital and construct the project in Texas?

The information provided in this Attachment and throughout the Application has been assembled to provide the reviewer with the best possible information to make an assessment and determination of the critical nature of the Limitation on Appraised Value to the feasibility of the Project.

Attachment 6

Description of how project is located in more than one district, including list of percentage in each district and, if determined to be a single unified project, documentation from the Office of the Governor (if applicable).

5a. If no, attach in Tab 6 additional information on the project scope and size to assist in the economic analysis.

It is anticipated that 93% of the planned Qualified Property for the Project will be located within La Joya ISD boundaries, 7% located within the Edinburg CISD boundaries being within Hidalgo County, Texas. However, La Joya Windpower, LLC will NOT be applying for an appraised value limitation with Edinburg CISD.

School District	County	Percentage of Project	Anticipated Number of Turbines
La Joya ISD	Hidalgo County, Texas	93%	86
Edinburg CISD	Hidalgo County, Texas	7%	7

Attachment 7

Description of Qualified Investment

- a. A specific and detailed description of the qualified investment you propose to make on the property for which you are requesting an appraised value limitation as defined by Tax Code 313.021(7) (Tab 7).***

The Applicant is requesting an appraised value limitation on all of the property constructed or placed upon the real property within La Joya ISD, which is located in Hidalgo and Starr Counties, Texas.

The property for which the Applicant is requesting an appraised value limitation shall include, but is NOT limited to, the following: up to 86 wind turbines, with a combined make up of 79- 2.2 MW wind turbines and 7- 3.45 MW wind turbines and a combined total generating capacity of approximately 210 MW; up to 86 steel reinforced concrete foundations supporting the weight of each turbine tower; up to 86 electric power transformers; underground conductor cables used to transport electricity from each turbine tower to an electrical substation; and a new electrical substation interconnected to the ETT Lobo to Palmetto, 345kV transmission line located in Hidalgo County.

Additionally, the map provided does not represent the final location of the improvements; however, all of the improvements that make up the amount of Qualified Investment will be made within the Project Investment Area as shown on Map Exhibit on Attachment 11a.

- b. A description of any new buildings proposed new improvements or personal property which you intend to include as part of your minimum qualified investment (Tab 7).***

The Applicant intends to construct a Maintenance and Operations building to house equipment i.e. junction boxes, transformer equipment, and turbine electronic controls. The Applicant will also be constructing an electrical substation facility for integration and transmission of power into the electrical grid.

Attachment 8

Description of Qualified Property

La Joya Windpower, LLC plans to construct an estimated 210 MW wind farm in Hidalgo County, located within La Joya ISD, and Edinburg CISD boundaries. Additional improvements of Qualified Property located within La Joya ISD boundary include:

- 86 Wind Turbines: 79 wind turbines with a nameplate capacity of 2.2MW and 7 wind turbines with a nameplate capacity of 3.45MW;
- 86 Wind Turbine Foundations;
- Several thousand feet of Transmission Collection System cable & Junction Boxes;
- Overhead Transmission and Interconnection infrastructure;
- Meteorological towers;
- All weather Road work sloped for drainage;
- Operations and maintenance building for storage of control systems necessary for commercial generation of electricity;
- Electric substation including power transformers, associated circuit breakers, switches, reactive power compensation equipment and control building & fencing of perimeter.

La Joya Windpower anticipates using 86 wind turbines with a nameplate capacity of 2.2 MW and 7 wind turbines with a nameplate capacity of 3.45 MW. Although final turbine selection and location of the infrastructure may change, 93% of equipment outlined above is expected to be located within La Joya ISD, and the remaining 7% is anticipated to be within the Edinburg CISD boundaries. Current plans are to install turbines in one phase.

The exact placement of turbines is subject to ongoing planning, wind resource evaluation, engineering, land leasing, and turbine selection. The final number and location of turbines and supporting structures will be determined before construction begins. However, any changes in the number and location of turbines will not have a significant impact on the total investment. La Joya intends to connect to ETT Lobo to Palmetto, 345kV transmission line internal to the Project, located within La Joya ISD, and Edinburg CISD boundaries. All of the infrastructure will remain within the project boundary and within the Hidalgo County Enterprise Zones. The map in Attachment 11b shows the proposed project area with the anticipated improvement locations.

Attachment 9

Description of Land

Not Applicable.

Attachment 10

Description of all property not eligible to become qualified property (if applicable).

Not Applicable.

Attachment 11

Maps that clearly show:

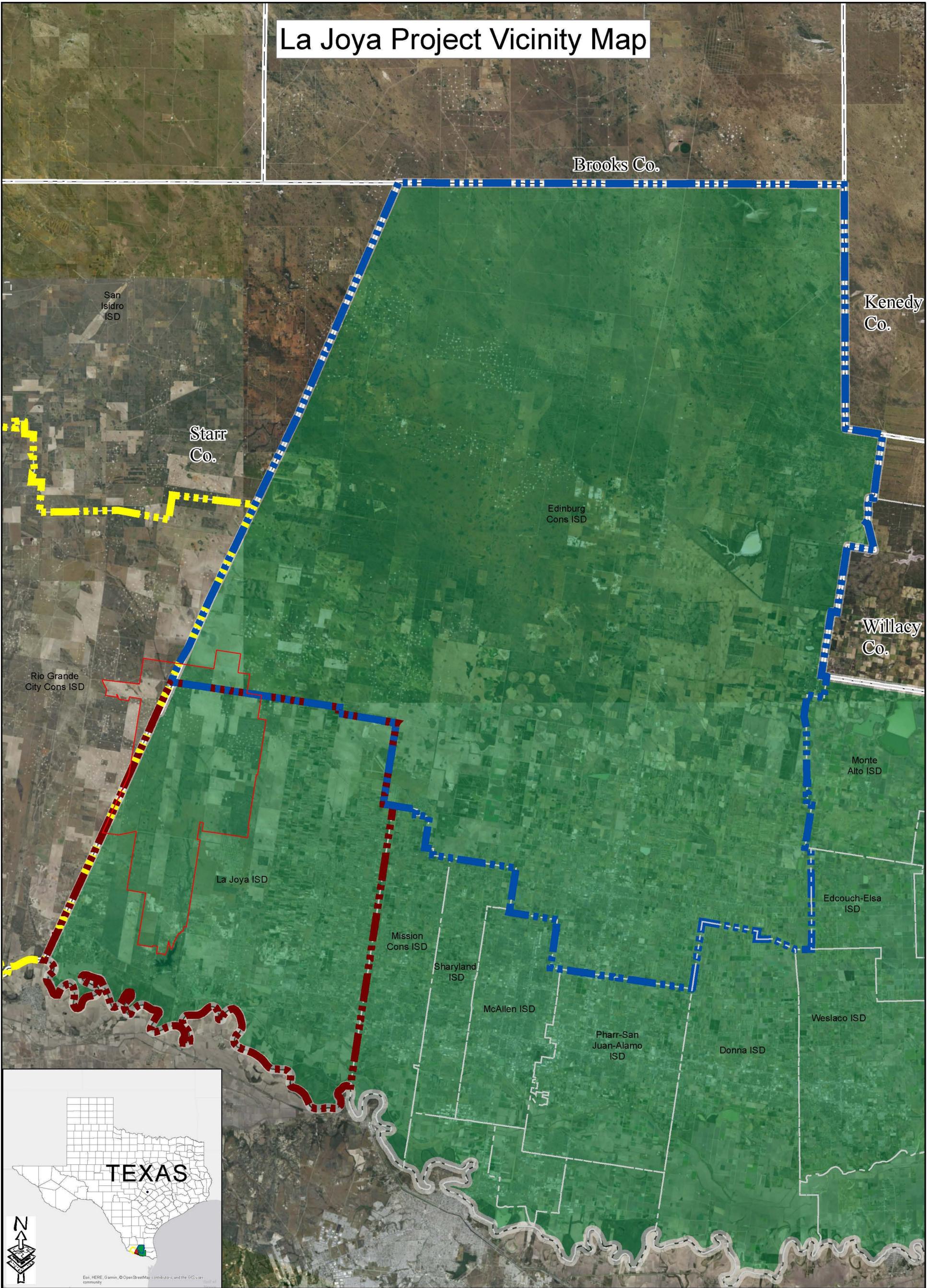
- a. Project vicinity***
- b. Qualified investment including location of tangible personal property to be placed in service during the qualifying time period and buildings to be constructed during the qualifying time period***
- c. Qualified property including location of new buildings or new improvements***
- d. Existing property***
- e. Land location within vicinity map***
- f. Reinvestment or Enterprise Zone within vicinity map, showing the actual or proposed boundaries and size***

Attachment 11a

a. Project vicinity

Please see attached map below.

La Joya Project Vicinity Map



Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community



- Legend**
- PROJECT BNDRY
 - Edinburg Cons ISD
 - La Joya ISD
 - Rio Grande City Cons ISD
 - Other School Districts
 - HIDALGO CO.

Terra-Gen, LLC
La Joya Project
 Phase 1 - 210MW



Draft-Subject to change

Prepared by: MBL

Date: 01/30/2019

Project Location: Hidalgo County, Texas



February 25, 2019

Re: Confidentiality of Maps Submitted with La Joya Windpower, LLC Chapter 313 Appraised Value limitation Application with La Joya ISD

To Whom It May Concern:

As an attachment to the La Joya Windpower, LLC Chapter 313 Appraised Value Limitation Application submitted to La Joya ISD on February 25, 2019 ("Application"), we designated certain maps, the Qualified Investment and Qualified Property maps (Attachments 11b & 11c), attached thereto ("Maps") as "Confidential". We submit this letter to comply with the requirements by which both La Joya ISD and the Comptroller's office can withhold confidential or proprietary information from public release while the Application is pending. This letter is submitted to identify the documents for which confidentiality is sought and provide the specific reasons, stating why the material is believed to be confidential.

The Maps reflect the proposed specific site plan and the location of tangible personal property to be located on real property covered by the Application- all of which continue to be refined. In addition, and at this time, disclosure of the Maps could be potentially valuable to our competitors and any disclosure could negatively impact the project. The Maps include commercially valuable geological or geophysical information regarding the exploration or development of natural resources and is protected from disclosure under section 552.113 of the Texas Government Code.

As required, the Maps were submitted as segregated in the application from other information in the application and specifically notated as "Confidential".

It is our intention to complete negotiations relating to both the location of the property and the tangible personal property during the time the Application is pending and understand that the Maps can only remain confidential and withheld from public release unless and until the governing body of the school district acts on the application.

To the extent you have any questions regarding this letter, please contact me for further clarification.

Sincerely,

Milton Howard
Vice President of Renewable Development
Terra-Gen Development Company, LLC

Attachment 11b

- b. Qualified investment including location of tangible personal property to be placed in service during the qualifying time period and buildings to be constructed during the qualifying time period***

CONFIDENTIAL- FOR SEPARATE FILING

Attachment 11c

- c. Qualified property including location of new buildings or new improvements***

CONFIDENTIAL- FOR SEPARATE FILING

Attachment 11d

d. Existing property

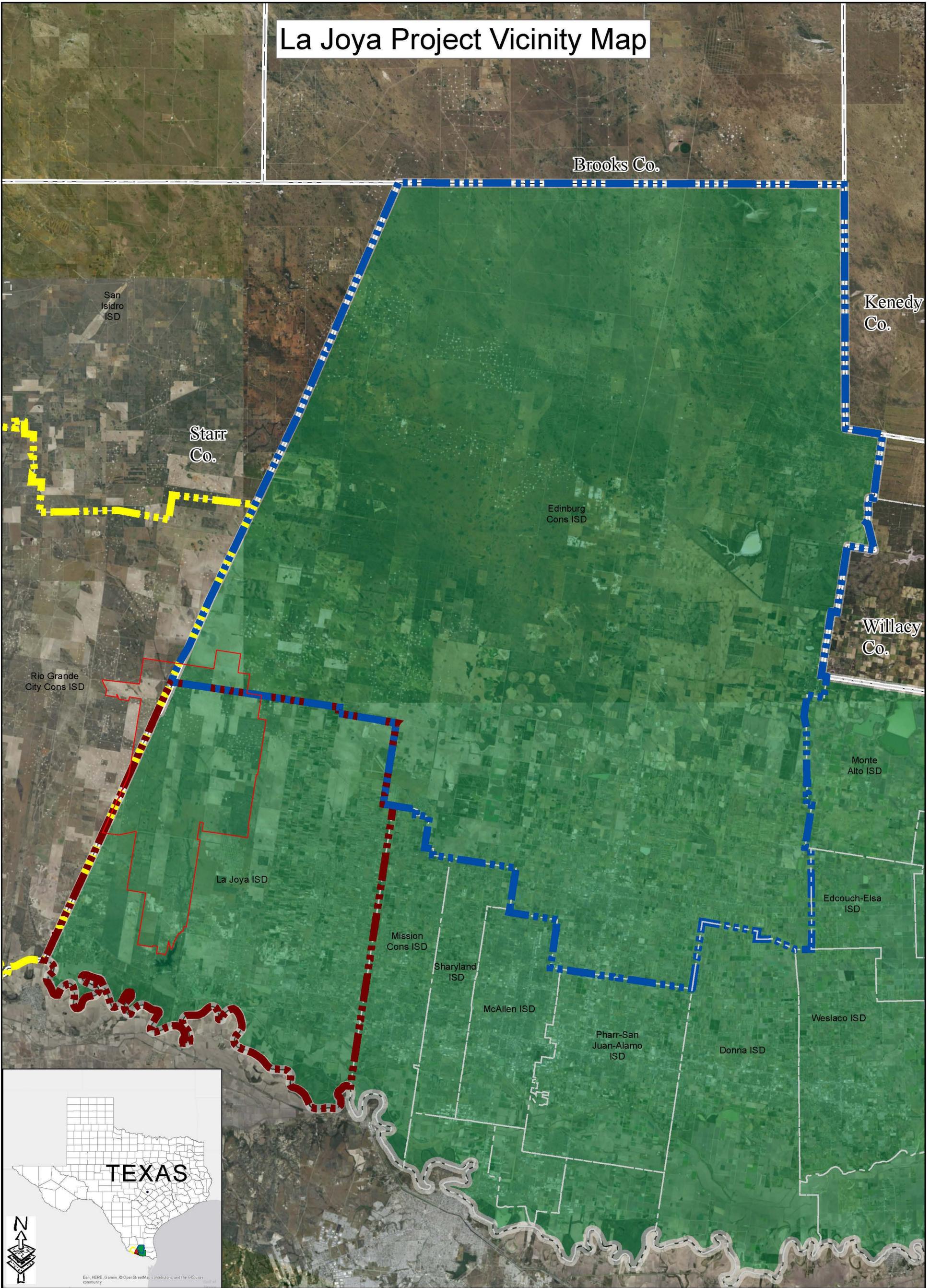
Not Applicable.

Attachment 11e

e. Land location within vicinity map

Please see attached map below.

La Joya Project Vicinity Map



Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community



- Legend**
- PROJECT BNDRY
 - Edinburg Cons ISD
 - La Joya ISD
 - Rio Grande City Cons ISD
 - Other School Districts
 - HIDALGO CO.

Terra-Gen, LLC
La Joya Project
 Phase 1 - 210MW



Draft-Subject to change

Prepared by: MBL

Date: 01/30/2019

Project Location: Hidalgo County, Texas

Attachment 11f

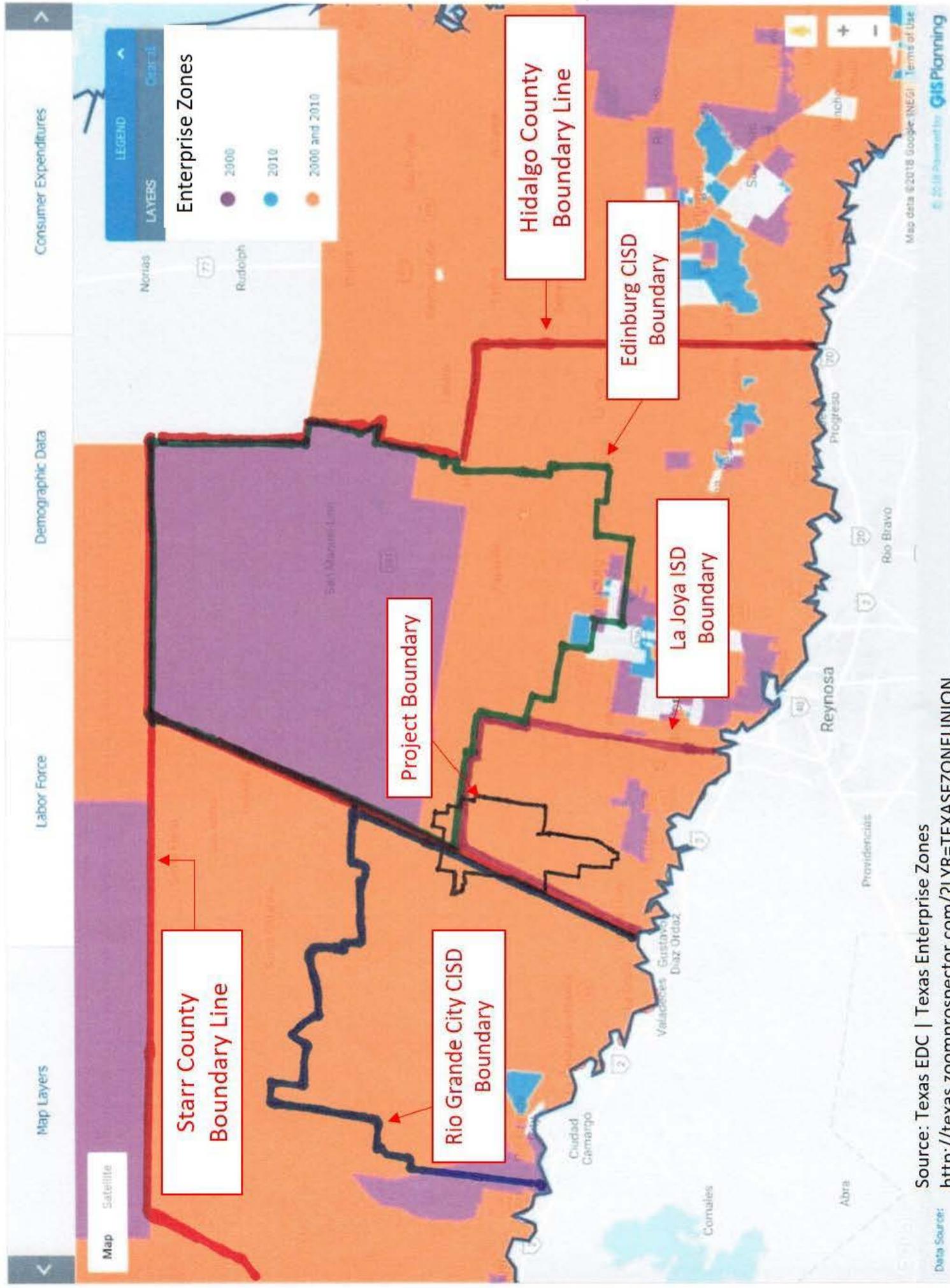
- f. Reinvestment or Enterprise Zone within vicinity map, showing the actual or proposed boundaries and size***

Please see attached map below.

La Joya Enterprise/Investment Zone Map

Enter Address

Share Report



Source: Texas EDC | Texas Enterprise Zones
<http://texas.zoomprospector.com/?LYR=TEXASEZONEUNION>

Data Source:

Attachment 12

Request for Waiver of Job Creation Requirement and supporting information (if applicable).

Please see attached waiver request below.



www.terra-gen.com

February 25, 2019

Dr. Alda T. Benavides, Superintendent
La Joya Independent School District
200 West Expressway 83
La Joya, TX 78560

Re: Ch-313 Application for Appraised Value Limitation – Job Waiver Request

Dear Dr. Benavides,

This letter is to advise you that La Joya Windpower, LLC is submitting its Chapter 313 Application for Appraised Value Limitation on Qualified Property with a request for a waiver of the jobs creation requirement.

House Bill 1470 altered the jobs requirement by adding Section 313-025 (f-1) to permit a school district's board of trustees to make a finding that the job requirement could be waived if the job requirement exceeds the industry standard for the number of employees reasonably necessary for the operation of the facility of the property owner that is described in the application. La Joya Windpower, LLC requests that La Joya ISD's Board of Trustees make such a finding and waive the job creation requirement for the permanent jobs. Based on the industry standard, the size and scope of this project will require approximately six (6) permanent jobs.

As background information on the creation of the full-time jobs by wind energy projects, these types of projects create a large number of full-time, temporary jobs during the construction phase, but require a small number of highly skilled technicians to operate a wind project once construction operations cease and commercial operations begin. The permanent employees of a wind project maintain, and service wind turbines, underground electrical connections, substations and other infrastructure associated with the safe and reliable operation of the project. The industry standard for permanent employment is one full-time employee for every fifteen to twenty (15-20) turbines, although this number varies depending on the turbines selected as well as the support and technical assistance offered by the turbine manufacturer. In addition to the onsite employees described, there may be asset managers or technicians who supervise, monitor, and support the wind project operations from offsite locations.

Sincerely,

Milton Howard

Vice President of Renewable Development
Terra-Gen Development Company, LLC

Attachment 13

Calculation of Wage Requirements – Hidalgo County

Supporting data for Section 14(7)(a)

Average weekly wage for all jobs (all industries) in the county

Year	Period	Area	Ownership	Division	Level	Ind. Code	Industry	Avg. Weekly Wages
2018	1 st Qtr	Hidalgo County	Total All	0	0	10	Total, All Industries	\$655.00
2018	2 nd Qtr	Hidalgo County	Total All	0	0	10	Total, All Industries	\$645.00
2018	3 rd Qtr	Hidalgo County	Total All	0	0	10	Total, All Industries	\$662.00
2017	4 th Qtr	Hidalgo County	Total All	0	0	10	Total, All Industries	\$664.00
Average weekly wage for previous four quarters								\$658.75

*Source: Quarterly Employment and Wages (QCEW) data for Hidalgo County,
<http://www.tracer2.com/cqi/dataanalysis/AreaSelection.asp?tableName=Industry>*

Supporting Data for Section 14(7)(b)

110% of the average weekly wage for manufacturing jobs in the county

Year	Period	Area	Ownership	Division	Level	Ind. Code	Industry	Avg. Weekly Wages
2018	1 st Qtr	Hidalgo County	Private	31	2	31-33	Manufacturing	\$787.00
2018	2 nd Qtr	Hidalgo County	Private	31	2	31-33	Manufacturing	\$762.00
2018	3 rd Qtr	Hidalgo County	Private	31	2	31-33	Manufacturing	\$784.00
2017	4 th Qtr	Hidalgo County	Private	31	2	31-33	Manufacturing	\$800.00
Average weekly wage for previous four quarters								\$783.25
110% of Average Weekly Wages								\$861.58

*Source: Quarterly Employment and Wages (QCEW) data for Hidalgo County,
<http://www.tracer2.com/cqi/dataanalysis/AreaSelection.asp?tableName=Industry>*

Supporting Data for Section 14(7)(c)

110% of the average weekly wage for manufacturing jobs in the region

Average Hourly Wages	\$17.86
Average Annual Wages	\$37,152.00
Average Weekly Wages @40hrs/week	\$714.46
110% of Average Weekly Wages	\$785.91

*Source: 2017 Manufacturing Average Wages by Council of Government Region Wages for All Occupations. Project location region: 21. Lower Rio Grande Valley Development Council.
<http://www.tracer2.com/admin/uploadedPublications/COGWages.pdf>*

Quarterly Employment and Wages (QCEW)

[Back](#)

D.PERIODYEAR

Page 1 of 1 (40 results/page)

Year	Period	Area	Ownership	Division	Level	Ind Code	Industry	Avg Weekly Wages
2018	1st Qtr	Hidalgo County	Total All	00	0	10	Total, all industries	\$655
2018	2nd Qtr	Hidalgo County	Total All	00	0	10	Total, all industries	\$645
2018	3rd Qtr	Hidalgo County	Total All	00	0	10	Total, all industries	\$662
2017	1st Qtr	Hidalgo County	Total All	00	0	10	Total, all industries	\$640
2017	2nd Qtr	Hidalgo County	Total All	00	0	10	Total, all industries	\$632
2017	3rd Qtr	Hidalgo County	Total All	00	0	10	Total, all industries	\$649
2017	4th Qtr	Hidalgo County	Total All	00	0	10	Total, all industries	\$664

Quarterly Employment and Wages (QCEW)

[Back](#)

D.PERIODYEAR

Page 1 of 1 (40 results/page)

 Year	 Period	 Area	 Ownership	 Division	 Level	 Ind Code	 Industry	 Avg Weekly Wages
2018	1st Qtr	Hidalgo County	Private	31	2	31-33	Manufacturing	\$787
2018	2nd Qtr	Hidalgo County	Private	31	2	31-33	Manufacturing	\$762
2018	3rd Qtr	Hidalgo County	Private	31	2	31-33	Manufacturing	\$784
2017	1st Qtr	Hidalgo County	Private	31	2	31-33	Manufacturing	\$813
2017	2nd Qtr	Hidalgo County	Private	31	2	31-33	Manufacturing	\$774
2017	3rd Qtr	Hidalgo County	Private	31	2	31-33	Manufacturing	\$786
2017	4th Qtr	Hidalgo County	Private	31	2	31-33	Manufacturing	\$800

**2017 Manufacturing Average Wages by Council of Government Region
Wages for All Occupations**

COG	Wages	
	Hourly	Annual
Texas	\$26.24	\$54,587
<u>1. Panhandle Regional Planning Commission</u>	\$23.65	\$49,190
<u>2. South Plains Association of Governments</u>	\$19.36	\$40,262
<u>3. NORTEX Regional Planning Commission</u>	\$23.46	\$48,789
<u>4. North Central Texas Council of Governments</u>	\$26.80	\$55,747
<u>5. Ark-Tex Council of Governments</u>	\$18.59	\$38,663
<u>6. East Texas Council of Governments</u>	\$21.07	\$43,827
<u>7. West Central Texas Council of Governments</u>	\$21.24	\$44,178
<u>8. Rio Grande Council of Governments</u>	\$18.44	\$38,351
<u>9. Permian Basin Regional Planning Commission</u>	\$26.24	\$54,576
<u>10. Concho Valley Council of Governments</u>	\$19.67	\$40,924
<u>11. Heart of Texas Council of Governments</u>	\$21.53	\$44,781
<u>12. Capital Area Council of Governments</u>	\$31.49	\$65,497
<u>13. Brazos Valley Council of Governments</u>	\$17.76	\$39,931
<u>14. Deep East Texas Council of Governments</u>	\$17.99	\$37,428
<u>15. South East Texas Regional Planning Commission</u>	\$34.98	\$72,755
<u>16. Houston-Galveston Area Council</u>	\$28.94	\$60,202
<u>17. Golden Crescent Regional Planning Commission</u>	\$26.94	\$56,042
<u>18. Alamo Area Council of Governments</u>	\$22.05	\$48,869
<u>19. South Texas Development Council</u>	\$15.07	\$31,343
<u>20. Coastal Bend Council of Governments</u>	\$28.98	\$60,276
<u>21. Lower Rio Grande Valley Development Council</u>	\$17.86	\$37,152
<u>22. Texoma Council of Governments</u>	\$21.18	\$44,060
<u>23. Central Texas Council of Governments</u>	\$19.30	\$40,146
<u>24. Middle Rio Grande Development Council</u>	\$24.07	\$50,058

Source: Texas Occupational Employment and Wages

Data published: July 2018

Data published annually, next update will be July 31, 2019

Note: Data is not supported by the Bureau of Labor Statistics (BLS).

Wage data is produced from Texas OES data, and is not to be compared to BLS estimates.

Data intended for TAC 313 purposes only.

Attachment 14

Schedules A1, A2, B, C and D completed and signed Economic Impact (if applicable).

Please see attached schedules below.

Schedule A1: Total Investment for Economic Impact (through the Qualifying Time Period)

Date: 2/18/2019
Applicant Name: La Joya Windpower, LLC
ISD Name: La Joya ISD

PROPERTY INVESTMENT AMOUNTS							Column E
(Estimated Investment in each year. Do not put cumulative totals.)							
Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	Column A New investment (original cost) in tangible personal property placed in service during this year that will become Qualified Property	Column B New investment made during this year in buildings or permanent nonremovable components of buildings that will become Qualified Property	Column C Other new investment made during this year that will not become Qualified Property [SEE NOTE]	Column D Other new investment made during this year that may become Qualified Property [SEE NOTE]	Total Investment (Sum of Columns A+B+C+D)
Investment made before filing complete application with district	Pre Year 1	2018-2019	2018	Not eligible to become Qualified Property		[The only other investment made before filing complete application with district that may become Qualified Property is land.]	
	Pre Year 2	2019-2020	2019				
Investment made after filing complete application with district, but before final board approval of application	Pre Year 2	2019-2020	2019	0.00	0.00	0.00	0.00
Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period	QTP1	2020-2021	2020	\$ 200,000,000.00	0.00	0.00	0.00
Complete tax years of qualifying time period	QTP2	2021-2022	2021	\$ 10,000,000.00	0.00	0.00	0.00
			\$ 210,000,000.00	\$ -	0.00	0.00	210,000,000.00
Enter amounts from TOTAL row above in Schedule A2							
				Total Qualified Investment (sum of green cells)			
				\$ 210,000,000.00			

For All Columns: List amount invested each year, not cumulative totals.
 Column A: This represents the total dollar amount of planned investment in tangible personal property. Only include estimates of investment for "replacement" property if the property is specifically described in the application. Only tangible personal property that is specifically described in the application can become qualified property.
 Column B: The total dollar amount of planned investment each year in buildings or nonremovable component of buildings.
 Column C: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that will not become qualified property include investment meeting the definition of 313.021(1) but not creating a new improvement as defined by TAC 9.1051. This is proposed property that functionally replaces existing property, is used to maintain, refurbish, renovate, modify or upgrade existing property, or is affixed to existing property—described in SECTION 13, question #5 of the application.
 Column D: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that may result in qualified property are land or professional services.
 Total Investment: Add together each cell in a column and enter the sum in the blue total investment row. Enter the data from this row into the first row in Schedule A2.
 Qualified Investment: For the green qualified investment cell, enter the sum of all the green-shaded cells.

Schedule A2: Total Investment for Economic Impact (including Qualified Property and other investments)

Date: 2/11/2019
 Applicant Name: La Joya Windpower, LLC
 ISD Name: La Joya ISD

PROPERTY INVESTMENT AMOUNTS (Estimated Investment in each year. Do not put cumulative totals.)												
Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below)	Column A		Column B		Column C		Column D		Column E	
			New investment (original cost) in tangible personal property placed in service during this year that will become Qualified Property	New investment made during this year in buildings or permanent nonremovable components of buildings that will become Qualified Property	Other investment made during this year that will become Qualified Property (SEE NOTE)	Other investment made during this year that will become Qualified Property (SEE NOTE)	Other investment made during this year that will become Qualified Property (SEE NOTE)	Other investment made during this year that will become Qualified Property (SEE NOTE)	Total Investment (A+B+C+D)			
Total investment from Schedule A1*			\$	210,000,000.00								210,000,000
Pre-Year												
0	2018-2019	2018										
1	2019-2020	2019										
1	2020-2021	2020	\$	200,000,000.00								200,000,000
2	2021-2022	2021	\$	10,000,000.00								10,000,000
1	2022-2023	2022										
2	2023-2024	2023										
3	2024-2025	2024										
4	2025-2026	2025										
5	2026-2027	2026										
6	2027-2028	2027										
7	2028-2029	2028										
8	2029-2030	2029										
9	2030-2031	2030										
10	2031-2032	2031										
Total investment made through limitation			\$	210,000,000.00	\$							210,000,000
11	2032-2033	2032										
12	2033-2034	2033										
13	2034-2035	2034										
14	2035-2036	2035										
15	2036-2037	2036										
16	2037-2038	2037										
17	2038-2039	2038										
18	2039-2040	2039										
19	2040-2041	2040										
20	2041-2042	2041										
21	2042-2043	2042										
22	2043-2044	2043										
23	2044-2045	2044										
24	2045-2046	2045										
25	2046-2047	2046										
Additional years for 25 year economic impact as required by 313.026(c)(1)												

* All investments made through the qualifying time period are captured and totaled on Schedule A1 [blue box] and incorporated into this schedule in the first row.
 ** Only investment made during deferrals of the start of the limitation (after the end of qualifying time period but before the start of the Value Limitation Period) should be included in the 'Year prior to start of value limitation period' row(s). If the limitation starts at the end of the qualifying time period or the qualifying time period overlaps the limitation, no investment should be included on this line.
 *** If your qualifying time period will overlap your value limitation period, do not also include investment made during the qualifying time period in years 1 and/or 2 of the value limitation period, depending on the overlap. Only include investments/years that were not captured on Schedule A1.
 For All Columns: List amount invested each year, not cumulative totals. Only include investments in the remaining rows of Schedule A2 that were not captured on Schedule A1.
 Column A: This represents the total dollar amount of planned investment in tangible personal property. Only include estimates of investment for "replacement" property if the property is specifically described in the application.
 Column B: Only tangible personal property that is specifically described in the application can become qualified property.
 Column C: The total dollar amount of planned investment each year in buildings or nonremovable component of buildings.
 Column D: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that will not become qualified property include investment meeting the definition of 313.021(1) but not creating a new improvement as defined by TAC 9.1051. This is proposed property that functionally replaces existing property, is used to maintain, refurbish, renovate, modify or upgrade existing property, or is affixed to existing property—described in SECTION 13, subsection #5, of the application.
 Column E: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that may result in qualified property are land or professional services.

Schedule B: Estimated Market And Taxable Value (of Qualified Property Only)

Date: 2/11/2019
 Applicant Name: La Joya Windpower, LLC
 ISD Name: La Joya ISD
 Form 50-296A
 Revised May 2014

Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year) YYYY	Qualified Property			Estimated Taxable Value		
			Estimated Market Value of Land	Estimated Total Market Value of new buildings or other new improvements	Estimated Total Market Value of tangible personal property in the new buildings or "in or on the new improvements"	Market Value less any exemptions (such as pollution control) and before limitation	Final taxable value for I&S after all reductions	Final taxable value for M&O after all reductions
Pre-Year								
0	2018-2019	2018						
1	2019-2020	2019						
Qualified Investment Period								
1	2020-2021	2020	N/A	N/A	\$ 200,000,000.00	\$ 200,000,000.00	\$ 200,000,000.00	\$ -
2	2021-2022	2021	N/A	N/A	\$ 10,000,000.00	\$ 10,000,000.00	\$ 10,000,000.00	\$ -
1	2022-2023	2022	N/A	N/A	\$ 199,500,000.00	\$ 199,500,000.00	\$ 199,500,000.00	\$ 20,000,000.00
2	2023-2024	2023	N/A	N/A	\$ 189,525,000.00	\$ 189,525,000.00	\$ 189,525,000.00	\$ 20,000,000.00
3	2024-2025	2024	N/A	N/A	\$ 180,048,750.00	\$ 180,048,750.00	\$ 180,048,750.00	\$ 20,000,000.00
4	2025-2026	2025	N/A	N/A	\$ 171,046,312.50	\$ 171,046,312.50	\$ 171,046,312.50	\$ 20,000,000.00
5	2026-2027	2026	N/A	N/A	\$ 162,493,996.88	\$ 162,493,996.88	\$ 162,493,996.88	\$ 20,000,000.00
6	2027-2028	2027	N/A	N/A	\$ 154,369,297.03	\$ 154,369,297.03	\$ 154,369,297.03	\$ 20,000,000.00
7	2028-2029	2028	N/A	N/A	\$ 146,650,832.18	\$ 146,650,832.18	\$ 146,650,832.18	\$ 20,000,000.00
8	2029-2030	2029	N/A	N/A	\$ 139,318,290.57	\$ 139,318,290.57	\$ 139,318,290.57	\$ 20,000,000.00
9	2030-2031	2030	N/A	N/A	\$ 132,352,376.04	\$ 132,352,376.04	\$ 132,352,376.04	\$ 20,000,000.00
10	2031-2032	2031	N/A	N/A	\$ 125,734,757.24	\$ 125,734,757.24	\$ 125,734,757.24	\$ 20,000,000.00
11	2032-2033	2032	N/A	N/A	\$ 119,448,019.38	\$ 119,448,019.38	\$ 119,448,019.38	\$ 119,448,019.38
12	2033-2034	2033	N/A	N/A	\$ 113,475,618.41	\$ 113,475,618.41	\$ 113,475,618.41	\$ 113,475,618.41
13	2034-2035	2034	N/A	N/A	\$ 107,801,837.49	\$ 107,801,837.49	\$ 107,801,837.49	\$ 107,801,837.49
14	2035-2036	2035	N/A	N/A	\$ 102,411,745.61	\$ 102,411,745.61	\$ 102,411,745.61	\$ 102,411,745.61
15	2036-2037	2036	N/A	N/A	\$ 97,291,158.33	\$ 97,291,158.33	\$ 97,291,158.33	\$ 97,291,158.33
16	2037-2038	2037	N/A	N/A	\$ 92,426,600.42	\$ 92,426,600.42	\$ 92,426,600.42	\$ 92,426,600.42
17	2038-2039	2038	N/A	N/A	\$ 87,805,270.40	\$ 87,805,270.40	\$ 87,805,270.40	\$ 87,805,270.40
18	2039-2040	2039	N/A	N/A	\$ 83,415,006.88	\$ 83,415,006.88	\$ 83,415,006.88	\$ 83,415,006.88
19	2040-2041	2040	N/A	N/A	\$ 79,244,256.53	\$ 79,244,256.53	\$ 79,244,256.53	\$ 79,244,256.53
20	2041-2042	2041	N/A	N/A	\$ 75,282,043.71	\$ 75,282,043.71	\$ 75,282,043.71	\$ 75,282,043.71
21	2042-2043	2042	N/A	N/A	\$ 71,517,941.52	\$ 71,517,941.52	\$ 71,517,941.52	\$ 71,517,941.52
22	2043-2044	2043	N/A	N/A	\$ 67,942,044.44	\$ 67,942,044.44	\$ 67,942,044.44	\$ 67,942,044.44
23	2044-2045	2044	N/A	N/A	\$ 64,544,942.22	\$ 64,544,942.22	\$ 64,544,942.22	\$ 64,544,942.22
24	2045-2046	2045	N/A	N/A	\$ 61,317,695.11	\$ 61,317,695.11	\$ 61,317,695.11	\$ 61,317,695.11
25	2046-2047	2046	N/A	N/A	\$ 58,251,810.36	\$ 58,251,810.36	\$ 58,251,810.36	\$ 58,251,810.36

Notes: Market value in future years is good faith estimate of future taxable value for the purposes of property taxation.
 Only include market value for eligible property on this schedule.

Schedule D: Other Incentives (Estimated)

Date 2/11/2019
Applicant Name La Joya Windpower, LLC
ISD Name La Joya ISD

State and Local Incentives for which the Applicant intends to apply (Estimated)						
Incentive Description	Taxing Entity (as applicable)	Beginning Year of Benefit	Duration of Benefit	Annual Tax Levy without Incentive	Annual Incentive	Annual Net Tax Levy
Tax Code Chapter 311	County: City: Other:					
	County: Hidalgo County	2020	10 Years	\$ 1,073,520.00	80%	\$ 214,704.00
Tax Code Chapter 312	City: Other: South Texas College Other: Other:	2020	10 Years	\$ 388,500.00	80%	\$ 310,800.00
Local Government Code Chapters 380/381	County: City: Other:					
Freepport Exemptions						
Non-Annexation Agreements						
Enterprise Zone/Project						
Economic Development Corporation						
Texas Enterprise Fund						
Employee Recruitment						
Skills Development Fund						
Training Facility Space and Equipment						
Infrastructure Incentives						
Permitting Assistance						
Other:						
Other:						
Other:						
Other:						
TOTAL				\$ 1,462,020.00	80%	\$ 525,504.00

Additional information on incentives for this project:

Attachment 15

***Economic Impact Analysis, other payments made in the state or other economic information
(if applicable).***

Not Applicable.

Attachment 16

Description of Reinvestment or Enterprise Zone, including:

- a. Evidence that the area qualifies as an enterprise zone as defined by the Governor's Office***
- b. Legal description of reinvestment zone***
- c. Order, resolution or ordinance establishing the reinvestment zone***
- d. Guidelines and criteria for creating the zone***

****** To be submitted before date of final application approval by school board***

Attachment 16a

a. Evidence that the area qualifies as an enterprise zone as defined by the Governor's Office

Hidalgo County is a designated enterprise zone county as defined under the Texas Governor's "Governor's Economic Development Finance department online" link provided by Texas Comptroller website under "The Texas Enterprise Zone Program." The Governor's website "Texas Enterprise Zone Program" - "Economic Zone Program Rules, 10 TAC 176" according to section (b), subsection (11); which defines a distressed county as: "a county that has a poverty rate above 15.4 percent based on the most recent decennial census; in which at least 25.4 percent of the adult population does not hold a high school diploma or high school equivalency certificate based on the most recent decennial census; and that has an unemployment rate that has remained above 4.9 percent during the preceding five years, based on Texas Workforce Commission data."

Source: <https://businessintexas.com/services/tax-incentives?view=texas%20enterprise%20zone%20program>

Hidalgo County meets the guidelines as "Distressed County" under Texas Government Code Chapter 2303.003 (1-c). Where a "Distressed County" means a County:

(A) The Poverty rate in Hidalgo County is currently 29.5%

All Topics	Hidalgo County, Texas	UNITED STATES
Median household income (in 2017 dollars), 2013-2017	\$37,097	\$57,652
Income & Poverty		
Median household income (in 2017 dollars), 2013-2017	\$37,097	\$57,652
Per capita income in past 12 months (in 2017 dollars), 2013-2017	\$15,863	\$31,177
Persons in poverty, percent	29.6%	12.3%

Source: <https://www.census.gov/quickfacts/fact/table/hidalgocountytexas,US/INC110217>

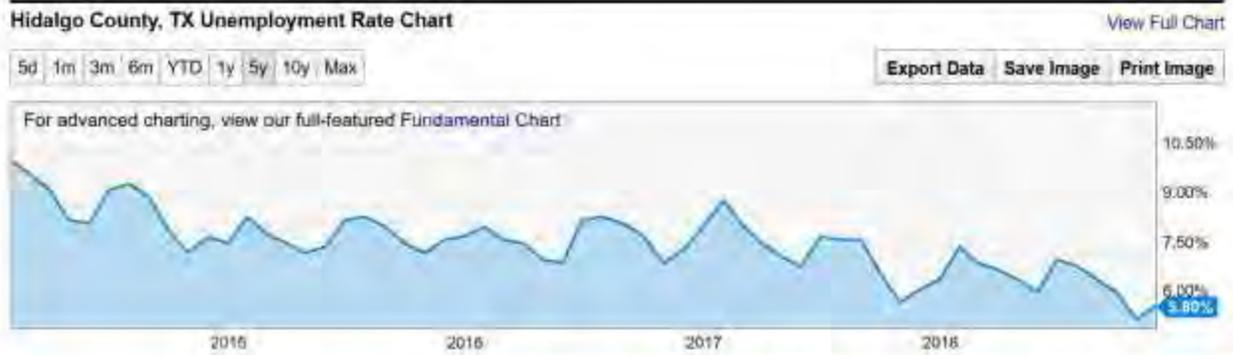
(B) The adult population that does not hold a high school diploma or high school equivalency certificate in Hidalgo County; persons of age 25 years+ were: 36.3%* during 2013-2017.

*(100% of Hidalgo County population – 63.7% of Hidalgo County population that is a high school graduate or higher)

All Topics	Hidalgo County, Texas	UNITED STATES
Median household income (in 2017 dollars), 2013-2017	\$37,097	\$57,652
Education		
High school graduate or higher, percent of persons age 25 years+, 2013-2017	63.7%	87.3%
Bachelor's degree or higher, percent of persons age 25 years+, 2013-2017	17.8%	30.9%

Source: <https://www.census.gov/quickfacts/fact/table/hidalgocountytexas,US/INC110217>

(C) The unemployment rate in Hidalgo County during the preceding 5 years has been from 2014 at 10.2% to 2019 at 5.80%.



Source: https://ycharts.com/indicators/hidalgo_county_tx_unemployment_rate



Enter Address

Share Report

Map Layers

Labor Force

Demographic Data

Consumer Expenditures

Map Satellite

Satellite

LEGEND

LAYERS

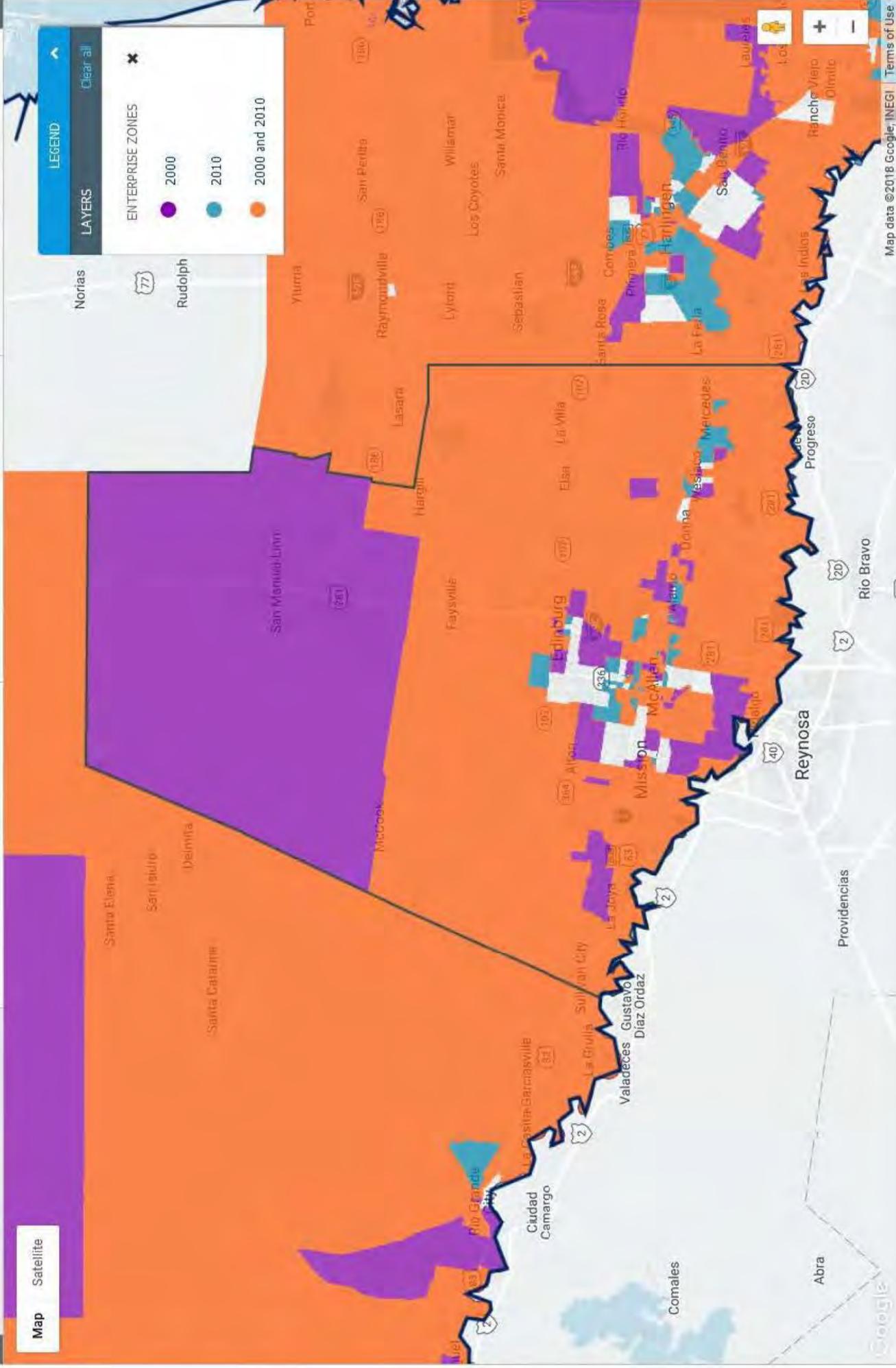
Clear all

ENTERPRISE ZONES

2000

2010

2000 and 2010



Attachment 16b

b. Legal description of investment zone

Please see attached.

Legal Descriptions for La Joya Windpower, LLC are as follows:

PORCION 42 & 43 IN HIDALGO CO OUT OF W4123.57'-N3683.67' 345.78 AC NET
PORCION 45 W 61.445 LOT 1 61.45AC GR 56.35AC NET
PORCION 45 W 61.445 LOT 2 61.45AC GR 56.35AC NET
PORCION 45 W 61.445 LOT 3 61.45AC GR 56.35AC NET
PORCION 45 W 61.445 AC LOT 4 61.45AC GR 56.35AC NET
PORCION 45 W 61.445 LOT 5 61.45AC GR 56.35AC NET
PORCION 45 W 61.445 AC LOT 6 61.45AC GR 56.35AC NET
PORCION 45 W 61.445 LOT 7 61.45AC GR 56.35AC NET
PORCION 45 W 61.445 LOT 8 61.45AC GR 56.35AC NET
PORCION 45 W 61.445 AC LOT 9 61.45AC GR 56.35AC NET
PORCION 45 W 61.445 AC LOT 10 61.45AC GR 56.35AC NET
PORCION 45 W 61.445 LOT 11 61.45AC GR 56.35AC NET
PORCION 45 W 61.445 LOT 12 61.45AC GR 56.35AC NET
PORCION 45 W 61.445 AC LOT 13 61.45AC GR 56.35AC NET
PORCION 45 W 61.445 AC LOT 14 61.45AC GR 56.35AC NET
PORCION 45 W 61.445 AC LOT 15 61.45AC GR 56.35AC NET
PORCION 45 W 61.445 AC LOT 16 61.45AC GR 56.35AC NET
PORCION 45 W 61.445 AC LOT 17 61.45AC GR 56.35AC NET
PORCION 45 W 61.445 AC LOT 18 61.45AC GR 56.35AC NET
PORCION 45 N1012.99'-W1849.50' LOT 19 37.67 AC NET
LOS GUAGES & MAGUELLES E1486.75'-W2973.5' SEC 38 160AC
STRATTON TRACT LT 20 POR 74 75 40.0 AC
STRATTON TRACT LT 21 POR 74 75 40.0 AC
STRATTON TRACT W 60.00 AC LT 22 POR 74 75
STRATTON TRACT LT 30 POR 74 120.0 AC

PORCION 47 W3800.3'-N6718.2'-S OF MILE 7-600AC-3002.5AC TR EXC 4.21ACS IN AN IRR TR 600 AC GR 595.79 AC NET
JUAN L GARZA S1050.2'-R/S LT 17 LT 8 POR 46 EXC E29' 28.60AC NET
PORCION 47 W3890.3'-S6718.2'-N12381.2' EXC 1AC H/S 599AC NET
PORCION 46 AN IRR TR N10931.03' N OF EXPWY 83 530.04AC NET
JUAN L GARZA R/S LT 17 LT 7 POR 46 R/S OF LT 17 69.96 AC
LOS GUAGES & MAGUELLES W1486.75' EXC 5932.83'-W1401.62' SEC 38 129.98AC NET
SCHUNIOR S1363.72' SH 11 & W1010.8'-S1123.72' SH 13 171.93AC GR 170.68AC NET A/K/A TR 1
SCHUNIOR N1365.72'-SH 11,S250'-SH 12 & W1010.8'-N1114.88'-S2238.6' SH 13 171.93AC GR 170.68AC NET A/K/A TR 2
SCHUNIOR N1277.17' SH 12 & W3004.94'-S533.72' IRR TR SH 13 171.93AC GR 170.78AC NET A/K/A TR 3
PORCION 42 & 43 AN IRR TR S11, 642.60'-N34, 150.24' - W4123.57 1044.28 AC GR 1040.20 AC NET
PORCION 76 BNG AN IRR IR E1915.11'-W3360.8'-S22915'-N32570' 947AC
STRATTON TRACT S134.12AC-LOT 3 POR 75
PORCION 42 & 43 SE 139.44AC IN HIDALGO CO OUT OF N11,369.02'-W3,963.50' 139.44AC
AB 414 POR 43 A VILLARREAL 7620-00010-01
AB 415 POR 42 D ZAMORA 7630-00010-01
LOS GUAGES & MAGUELLES AN IRR TR E2644'-N2878.44'- SEC 37 203AC GR 201.79AC NET
STRATTON TRACT LT 10 POR 74 75 20.00 AC
STRATTON TRACT LT 13 POR 74 75
STRATTON TRACT LT 14 POR 74 75 20.0 AC
STRATTON TRACT LT 15 POR 74 75 20.0 AC
STRATTON TRACT LT 16 POR 74 75 EXC S457.10' 26.67 AC NET
STRATTON TRACT EXC S457.10' LT 18 POR 74 26.67 AC NET
STRATTON TRACT LOT 7 POR 75 40.0AC
STRATTON TRACT LOT 12 POR 75 40.00AC
STRATTON TRACT LT 17 POR 75 EXC S457.10' 26.67 AC NET

STRATTON TRACT LOT 8 & 11 POR 75 40.00AC
LOS GUAGES & MAGUELLES E1/2 SEC 38 320AC
PORCION 45 S 10 AC OF W 61.445 AC OF LT 22
PORCION 45 W 61.445 LT 23
PORCION 45 E 61.445 AC LT 23
PORCION 45 W 61.445 AC LT 24
PORCION 45 E 61.445 AC LT 24
PORCION 45 W 61.445 AC LT 25
PORCION 45 E 61.445 AC LT 25
PORCION 45 W 61.445 AC LT 26
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PORCION 45 W 61.445 AC LT 27
PORCION 45 E 61.445 AC LT 27
PORCION 45 W 61.445 AC LOT 28
PORCION 45 E 61.445 AC LT 28
PORCION 45 W 61.445 AC LT 29
PORCION 45 E 61.445 AC LT 29
PORCION 45 W 61.445 AC LOT 30
PORCION 45 E 61.445 AC LT 30
PORCION 45 W 61.445 AC LT 31
PORCION 45 E 61.445 AC LOT 31
PORCION 45 W 61.445 AC LT 32
PORCION 45 E 61.445 AC LT 32
PORCION 45 W 61.445 AC LOT 33
PORCION 45 E 61.445 AC LT 33
PORCION 45 W 61.445 AC LT 34
PORCION 45 E 61.445 AC LOT 34
PORCION 45 W 61.445 AC LT 35
PORCION 45 E 61.445 AC LOT 35
PORCION 45 W 61.445 AC LT 36
PORCION 45 E 61.445 AC LT 36
PORCION 45 W 61.445 AC LT 37
PORCION 45 E 61.445 LT 37
PORCION 45 W 61.445 AC LT 38
PORCION 45 E 61.445 AC LT 38
PORCION 45 W 61.445 AC LOT 39
PORCION 45 E 61.445 AC LT 39
PORCION 45 W 61.445 AC LT 40
PORCION 45 E 61.445 AC LOT 40
PORCION 45 LT 41 122.89 AC NET
PORCION 42 & 43 AN IRR TR S6967.61'-
N18337.08'-W4038.83' 488.45 AC NET
PORCION 45 E 61.445 AC LT 5
PORCION 45 E 61.445 AC LT 10
PORCION 45 E 61.445 LT 1
PORCION 45 E 61.445 AC LT 6
PORCION 45 E 61.445 AC LT 8
PORCION 45 E 61.445 AC LT 9

PORCION 45 SE 30.722AC LOT 11 29.97AC NET
PORCION 45 E 61.445 AC LT 17
PORCION 45 E 61.445 AC LT 19
PORCION 45 E 61.445 LT 7
PORCION 45 E 61.445 AC LT 20
PORCION 45 E 61.445 AC LT 18
PORCION 45 E 61.445 AC LT 15
PORCION 45 E 61.445 AC LT 21
PORCION 45 E 61.445 AC LT 4
PORCION 45 E 61.445 LT 3
PORCION 45 E 61.445 LT 2
PORCION 45 E 61.445 AC LT 12
PORCION 45 E 61.445 AC LT 13
PORCION 45 E 61.445 AC LT 14
PORCION 45 E 61.445 LT 16
PORCION 46 AN IRR TR S5041'-N12 515'-
W3485.6' 595.22AC
PORCION 46 N7 473.8'-W3 568.2' & E106.2'-W3
587.7'-N1 330.7' 600AC NET
SCHUNIOR LT 1 SH 5 164.75 AC
SCHUNIOR LT 2 SH 5 164.75 AC
SCHUNIOR W1/2-164.75AC LOT 3 SH 5 82.37AC
SCHUNIOR E1/2-164.75AC LOT 3 SH 5 82.38AC
SCHUNIOR LT 4 SH 5 164.75 AC
SCHUNIOR W886.33'SH 5 117.61AC GR 117AC
NET
PORCION 47 TR 2 496.95 AC EXC 1.0 AC 495.95
AC
SCHUNIOR SH 15 1650.00 AC
SCHUNIOR 441.26AC EXC 1AC 440.26AC NET
TEX-MEX SURVEY ABST 658 1281.34AC - ABST
658 & 211.64AC N OF ABST 658 & S OF LOT 38-
39 LOS GUAJES 1492.98AC NET

Attachment 16c

Order, resolution or ordinance establishing the reinvestment zone

Not Applicable.

Attachment 16d

Guidelines and criteria for creating the zone

Not Applicable.

Attachment 17

Signature and Certification Page signed and dated by Authorized School District Representative and Authorized Company Representative (applicant).

Please see attached.

SECTION 16: Authorized Signatures and Applicant Certification

After the application and schedules are complete, an authorized representative from the school district and the business should review the application documents and complete this authorization page. Attach the completed authorization page in **Tab 17**. **NOTE:** If you amend your application, you will need to obtain new signatures and resubmit this page, Section 16, with the amendment request.

1. Authorized School District Representative Signature

I am the authorized representative for the school district to which this application is being submitted. I understand that this application is a government record as defined in Chapter 37 of the Texas Penal Code.

print here ▶ Alda Benavides
Print Name (Authorized School District Representative)

Superintendent
Title

sign here ▶ *Alda Benavides*
Signature (Authorized School District Representative)

2/25/19
Date

2. Authorized Company Representative (Applicant) Signature and Notarization

I am the authorized representative for the business entity for the purpose of filing this application. I understand that this application is a government record as defined in Chapter 37 of the Texas Penal Code. The information contained in this application and schedules is true and correct to the best of my knowledge and belief.

I hereby certify and affirm that the business entity I represent is in good standing under the laws of the state in which the business entity was organized and that no delinquent taxes are owed to the State of Texas.

print here ▶ Milton Howard
Print Name (Authorized Company Representative (Applicant))

Vice President of Renewable Development
Title

sign here ▶ *Milton Howard*
Signature (Authorized Company Representative (Applicant))

02-25-2019
Date



(Notary Seal)

GIVEN under my hand and seal of office this, the

25th day of February, 2019

Alexandria Alexis Hausman
Notary Public in and for the State of Texas

My Commission expires: 08-09-2021

If you make a false statement on this application, you could be found guilty of a Class A misdemeanor or a state jail felony under Texas Penal Code Section 37.10.

1356-La Joya ISD-La Joya Windpower, LLC-Amendment No. 001-May 17, 2019
O'HANLON, DEMERATH & CASTILLO

ATTORNEYS AND COUNSELORS AT LAW

808 WEST AVENUE
AUSTIN, TEXAS 78701
TELEPHONE: (512) 494-9949
FACSIMILE: (512) 494-9919

May 23, 2019

Local Government Assistance & Economic Analysis
Texas Comptroller of Public Accounts
P.O. Box 13528
Austin, Texas 78711-3528

RE: Amendment001 to La Joya Independent School District from La Joya Windpower, LLC

To the Local Government Assistance & Economic Analysis Division:

Enclosed is Amendment001 to the La Joya ISD from La Joya Windpower, LLC. The following changes have been made:

1. Section 14: Wage and Employment Information – Questions 7a and 7b have been updated.
 - i. 7a. Has been updated to 660.50
 - ii. 7b. Has been updated to 863.23
2. Tab 11 Maps
 - i. Updated Vicinity Map
 - ii. Updated Land Location w/in Vicinity Map
 - iii. Updated Enterprise Zone Map
3. Updated Tab 13 Wages. Updated Manufacturing and Total, All Industries Wages
4. New Signature Page

The Applicant has requested that a portion of Tab 11, specifically the detailed layout of the planned wind farm, be kept confidential until such time the Board votes to approve the application. In accordance with 34 TAC 9.1053, the information that is the subject of this request is segregated from the materials submitted contemporaneously with this application, that is, the proprietary commercial information regarding the competitive siting decisions for the possible project and proprietary information regarding the proposed layout of the project. The confidential materials are being submitted separately to protect against unintended disclosure. The maps depicting the planned location of the project display proprietary commercial information regarding the specific location of the possible project and the nature of the business that will be conducted at the site. The materials are protected by the trade secret exception set forth in Texas Government Code §552.110.

A copy of the application will be submitted to the Hidalgo County Appraisal District.

Sincerely,



Kevin O'Hanlon
School District Consultant

Cc: Hidalgo County Appraisal District
La Joya Windpower, LLC

Attachment 1

Please see executed application attached.

SECTION 14: Wage and Employment Information

1. What is the estimated number of permanent jobs (more than 1,600 hours a year), with the applicant or a contractor of the applicant, on the proposed qualified property during the last complete quarter before the application review start date (date your application is finally determined to be complete)? 0

2. What is the last complete calendar quarter before application review start date:
 First Quarter Second Quarter Third Quarter Fourth Quarter of 2019
(year)

3. What were the number of permanent jobs (more than 1,600 hours a year) this applicant had in Texas during the most recent quarter reported to the Texas Workforce Commission (TWC)? 0
Note: For job definitions see TAC §9.1051 and Tax Code §313.021(3).

4. What is the number of new qualifying jobs you are committing to create? 6

5. What is the number of new non-qualifying jobs you are estimating you will create? 0

6. Do you intend to request that the governing body waive the minimum new qualifying job creation requirement, as provided under Tax Code §313.025(f-1)? Yes No
 - 6a. If yes, attach evidence in **Tab 12** documenting that the new qualifying job creation requirement above exceeds the number of employees necessary for the operation, according to industry standards.

7. Attach in **Tab 13** the four most recent quarters of data for each wage calculation below, including documentation from the TWC website. The final actual statutory minimum annual wage requirement for the applicant for each qualifying job — which may differ slightly from this estimate — will be based on information from the four quarterly periods for which data were available at the time of the application review start date (date of a completed application). See TAC §9.1051(21) and (22).
 - a. Average weekly wage for all jobs (all industries) in the county is 660.50
 - b. 110% of the average weekly wage for manufacturing jobs in the county is 863.23
 - c. 110% of the average weekly wage for manufacturing jobs in the region is 785.91

8. Which Tax Code section are you using to estimate the qualifying job wage standard required for this project? §313.021(5)(A) or §313.021(5)(B)

9. What is the minimum required annual wage for each qualifying job based on the qualified property? 40,867.32

10. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? 40,867.32

11. Will the qualifying jobs meet all minimum requirements set out in Tax Code §313.021(3)? Yes No

12. Do you intend to satisfy the minimum qualifying job requirement through a determination of cumulative economic benefits to the state as provided by §313.021(3)(F)? Yes No
 - 12a. If yes, attach in **Tab 12** supporting documentation from the TWC, pursuant to §313.021(3)(F).

13. Do you intend to rely on the project being part of a single unified project, as allowed in §313.024(d-2), in meeting the qualifying job requirements? Yes No
 - 13a. If yes, attach in **Tab 6** supporting documentation including a list of qualifying jobs in the other school district(s).

SECTION 15: Economic Impact

1. Complete and attach Schedules A1, A2, B, C, and D in **Tab 14**. Note: Excel spreadsheet versions of schedules are available for download and printing at URL listed below.
2. Attach an Economic Impact Analysis, if supplied by other than the Comptroller's Office, in **Tab 15**. (*not required*)
3. If there are any other payments made in the state or economic information that you believe should be included in the economic analysis, attach a separate schedule showing the amount for each year affected, including an explanation, in **Tab 15**.

Attachment 11

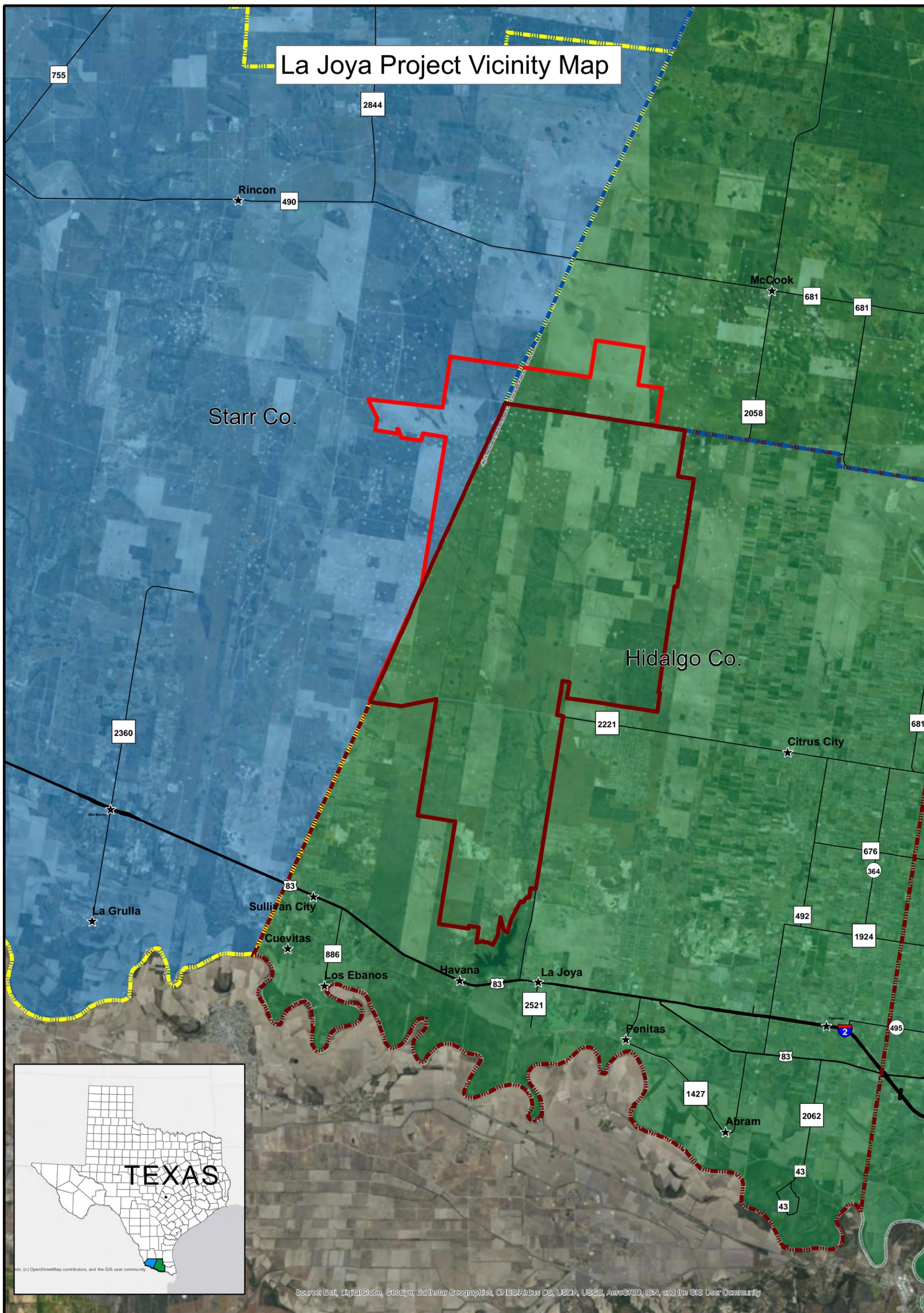
Maps that clearly show:

- a. Project vicinity***
- b. Qualified investment including location of tangible personal property to be placed in service during the qualifying time period and buildings to be constructed during the qualifying time period***
- c. Qualified property including location of new buildings or new improvements***
- d. Existing property***
- e. Land location within vicinity map***
- f. Reinvestment or Enterprise Zone within vicinity map, showing the actual or proposed boundaries and size***

Attachment 11a

a. Project vicinity

Please see attached map below.



La Joya Project Vicinity Map



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

		<p>Legend</p> <ul style="list-style-type: none"> ★ City ▭ Project Boundary ▭ Edinburg CISD ▭ La Joya ISD ▭ Rio Grande City CISD ▭ Other School Districts ▭ Windfarm Bndry 	<p style="text-align: center;">Terra-Gen, LLC La Joya Project Phase 1 - 210MW</p>	<p style="text-align: right;">Project Location: Hidalgo County, Texas</p> <div style="text-align: center;"> </div> <p style="text-align: center;">Draft-Subject to change</p> <p>Prepared by: MBJ Date: 5/16/2019</p>
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Attachment 11b

- b. Qualified investment including location of tangible personal property to be placed in service during the qualifying time period and buildings to be constructed during the qualifying time period***

CONFIDENTIAL- FOR SEPARATE FILING

Attachment 11c

c. Qualified property including location of new buildings or new improvements

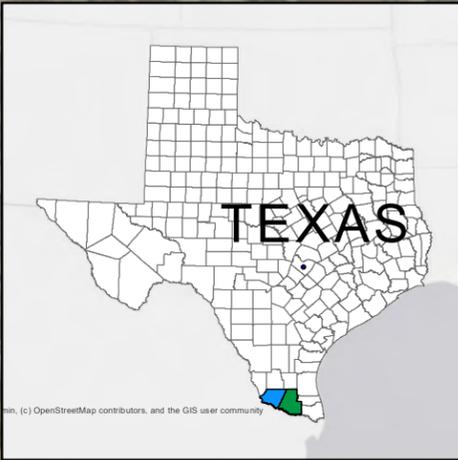
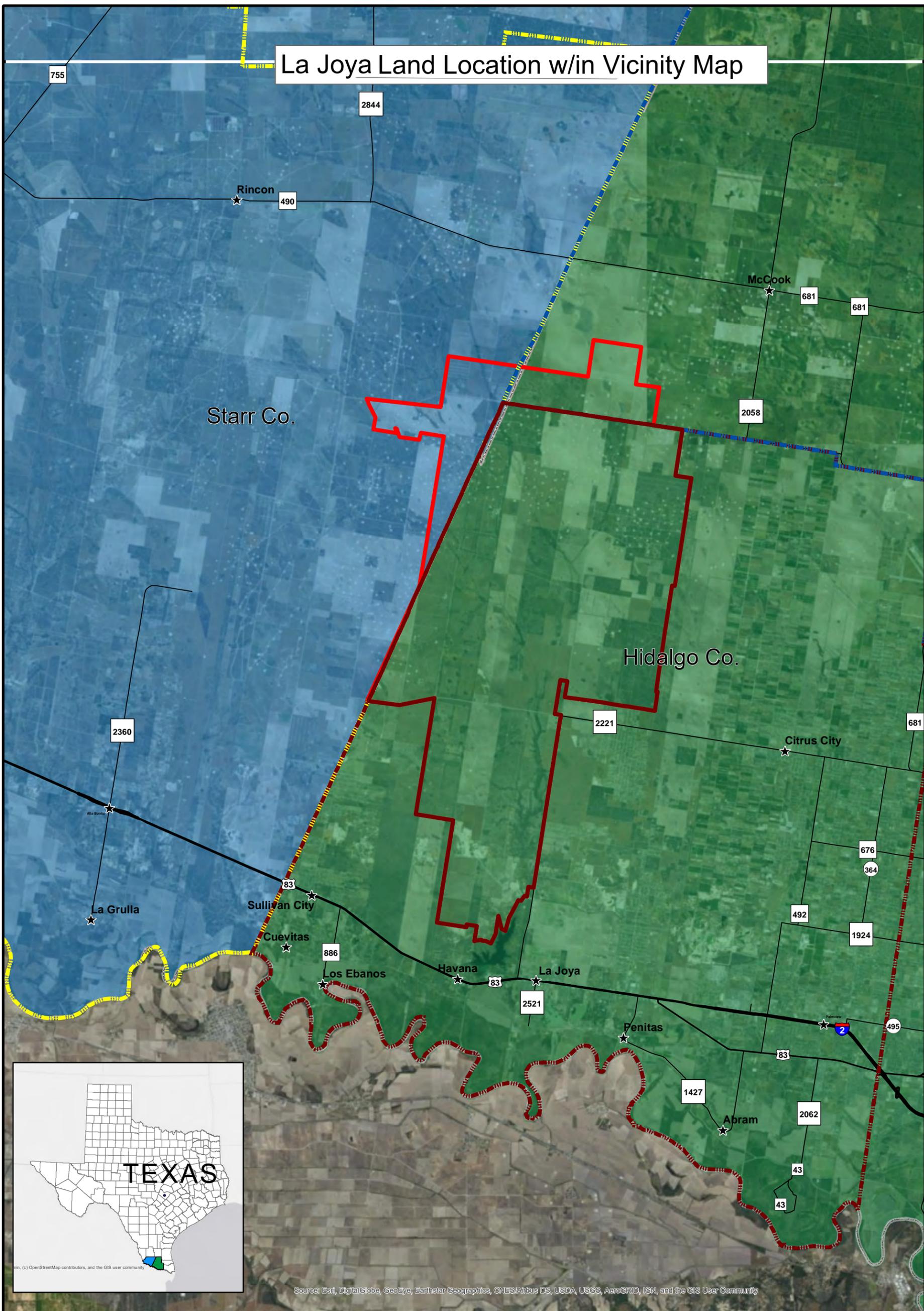
CONFIDENTIAL- FOR SEPARATE FILING

Attachment 11e

e. Land location within vicinity map

Please see attached map below.

La Joya Land Location w/in Vicinity Map



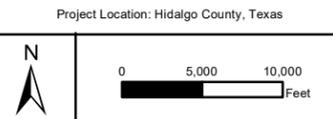
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Legend

- ★ City
- ▭ Project Boundary
- ▭ Rio Grande City CISD
- ▭ Other School Districts
- ▭ Edinburg CISD
- ▭ Windfarm Bndry
- ▭ La Joya ISD

Terra-Gen, LLC
La Joya Project
 Phase 1 - 210MW



Draft-Subject to change

Prepared by: MBJ

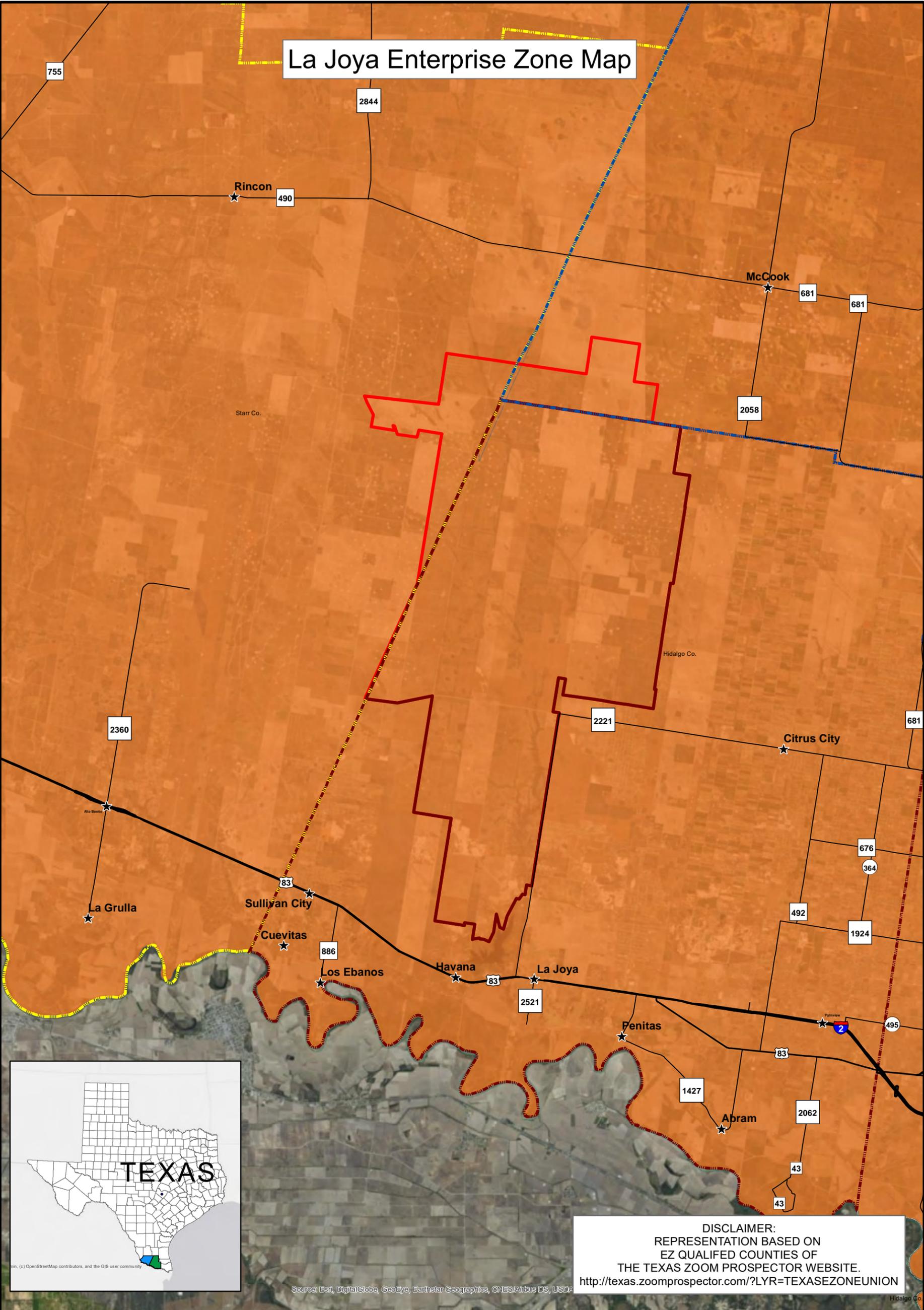
Date: 5/16/2019

Attachment 11f

- f. Reinvestment or Enterprise Zone within vicinity map, showing the actual or proposed boundaries and size***

Please see attached map below.

La Joya Enterprise Zone Map



DISCLAIMER:
 REPRESENTATION BASED ON
 EZ QUALIFIED COUNTIES OF
 THE TEXAS ZOOM PROSPECTOR WEBSITE.
<http://texas.zoomprospector.com/?LYR=TEXASEZONEUNION>

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA



Legend

- ★ City
- Edinburg CISD
- La Joya ISD
- Rio Grande City CISD
- Other School Districts
- Project Boundary
- Windfarm Bndry
- Qualified Counties

Terra-Gen, LLC
La Joya Project
 Phase 1 - 210MW

Project Location: Hidalgo & Starr County, Texas

Draft-Subject to change

Prepared by: MBJ Date: 5/16/2019

Attachment 13

Calculation of Wage Requirements – Hidalgo County

Supporting data for Section 14(7)(a)

Average weekly wage for all jobs (all industries) in the county

Year	Period	Area	Ownership	Division	Level	Ind. Code	Industry	Avg. Weekly Wages
2018	1 st Qtr	Hidalgo County	Total All	0	0	10	Total, All Industries	\$655.00
2018	2 nd Qtr	Hidalgo County	Total All	0	0	10	Total, All Industries	\$645.00
2018	3 rd Qtr	Hidalgo County	Total All	0	0	10	Total, All Industries	\$662.00
2018	4 th Qtr	Hidalgo County	Total All	0	0	10	Total, All Industries	\$680.00
Average weekly wage for previous four quarters								\$660.50

Source: Quarterly Employment and Wages (QCEW) data for Hidalgo County, <http://www.tracer2.com/cqi/dataanalysis/AreaSelection.asp?tableName=Industry>

Supporting Data for Section 14(7)(b)

110% of the average weekly wage for manufacturing jobs in the county

Year	Period	Area	Ownership	Division	Level	Ind. Code	Industry	Avg. Weekly Wages
2018	1 st Qtr	Hidalgo County	Private	31	2	31-33	Manufacturing	\$787.00
2018	2 nd Qtr	Hidalgo County	Private	31	2	31-33	Manufacturing	\$762.00
2018	3 rd Qtr	Hidalgo County	Private	31	2	31-33	Manufacturing	\$784.00
2018	4 th Qtr	Hidalgo County	Private	31	2	31-33	Manufacturing	\$806.00
Average weekly wage for previous four quarters								\$784.75
110% of Average Weekly Wages								\$863.23

Source: Quarterly Employment and Wages (QCEW) data for Hidalgo County, <http://www.tracer2.com/cqi/dataanalysis/AreaSelection.asp?tableName=Industry>

Supporting Data for Section 14(7)(c)

110% of the average weekly wage for manufacturing jobs in the region

Average Hourly Wages	\$17.86
Average Annual Wages	\$37,152.00
Average Weekly Wages @40hrs/week	\$714.46
110% of Average Weekly Wages	\$785.91

Source: 2017 Manufacturing Average Wages by Council of Government Region Wages for All Occupations. Project location region: 21. Lower Rio Grande Valley Development Council. <http://www.tracer2.com/admin/uploadedPublications/COGWages.pdf>

Year	Period	Area	Ownership	Industry Code	Industry	Level	Average Weekly Wage
2018	01	Hidalgo	Total All	10	Total, All Industries	0 \$	655.00
2018	02	Hidalgo	Total All	10	Total, All Industries	0 \$	645.00
2018	03	Hidalgo	Total All	10	Total, All Industries	0 \$	662.00
2018	04	Hidalgo	Total All	10	Total, All Industries	0 \$	680.00

Year	Period	Area	Ownership	Industry Code	Industry	Level	Average Weekly Wage	
2018	01	Hidalgo	Private	31-33	Manufacturing	2	\$	787.00
2018	02	Hidalgo	Private	31-33	Manufacturing	2	\$	762.00
2018	03	Hidalgo	Private	31-33	Manufacturing	2	\$	782.00
2018	04	Hidalgo	Private	31-33	Manufacturing	2	\$	806.00

Attachment 17

Signature and Certification Page signed and dated by Authorized School District Representative and Authorized Company Representative (applicant).

Please see attached.

SECTION 16: Authorized Signatures and Applicant Certification

After the application and schedules are complete, an authorized representative from the school district and the business should review the application documents and complete this authorization page. Attach the completed authorization page in Tab 17. NOTE: If you amend your application, you will need to obtain new signatures and resubmit this page, Section 16, with the amendment request.

1. Authorized School District Representative Signature

I am the authorized representative for the school district to which this application is being submitted. I understand that this application is a government record as defined in Chapter 37 of the Texas Penal Code.

print here

Gisela Saenz

Print Name (Authorized School District Representative)

Interim Superintendent

Title

sign here

Gisela Saenz
Signature (Authorized School District Representative)

Date

5/22/19

2. Authorized Company Representative (Applicant) Signature and Notarization

I am the authorized representative for the business entity for the purpose of filing this application. I understand that this application is a government record as defined in Chapter 37 of the Texas Penal Code. The information contained in this application and schedules is true and correct to the best of my knowledge and belief.

I hereby certify and affirm that the business entity I represent is in good standing under the laws of the state in which the business entity was organized and that no delinquent taxes are owed to the State of Texas.

print here

Milton Howard

Print Name (Authorized Company Representative (Applicant))

Vice President of Renewable Development

Title

sign here

Milton Howard
Signature (Authorized Company Representative (Applicant))

Date

05/08/2019



(Notary Seal)

GIVEN under my hand and seal of office this, the

8th day of May 2019

Alexandria Alexis Hausman
Notary Public in and for the State of Texas

My Commission expires: 08/09/2021

If you make a false statement on this application, you could be found guilty of a Class A misdemeanor or a state jail felony under Texas Penal Code Section 37.10.

Attachment 1

Please see executed application attached.

Application for Appraised Value Limitation on Qualified Property

(Tax Code, Chapter 313, Subchapter B or C)

INSTRUCTIONS: This application must be completed and filed with the school district. In order for an application to be processed, the governing body (school board) must elect to consider an application, but — by Comptroller rule — the school board may elect to consider the application only after the school district has received a completed application. Texas Tax Code, Section 313.025 requires that any completed application and any supplemental materials received by the school district must be forwarded within seven days to the Comptroller of Public Accounts.

If the school board elects to consider the application, the school district must:

- notify the Comptroller that the school board has elected to consider the application. This notice must include:
 - the date on which the school district received the application;
 - the date the school district determined that the application was complete;
 - the date the school board decided to consider the application; and
 - a request that the Comptroller prepare an economic impact analysis of the application;
- provide a copy of the notice to the appraisal district;
- must complete the sections of the application reserved for the school district and provide information required in the Comptroller rules located at 34 Texas Administrative Code (TAC) Section 9.1054; and
- forward the original hard copy of the completed application to the Comptroller in a three-ring binder with tabs, as indicated on page 9 of this application, separating each section of the documents, in addition to an electronic copy on CD. See 34 TAC Chapter 9, Subchapter F.

The governing body may, at its discretion, allow the applicant to supplement or amend the application after the filing date, subject to the restrictions in 34 TAC Chapter 9, Subchapter F.

When the Comptroller receives the notice and required information from the school district, the Comptroller will publish all submitted application materials on its website. The Comptroller is authorized to treat some application information as confidential and withhold it from publication on the Internet. To do so, however, the information must be segregated and comply with the other requirements set out in the Comptroller rules. For more information, see guidelines on Comptroller's website.

The Comptroller will independently determine whether the application has been completed according to the Comptroller's rules (34 TAC Chapter 9, Subchapter F). If the Comptroller finds the application is not complete, the Comptroller will request additional materials from the school district. Pursuant to 9.1053(a)(1)(C), requested information shall be provided within 20 days of the date of the request. When the Comptroller determines that the application is complete, it will send the school district a notice indicating so. The Comptroller will determine the eligibility of the project, issue a certificate for a limitation on appraised value to the school board regarding the application and prepare an economic impact evaluation by the 90th day after the Comptroller receives a complete application—as determined by the Comptroller.

The school board must approve or disapprove the application not later than the 150th day after the application review start date (the date the application is finally determined to be complete), unless an extension is granted. The Comptroller and school district are authorized to request additional information from the applicant that is reasonably necessary to issue a certificate, complete the economic impact evaluation or consider the application at any time during the application review period.

Please visit the Comptroller's website to find out more about the program at comptroller.texas.gov/economy/local/ch313/. There are links to the Chapter 313 statute, rules, guidelines and forms. Information about minimum limitation values for particular districts and wage standards may also be found at that site.

SECTION 1: School District Information

1. Authorized School District Representative

February 25, 2019

Date Application Received by District

Gisela

First Name

Saenz

Last Name

Superintendent

Title

La Joya ISD

School District Name

201 East Expressway 83

Street Address

Mailing Address

La Joya

City

(956) 323-2150

Phone Number

Texas

State

(956) 323-2281

Fax Number

78560

ZIP

g.saenz2@lajoyaisd.net

Email Address

Mobile Number (optional)

2. Does the district authorize the consultant to provide and obtain information related to this application?

Yes

No

SECTION 9: Projected Timeline

- 1. Application approval by school board QTR 1 2020
- 2. Commencement of construction QTR 1 2021
- 3. Beginning of qualifying time period January 1, 2021
- 4. First year of limitation January 1, 2022
- 5. Begin hiring new employees QTR 3 2021
- 6. Commencement of commercial operations QTR 4 2021
- 7. Do you propose to construct a new building or to erect or affix a new improvement after your application review start date (*date your application is finally determined to be complete*)? Yes No
Note: Improvements made before that time may not be considered qualified property.
- 8. When do you anticipate the new buildings or improvements will be placed in service? QTR 4 2021

SECTION 10: The Property

- 1. Identify county or counties in which the proposed project will be located Hidalgo County
- 2. Identify Central Appraisal District (CAD) that will be responsible for appraising the property Hidalgo County Appraisal Districts
- 3. Will this CAD be acting on behalf of another CAD to appraise this property? Yes No
- 4. List all taxing entities that have jurisdiction for the property, the portion of project within each entity and tax rates for each entity:
 County: Hidalgo Co, 0.5800, 93% City: N/A
(Name, tax rate and percent of project) (Name, tax rate and percent of project)
 Hospital District: N/A Water District: N/A
(Name, tax rate and percent of project) (Name, tax rate and percent of project)
 Other (describe): South Texas College, 0.1850, 85% Other (describe): South Texas ISD, 0.04920, 85%
(Name, tax rate and percent of project) (Name, tax rate and percent of project)
- 5. Is the project located entirely within the ISD listed in Section 1? Yes No
 5a. If no, attach in **Tab 6** additional information on the project scope and size to assist in the economic analysis.
- 6. Did you receive a determination from the Texas Economic Development and Tourism Office that this proposed project and at least one other project seeking a limitation agreement constitute a single unified project (SUP), as allowed in §313.024(d-2)? Yes No
 6a. If yes, attach in **Tab 6** supporting documentation from the Office of the Governor.

SECTION 11: Investment

NOTE: The minimum amount of qualified investment required to qualify for an appraised value limitation and the minimum amount of appraised value limitation vary depending on whether the school district is classified as Subchapter B or Subchapter C, and the taxable value of the property within the school district. For assistance in determining estimates of these minimums, access the Comptroller's website at comptroller.texas.gov/economy/local/ch313/.

- 1. At the time of application, what is the estimated minimum qualified investment required for this school district? 20,000,000.00
- 2. What is the amount of appraised value limitation for which you are applying? 25,000,000.00
Note: The property value limitation amount is based on property values available at the time of application and may change prior to the execution of any final agreement.
- 3. Does the qualified investment meet the requirements of Tax Code §313.021(1)? Yes No
- 4. Attach a description of the qualified investment [See §313.021(1).] The description must include:
 - a. a specific and detailed description of the qualified investment you propose to make on the property for which you are requesting an appraised value limitation as defined by Tax Code §313.021 (**Tab 7**);
 - b. a description of any new buildings, proposed new improvements or personal property which you intend to include as part of your minimum qualified investment (**Tab 7**); and
 - c. a detailed map of the qualified investment showing location of tangible personal property to be placed in service during the qualifying time period and buildings to be constructed during the qualifying time period, with vicinity map (**Tab 11**).
- 5. Do you intend to make at least the minimum qualified investment required by Tax Code §313.023 (or §313.053 for Subchapter C school districts) for the relevant school district category during the qualifying time period? Yes No

SECTION 12: Qualified Property

1. Attach a detailed description of the qualified property. [See §313.021(2)] (If qualified investment describes qualified property exactly, you may skip items a, b and c below.) The description must include:
 - 1a. a specific and detailed description of the qualified property for which you are requesting an appraised value limitation as defined by Tax Code §313.021 (Tab 8);
 - 1b. a description of any new buildings, proposed new improvements or personal property which you intend to include as part of your qualified property (Tab 8); and
 - 1c. a map of the qualified property showing location of new buildings or new improvements with vicinity map (Tab 11).
2. Is the land upon which the new buildings or new improvements will be built part of the qualified property described by §313.021(2)(A)? Yes No
 - 2a. If yes, attach complete documentation including:
 - a. legal description of the land (Tab 9);
 - b. each existing appraisal parcel number of the land on which the new improvements will be constructed, regardless of whether or not all of the land described in the current parcel will become qualified property (Tab 9);
 - c. owner (Tab 9);
 - d. the current taxable value of the land. Attach estimate if land is part of larger parcel (Tab 9); and
 - e. a detailed map showing the location of the land with vicinity map (Tab 11).
3. Is the land on which you propose new construction or new improvements currently located in an area designated as a reinvestment zone under Tax Code Chapter 311 or 312 or as an enterprise zone under Government Code Chapter 2303? Yes No
 - 3a. If yes, attach the applicable supporting documentation:
 - a. evidence that the area qualifies as a enterprise zone as defined by the Governor's Office (Tab 16);
 - b. legal description of reinvestment zone (Tab 16);
 - c. order, resolution or ordinance establishing the reinvestment zone (Tab 16);
 - d. guidelines and criteria for creating the zone (Tab 16); and
 - e. a map of the reinvestment zone or enterprise zone boundaries with vicinity map (Tab 11)
 - 3b. If no, submit detailed description of proposed reinvestment zone or enterprise zone with a map indicating the boundaries of the zone on which you propose new construction or new improvements to the Comptroller's office within 30 days of the application date. What is the anticipated date on which you will submit final proof of a reinvestment zone or enterprise zone? _____

SECTION 13: Information on Property Not Eligible to Become Qualified Property

1. In Tab 10, attach a specific and detailed description of all **existing property**. This includes buildings and improvements existing as of the application review start date (the date the application is determined to be complete by the Comptroller). The description must provide sufficient detail to locate all existing property on the land that will be subject to the agreement and distinguish existing property from future proposed property.
2. In Tab 10, attach a specific and detailed description of all **proposed new property that will not become new improvements** as defined by TAC 9.1051. This includes proposed property that: functionally replaces existing or demolished/removed property; is used to maintain, refurbish, renovate, modify or upgrade existing property; or is affixed to existing property; or is otherwise ineligible to become qualified property. The description must provide sufficient detail to distinguish existing property (question 1) and all proposed new property that cannot become qualified property from proposed qualified property that will be subject to the agreement (as described in Section 12 of this application).
3. For the property not eligible to become qualified property listed in response to questions 1 and 2 of this section, provide the following supporting information in Tab 10:
 - a. maps and/or detailed site plan;
 - b. surveys;
 - c. appraisal district values and parcel numbers;
 - d. inventory lists;
 - e. existing and proposed property lists;
 - f. model and serial numbers of existing property; or
 - g. other information of sufficient detail and description.
4. Total estimated market value of existing property (that property described in response to question 1): \$ 1,443,005.00
5. In Tab 10, include an appraisal value by the CAD of all the buildings and improvements existing as of a date within 15 days of the date the application is received by the school district.
6. Total estimated market value of proposed property not eligible to become qualified property (that property described in response to question 2): \$ 0.00

Note: Investment for the property listed in question 2 may count towards qualified investment in Column C of Schedules A-1 and A-2, if it meets the requirements of 313.021(1). Such property cannot become qualified property on Schedule B.

SECTION 14: Wage and Employment Information

1. What is the estimated number of permanent jobs (more than 1,600 hours a year), with the applicant or a contractor of the applicant, on the proposed qualified property during the last complete quarter before the application review start date (date your application is finally determined to be complete)? 0

2. What is the last complete calendar quarter before application review start date:
 First Quarter Second Quarter Third Quarter Fourth Quarter of 2019
(year)

3. What were the number of permanent jobs (more than 1,600 hours a year) this applicant had in Texas during the most recent quarter reported to the Texas Workforce Commission (TWC)? 0
Note: For job definitions see TAC §9.1051 and Tax Code §313.021(3).

4. What is the number of new qualifying jobs you are committing to create? 6

5. What is the number of new non-qualifying jobs you are estimating you will create? 0

6. Do you intend to request that the governing body waive the minimum new qualifying job creation requirement, as provided under Tax Code §313.025(f-1)? Yes No
 - 6a. If yes, attach evidence in **Tab 12** documenting that the new qualifying job creation requirement above exceeds the number of employees necessary for the operation, according to industry standards.

7. Attach in **Tab 13** the four most recent quarters of data for each wage calculation below, including documentation from the TWC website. The final actual statutory minimum annual wage requirement for the applicant for each qualifying job — which may differ slightly from this estimate — will be based on information from the four quarterly periods for which data were available at the time of the application review start date (date of a completed application). See TAC §9.1051(21) and (22).
 - a. Average weekly wage for all jobs (all industries) in the county is 662.25
 - b. 110% of the average weekly wage for manufacturing jobs in the county is 869.00
 - c. 110% of the average weekly wage for manufacturing jobs in the region is 757.39

8. Which Tax Code section are you using to estimate the qualifying job wage standard required for this project? §313.021(5)(A) or §313.021(5)(B)

9. What is the minimum required annual wage for each qualifying job based on the qualified property? 40,867.32

10. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? 40,867.32

11. Will the qualifying jobs meet all minimum requirements set out in Tax Code §313.021(3)? Yes No

12. Do you intend to satisfy the minimum qualifying job requirement through a determination of cumulative economic benefits to the state as provided by §313.021(3)(F)? Yes No
 - 12a. If yes, attach in **Tab 12** supporting documentation from the TWC, pursuant to §313.021(3)(F).

13. Do you intend to rely on the project being part of a single unified project, as allowed in §313.024(d-2), in meeting the qualifying job requirements? Yes No
 - 13a. If yes, attach in **Tab 6** supporting documentation including a list of qualifying jobs in the other school district(s).

SECTION 15: Economic Impact

1. Complete and attach Schedules A1, A2, B, C, and D in **Tab 14**. Note: Excel spreadsheet versions of schedules are available for download and printing at URL listed below.
2. Attach an Economic Impact Analysis, if supplied by other than the Comptroller's Office, in **Tab 15**. (*not required*)
3. If there are any other payments made in the state or economic information that you believe should be included in the economic analysis, attach a separate schedule showing the amount for each year affected, including an explanation, in **Tab 15**.

HIDALGO COUNTY APPRAISAL DISTRICT

PROPERTY 101336 R 11/20/2004
Legal Description
 PORCION 47 1.0 AC OUT OF 496.95 AC 1.0 AC

OWNER ID
 415826
OWNERSHIP
 100.00%

PROPERTY APPRAISAL INFORMATION 2019

JOSEPHSON EDUMJES P
 LIBRADA P GIESE & ELIZABETH G PE
 PO BOX 741
 PENITAS, TX 78576-0741-41

Entities

CAD 100%
 DR2 100%
 GHD 100%
 JCC 100%
 R09 100%
 SLJ 100%
 SST 100%

Values

IMPROVEMENTS	88,031
LAND MARKET	+ 3,000
MARKET VALUE	= 91,031
PRODUCTIVITY LOSS	- 0
APPRAISED VALUE	= 91,031
HS CAP LOSS	- 0
ASSESSED VALUE	= 91,031

Ref ID1: 158480
 10047-00-000-0002-00

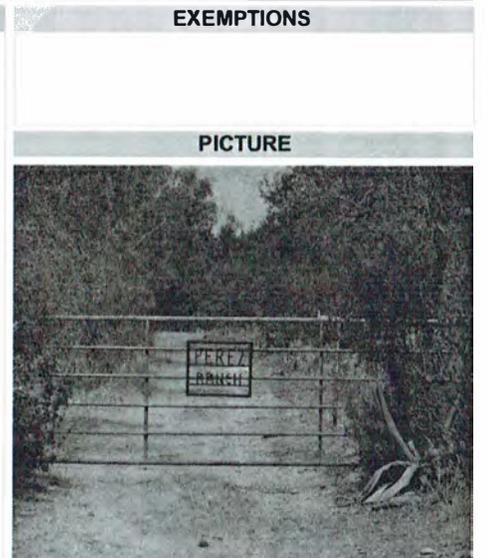
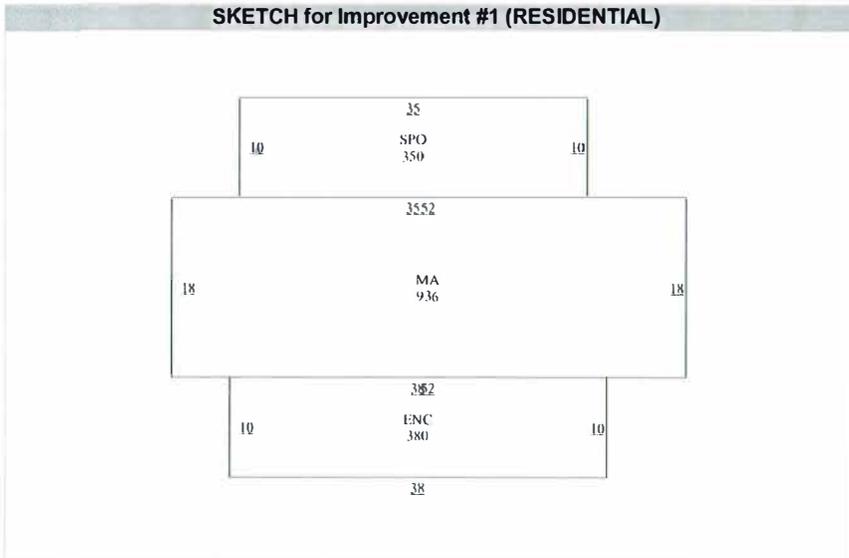
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ACRES: 1.0000
EFF. ACRES:

APPR VAL METHOD: Cost

SITUS 5 N OF MILE 7 ON JARA CHINAS RD TX

GENERAL			
UTILITIES	WR,EL	LAST APPR.	M4
TOPOGRAPHY	LV	LAST APPR. YR	2019
ROAD ACCESS	PV	LAST INSP. DATE	12/18/2018
ZONING	CNTY	NEXT INSP. DATE	
BUILDER			
NEXT REASON			
REMARKS	(2018) RECH: 2021; (2015) I1-I2= ADJ CL & SPECS, I3= ADJ SPECS, I4= N/C:2015 (2013); FI S12 11/26/12; (2012) FI 10/31/2011 S12 (2012) I1= ADJ DIMS & I2-I3=N/C; NO ACCESS LOCKED		
BUILDING PERMITS			
ISSUE DT	PERMIT TYPE	PERMIT AREA	ST PERMIT VAL
SALE DT	PRICE	GRANTOR	DEED INFO
04/30/1999	0	CAVAZOS M D ESTA	SVD 769894-95
	0	UNKNOWN	CONV / /



IMPROVEMENT INFORMATION																		
#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	MA	MAIN AREA	R1	WDLW/2	936.0	28.51	1	1977	1977	00	26,685	45%	0%	0%	0%	100%	0.45	12,008
	ENC	ENCLOSED ADD	R1	WDLW/2	380.0	28.51	1	1977	1977	00	10,834	45%	0%	0%	0%	100%	0.45	4,875
	SPO	SCREEN PORCH	R1	/	350.0	9.41	1	1977	1977	00	3,294	45%	0%	0%	0%	100%	0.45	1,482
1.	RESIDENTIAL		STCD:	E1	1,666.0						40,813							18,365
MR. PEREZ 519-0459 & 585-3626 & 580-8915, COM: MOD																		

IMPROVEMENT FEATURES		
Construction Style	1	RES 0
Foundation	1	CBK 0
Exterior Wall	1	DWD 0
Interior Finish	1	SRK 0
Roof Style	1	GAB 0
Roof Covering	1	MTL 0
ROOF HEIGHT	1	LP 0
Heating/Cooling	1	MINUS 0
Flooring	1	TIL 0
WALL HEIGHT	1	8 0
Number of Rooms	1	2.00 0
Plumbing	1	1 0
BATH	1	1 0



LAND INFORMATION																			
L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ MASS	ADJ VAL	SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT	PRC	AG VALUE
1.	ACREAGE		RANCHSLJ	E1	N	A	1.0000 AC	3,000.00	3,000	1.00	1.00	A	3,000					0.00	0
Eff. Acres: 496.9500																			
Comment: C8 RMVD ALLW 15;CNTIG W/ R101337																			
3,000																			

HIDALGO COUNTY APPRAISAL DISTRICT
 PROPERTY 101336 R 11/20/2004
Legal Description
 PORCION 47 1.0 AC OUT OF 496.95 AC 1.0 AC

OWNER ID
 415826
OWNERSHIP
 100.00%

PROPERTY APPRAISAL INFORMATION 2019
 JOSEPHSON EDUVIJES P
 LIBRADA P GIESE & ELIZABETH G PE
 PO BOX 741
 PENITAS, TX 78576-0741-41

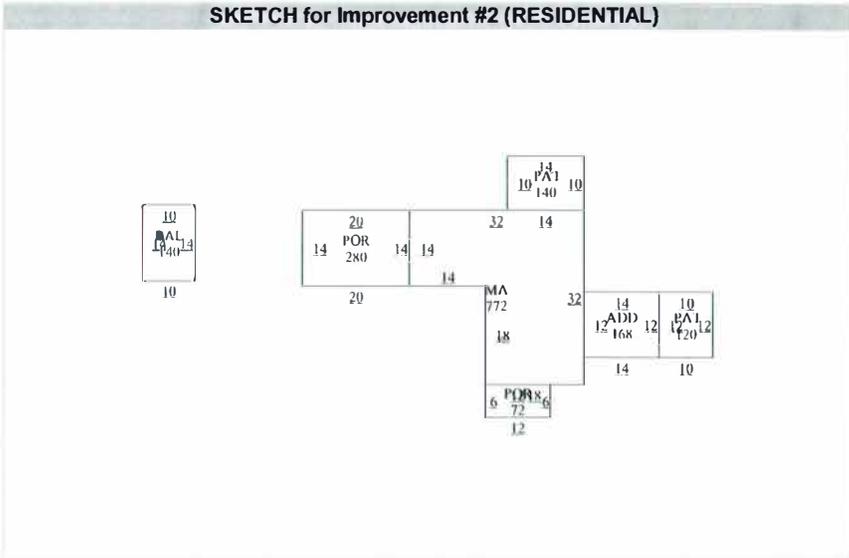
Entities	Values
CAD 100%	IMPROVEMENTS 88,031
DR2 100%	LAND MARKET + 3,000
GHD 100%	MARKET VALUE = 91,031
JCC 100%	PRODUCTIVITY LOSS - 0
R09 100%	APPRAISED VALUE = 91,031
SLJ 100%	
SST 100%	HS CAP LOSS - 0
	ASSESSED VALUE = 91,031

Ref ID1: 158480 Ref ID2: R101336
 10047-00-000-0002-00

ACRES: 1.0000
EFF. ACRES:
APPR VAL METHOD: Cost

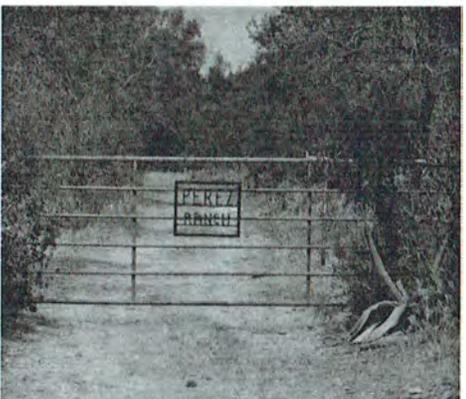
SITUS 5 N OF MILE 7 ON JARA CHINAS RD TX

GENERAL			
UTILITIES	WR,EL	LAST APPR.	M4
TOPOGRAPHY	LV	LAST APPR. YR	2019
ROAD ACCESS	PV	LAST INSP. DATE	12/18/2018
ZONING	CNTY	NEXT INSP. DATE	
BUILDER			
NEXT REASON			
REMARKS	(2018) RECH: 2021; (2015) I1-I2= ADJ CL & SPECS, I3= ADJ SPECS, I4= N/C: 2015 (2013); FI S12 11/26/12; (2012) FI 10/31/2011 S12 (2012) I1= ADJ DIMS & I2-I3=N/C; NO ACCESS LOCKED		



EXEMPTIONS

PICTURE



BUILDING PERMITS				
ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
04/30/1999	0	CAVAZOS M D ESTA	SVD 769894-95
	0	UNKNOWN	CONV / /

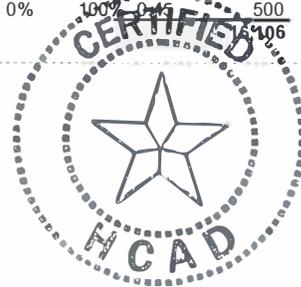
SUBD: 1004700 100.00% NBHD:1004600

IMPROVEMENT INFORMATION

#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
MA	MAIN AREA		R1	WDLW/2	772.0	31.73	1	1975	1975	00	24,496	45%	0%	0%	0%	100%	0.45	11,023
ADD	ADDITION		R1	WDLW/2	168.0	5.331	1	1975	1975	00	5,331	45%	0%	0%	0%	100%	0.45	2,399
POR	PORCH (COVER		R1	/	72.0	7.93		1975	1975	00	571	45%	0%	0%	0%	100%	0.45	257
POR	PORCH (COVER		R1	/	280.0	7.93		1975	1975	00	2,220	45%	0%	0%	0%	100%	0.45	999
PAT	PATIO		R1	/	120.0	7.93		1975	1975	00	952	45%	0%	0%	0%	100%	0.45	428
PAT	PATIO		R1	/	140.0	7.93		1975	1975	00	1,110	45%	0%	0%	0%	100%	0.45	500
BAL	BALCONY		R1	/	140.0	7.93		1975	1975	00	1,110	45%	0%	0%	0%	100%	0.45	500
2.	RESIDENTIAL		STCD: E1		1,692.0						35,790							1,106
	COM: MOD																	

IMPROVEMENT FEATURES

Construction Style	1	RES	0
Foundation	1	CBK	0
Exterior Wall	1	DWD	0
Interior Finish	1	SRK	0
Roof Style	1	GAB	0
Roof Covering	1	MTL	0
ROOF HEIGHT	1	LP	0
Heating/Cooling	1	MINUS	0
Flooring	1	TIL	0
WALL HEIGHT	1	8	0
Number of Rooms	1	2.00	0
Plumbing	1	1	0
BATH	1	1	0



SUBD: 1004700 100.00% NBHD:1004600 100.00%		LAND INFORMATION		IRR Wells: 0	Capacity: 0	IRR Acres: 0	Oil Wells: 0											
L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE

HIDALGO COUNTY APPRAISAL DISTRICT

PROPERTY 101336 R 11/20/2004
Legal Description
 PORCION 47 1.0 AC OUT OF 496.95 AC 1.0 AC

OWNER ID
 415826
OWNERSHIP
 100.00%

PROPERTY APPRAISAL INFORMATION 2019

JOSEPHSON EDUMJES P
 LIBRADA P GIESE & ELIZABETH G PE
 PO BOX 741
 PENITAS, TX 78576-0741-41

Entitles

CAD 100%
 DR2 100%
 GHD 100%
 JCC 100%
 R09 100%
 SLJ 100%
 SST 100%

Values

IMPROVEMENTS 88,031
 LAND MARKET + 3,000
 MARKET VALUE = 91,031
 PRODUCTIVITY LOSS - 0
 APPRAISED VALUE = 91,031
 HS CAP LOSS - 0
 ASSESSED VALUE = 91,031

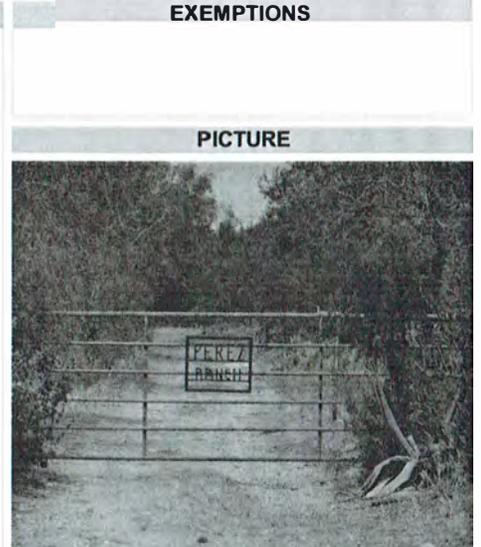
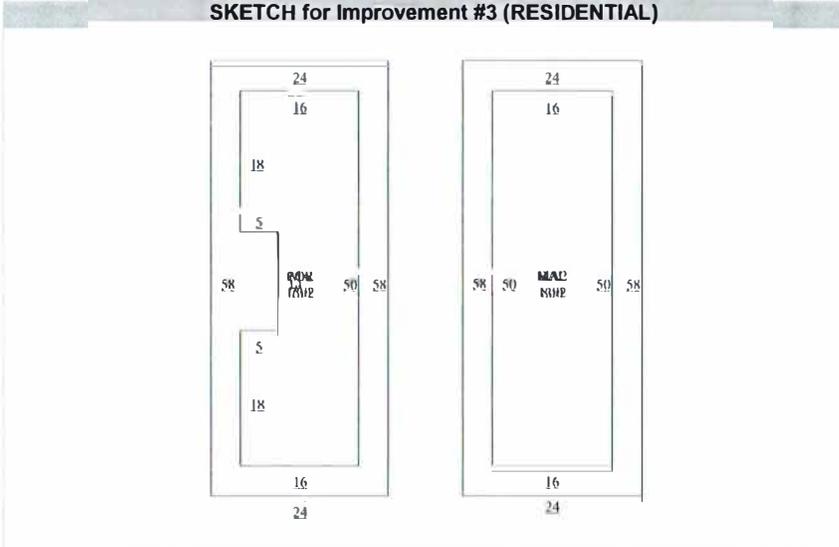
Ref ID1: 158480 Ref ID2: R101336
 10047-00-000-0002-00

ACRES: 1.0000
EFF. ACRES:

APPR VAL METHOD: Cost

SITUS 5 N OF MILE 7 ON JARA CHINAS RD TX

GENERAL			
UTILITIES	WR,EL	LAST APPR.	M4
TOPOGRAPHY	LV	LAST APPR. YR	2019
ROAD ACCESS	PV	LAST INSP. DATE	12/18/2018
ZONING	CNTY	NEXT INSP. DATE	
BUILDER			
NEXT REASON			
REMARKS	(2018) RECH: 2021; (2015) I1-I2= ADJ CL & SPECS, I3= ADJ SPECS, I4= N/C:2015 (2013); FI S12 11/26/12; (2012) FI 10/31/2011 S12 (2012) I1= ADJ DIMS & I2-I3=N/C; NO ACCESS LOCKED		



BUILDING PERMITS				
ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
04/30/1999	0	CAVAZOS M D ESTA	SVD 769894-95
	0	UNKNOWN	CONV / /

SUBD: 1004700 100.00% NBHD:1004600

IMPROVEMENT INFORMATION

#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
MA	MAIN AREA		R1	MRYFA/4M	730.0	36.39	1	1999	1999	00	26,565	70%	0%	0%	0%	100%	0.70	18,596
MA2	MAIN 2ND FL		R1	MRYFA/4M	800.0	25.41	1	1999	1999	00	20,328	70%	0%	0%	0%	100%	0.70	14,230
POR	PORCH (COVER)		R1	/	1,392.0	9.10	1	1999	1999	00	12,667	70%	0%	0%	0%	100%	0.70	8,867
BAL	BALCONY		R1	/	1,392.0	9.10	1	1999	1999	00	12,667	70%	0%	0%	0%	100%	0.70	8,867
3.	RESIDENTIAL		STCD	E1	4,314.0						72,227							50,560

IMPROVEMENT FEATURES		
Construction Style	1	RES 0
Foundation	1	CBK 0
Exterior Wall	1	DWD 0
Interior Finish	1	SRK 0
Roof Style	1	HIP 0
Roof Covering	1	MTL 0
ROOF HEIGHT	1	LP 0
Heating/Cooling	1	MINUS 0
Flooring	1	TIL 0
WALL HEIGHT	1	8 0
Number of Rooms	1	3.00 0
Plumbing	1	2 0
BATH	1	2 0



SUBD: 1004700 100.00% NBHD:1004600 100.00%		LAND INFORMATION		IRR Wells: 0	Capacity: 0	IRR Acres: 0	Oil Wells: 0												
L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT	PRC	AG VALUE

HIDALGO COUNTY APPRAISAL DISTRICT
 PROPERTY 101336 R 11/20/2004
Legal Description
 PORCION 47 1.0 AC OUT OF 496.95 AC 1.0 AC

OWNER ID
 415826
OWNERSHIP
 100.00%
PROPERTY APPRAISAL INFORMATION 2019
 JOSEPHSON EDUMJES P
 LIBRADA P GIESE & ELIZABETH G PE
 PO BOX 741
 PENITAS, TX 78576-0741-41

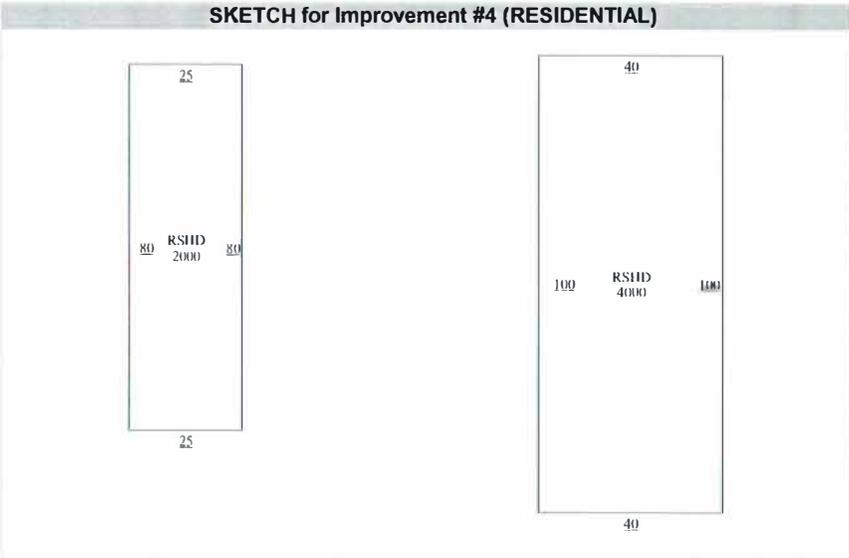
Entities	Values
CAD 100%	IMPROVEMENTS 88,031
DR2 100%	LAND MARKET + 3,000
GHD 100%	MARKET VALUE = 91,031
JCC 100%	PRODUCTIMTY LOSS - 0
R09 100%	APPRAISED VALUE = 91,031
SLJ 100%	
SST 100%	HS CAP LOSS - 0
	ASSESSED VALUE = 91,031

Ref ID1: 158480 Ref ID2: R101336
 10047-00-000-0002-00

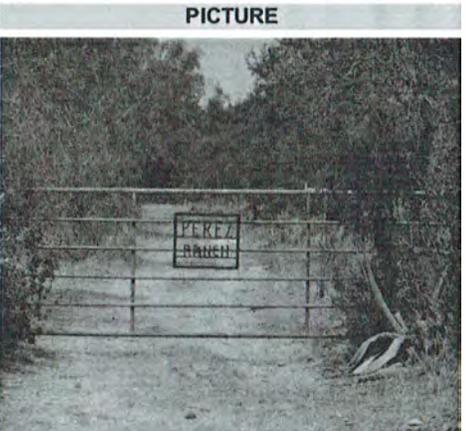
ACRES: 1.0000
EFF. ACRES:
APPR VAL METHOD: Cost

SITUS 5 N OF MILE 7 ON JARA CHINAS RD TX

GENERAL			
UTILITIES	WR,EL	LAST APPR.	M4
TOPOGRAPHY	LV	LAST APPR. YR	2019
ROAD ACCESS	PV	LAST INSP. DATE	12/18/2018
ZONING	CNTY	NEXT INSP. DATE	
BUILDER			
NEXT REASON			
REMARKS	(2018) RECH: 2021; (2015) I1-I2= ADJ CL & SPECS, I3= ADJ SPECS, I4= N/C:2015 (2013); FI S12 11/26/12; (2012) FI 10/31/2011 S12 (2012) I1= ADJ DIMS & I2-I3=N/C; NO ACCESS LOCKED		



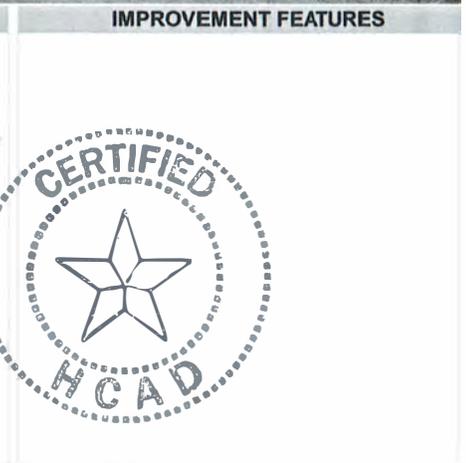
EXEMPTIONS	



BUILDING PERMITS				
ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
04/30/1999	0	CAVAZOS M D ESTA	SVD 769894-95
	0	UNKNOWN	CONV / /

IMPROVEMENT INFORMATION																		
SUBD:	1004700	100.00%	NBHD:	1004600														
#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	EUNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	RSHD	RES SHED	SP	/	2,000.0	1,000	1	1977	1977	00	2,000	100%	-70%	0%	0%	100%	0.30	600
	RSHD	RES SHED	SP	/	4,000.0	2,000	1	1977	1977	00	8,000	100%	-70%	0%	0%	100%	0.30	2,400
4.	RESIDENTIAL		STCD:	D2	6,000.0						10,000							3,000
MR. PEREZ 519-0459 & 585-3626 & 580-8915; COM: MOD																		



LAND INFORMATION																		
SUBD:	1004700	100.00%	NBHD:	1004600	100.00%	IRR Wells:	0	Capacity:	0	IRR Acres:	0	Oil Wells:	0					
L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE

HIDALGO COUNTY APPRAISAL DISTRICT

PROPERTY 201250 R 11/20/2004
Legal Description
 JUAN LINO GARZA LT 6 POR 46 57.24 AC

OWNER ID
 467898
OWNERSHIP
 100.00%

PROPERTY APPRAISAL INFORMATION 2019

GARZA JUANITA ZAMORA
 FLORENCIA G CHAVEZ TRUSTEE
 ATT ALICIA C RAMIREZ
 1307 S 13TH AVE
 EDINBURG, TX 78539-5619-07

Entities

CAD 100%
 DR2 100%
 GHD 100%
 JCC 100%
 R09 100%
 SLJ 100%
 SST 100%

Values

IMPROVEMENTS 1,596
 LAND MARKET + 186,030
 MARKET VALUE = 187,626
 PRODUCTIVITY LOSS - 181,394
 APPRAISED VALUE = 6,232
 HS CAP LOSS - 0
 ASSESSED VALUE = 6,232

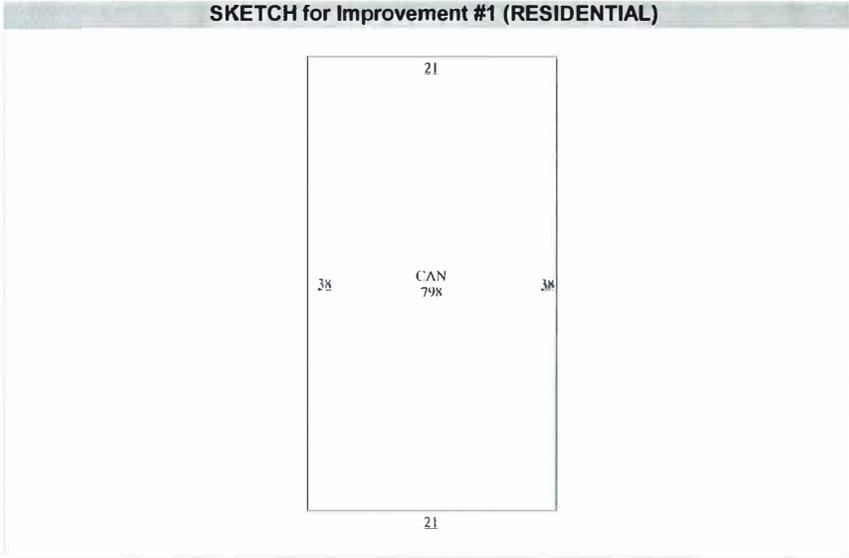
Ref ID1: 226298 Ref ID2: R201250
J8400-00-046-0006-00

ACRES: 57.2400
EFF. ACRES:

APPR VAL METHOD: Cost

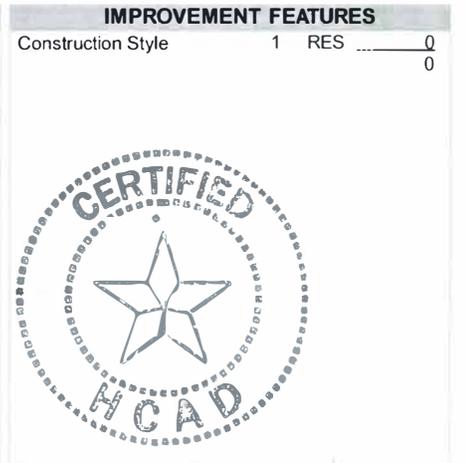
SITUS N OF EXP 83 & W. JARA CHINAS RD TX

GENERAL			
UTILITIES	WR,EL	LAST APPR.	Q3
TOPOGRAPHY	LV	LAST APPR. YR	2018
ROAD ACCESS	PV	LAST INSP. DATE	01/23/2019
ZONING	CNTY	NEXT INSP. DATE	
BUILDER			
NEXT REASON			
REMARKS	(2019) DISR065 Q3 01/23/19; OV65AG Q3 11/09/18 (2018) NEW IMPS (2016)deny ag (2015) N/C (2014) FI S12 8/23/13; (2013); FI S12 11/26/12; (2012) FI 10/31/2011 S12 (2012)		
BUILDING PERMITS			
ISSUE DT	PERMIT TYPE	PERMIT AREA	ST PERMIT VAL
SALE DT	PRICE	GRANTOR	DEED INFO
03/01/2000	0	ZAMORA JUANITA G	LFE 850832
	0	UNKNOWN	CONV / /



EXEMPTIONS	
SKETCH COMMANDS	
CAN	U38,R21,D38,L21

SUBD: J840000 100.00% NBHD:J840000																		
IMPROVEMENT INFORMATION																		
#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	CAN	CANOPY	SP	/	798.0	2.50	1	1990	1990	*	1,995	80%	0%	0%	0%	100%	0.80	1,596
1.	RESIDENTIAL		STCD:	D2	798.0					Homesite: N	1,995							1,596



SUBD: J840000 100.00% NBHD:J840000 100.00%																			
LAND INFORMATION																			
L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT	PRC	AG VALUE
1.	BRUSHLND		RANCHSLJ	D1	N	A	57.2400AC	3,250.00	186,030	1.00	1.00	A	186,030	YES	1D1	B		81.00	4,636
Eff. Acres: 114.4800 Comment: CNTIG W/ R201248													186,030					4,636	

HIDALGO COUNTY APPRAISAL DISTRICT

PROPERTY 101190 R 11/20/2004
Legal Description
 PORCION 45 E 61.445 AC LOT 35

OWNER ID
 1137392
OWNERSHIP
 100.00%

PROPERTY APPRAISAL INFORMATION 2019

REAVIS FARMS INC
 PO BOX 720908
 MCALLEN, TX 78504-0908-

Entities

CAD 100%
 DR2 100%
 GHD 100%
 HCTR2 100%
 JCC 100%
 R01 100%
 SLJ 100%
 SST 100%

Values

IMPROVEMENTS 0
 LAND MARKET + 42,701
 MARKET VALUE = 42,701
 PRODUCTIVITY LOSS - 0
 APPRAISED VALUE = 42,701
 HS CAP LOSS - 0
 ASSESSED VALUE = 42,701

Ref ID1: 158351
 10045-00-000-0035-01

Ref ID2: R101190

ACRES: 61.4400
EFF. ACRES: 2,344.7350

APPR VAL METHOD: Cost

SITUS N OF EXP 83 & W OF JARA CHINAS RD TX

GENERAL

UTILITIES LAST APPR. Q3
 TOPOGRAPHY LV LAST APPR. YR 2019
 ROAD ACCESS LAST INSP. DATE 03/29/2019
 ZONING NEXT INSP. DATE
 BUILDER
 NEXT REASON
 REMARKS (2019) DENY AG Q3 10/16/18 (2015) N/C (2014)
 FI S12 08/27/2013 (2013) FI S12 11/20/12 (2012)
 FI 11/02/11 S12(2012) VAC (2011) FI 12/06/2010
 S12 (2010) VAC (2009) VAC (2008) VAC (2007)

EXEMPTIONS

SKETCH COMMANDS

BUILDING PERMITS

ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
01/16/1980	0	REAVIS JOHN R UNKNOWN	WD / 1657 / 64 CONV / /

SUBD: 1004500 100.00% NBHD:1004500

IMPROVEMENT INFORMATION

TYPE DESCRIPTION MTHD CLASS/SUBCL AREA UNIT PRICE UNITS BUILT EFF YR COND. VALUE DEPR PHYS ECON FUNC COMP ADJ ADJ VALUE

IMPROVEMENT FEATURES



SUBD: 1004500 100.00% NBHD:1004500 100.00%

LAND INFORMATION

IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0 **Oil Wells: 0**

L# DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
1. ACREAGE		CALPIT	G3	N	A	61.4400 AC	695.00	42,701	1.00	1.00	A	42,701	NO	*		0.00	0
Eff. Acres: 1,105.9300 Comment: CNTG W/101185, 101186, 101187, 101188, 101189, 101191, 101192, 101193, 101194, 101195, 101196, 101197, 101198, 101199, 101200, 101201																	
42,701																	
0																	

HIDALGO COUNTY APPRAISAL DISTRICT

PROPERTY 101188 R 11/20/2004
 Legal Description
 PORCION 45 E 61.445 AC LOT 34

OWNER ID
 1137392
 OWNERSHIP
 100.00%

PROPERTY APPRAISAL INFORMATION 2019

REAMS FARMS INC
 PO BOX 720908
 MCALLEN, TX 78504-0908-

Entitles

CAD 100%
 DR2 100%
 GHD 100%
 HCTR2 100%
 JCC 100%
 R01 100%
 SLJ 100%
 SST 100%

Values

IMPROVEMENTS 10,034
 LAND MARKET + 42,701
 MARKET VALUE = 52,735
 PRODUCTIVITY LOSS - 0
 APPRAISED VALUE = 52,735
 HS CAP LOSS - 0
 ASSESSED VALUE = 52,735

Ref ID1: 158349 Ref ID2: R101188
 10045-00-000-0034-01

ACRES: 61.4400
 EFF. ACRES: 2,344.7350

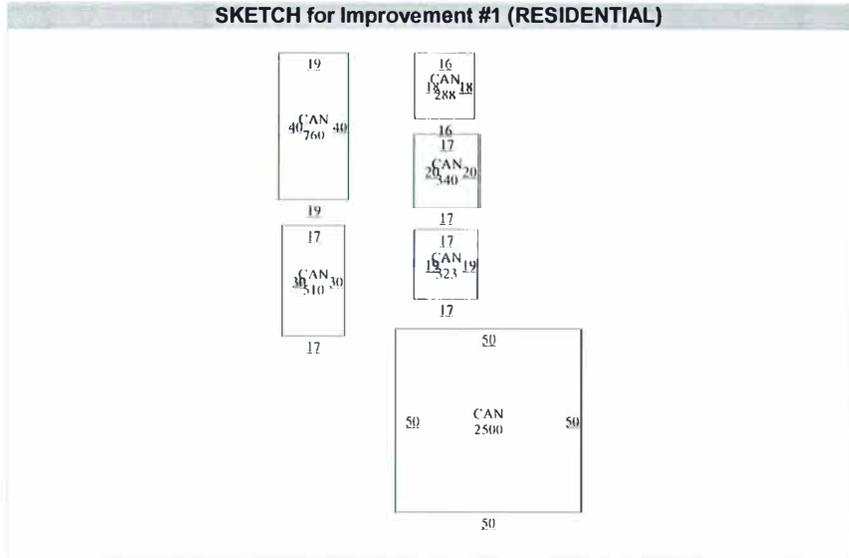
APPR VAL METHOD: Cost

SITUS N OF EXP 83 & W OF JARA CHINAS RD TX

GENERAL			
UTILITIES	WR,EL	LAST APPR.	Q3
TOPOGRAPHY	LV	LAST APPR. YR	2018
ROAD ACCESS	PV	LAST INSP. DATE	01/25/2019
ZONING	CNTY	NEXT INSP. DATE	
BUILDER			
NEXT REASON			
REMARKS	(2019) DENY AG APPL Q3 1/25/19 (2018) NEW IMPS; PART OF CAL PIT (2015) N/C (2014) ADJ ST CODE S12 08/27/2013 (2013) FI S12 11/20/12 (2012) FI 11/02/11 S12 (2012) VAC (2011) FI		

BUILDING PERMITS				
ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
01/16/1980	0	REAMS JOHN R UNKNOWN	WD / 1657 / 64 CONV / /



EXEMPTIONS	
SKETCH COMMANDS	
CAN	U40,R19,D40,L19
CAN	MD37,MR1,U30,R17,D30,L17
CAN	MU22,MR37,U18,R16,D18,L16
CAN	MD2,MR37,U20,R17,D20,L17
CAN	MD27,MR37,U19,R17,D19,L17
CAN	MD85,MR32,U50,R50,D50,L50

IMPROVEMENT INFORMATION																	
#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	CAN	CANOPY	SP	*/	760.0	2.50	1	2015	2015	*	1,900	85%	0%	0%	100%	0.85	1,615
	CAN	CANOPY	SP	*/	510.0	2.50	1	2015	2015	*	1,275	85%	0%	0%	100%	0.85	1,084
	CAN	CANOPY	SP	*/	288.0	2.50	1	2015	2015	*	720	85%	0%	0%	100%	0.85	612
	CAN	CANOPY	SP	*/	340.0	2.50	1	2015	2015	*	850	85%	0%	0%	100%	0.85	723
	CAN	CANOPY	SP	*/	323.0	2.50	1	2015	2015	*	808	85%	0%	0%	100%	0.85	687
	CAN	CANOPY	SP	*/	2,500.0	2.50	1	2015	2015	*	6,250	85%	0%	0%	100%	0.85	5,313
1.	RESIDENTIAL		STCD:	D2	4,721.0					Homesite: N	11,803						10,034

IMPROVEMENT FEATURES

Construction Style 1 RES 0

LAND INFORMATION														IRR Wells: 0	Capacity: 0	IRR Acres: 0	Oil Wells: 0	Oil Wells: 0
L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
1.	ACREAGE		CALPIT	G3	N	A	61.4400 AC	695.00	42,701	1.00	1.00	A	42,701				0.00	0
Eff. Acres: 2,344.7350 Comment: CONTG:R101185, R101186, R101187, R101189, R101190, R101191, R101192, R101193, R101194, R101195, R101196, R101197, R101198, R101199,																		
	R101200, R101201												42,701					0

HIDALGO COUNTY APPRAISAL DISTRICT

PROPERTY 101075 R 11/20/2004
Legal Description
 PORCION 43 1472.45 AC N OF MILE 7

OWNER ID
 936506
OWNERSHIP
 100.00%

PROPERTY APPRAISAL INFORMATION 2019

BUTLER DANIEL Y & RICHARD E II TRUSTEES
 LEONOR Y WOOD TEST TRUST
 PO BOX 1208
 BROWNSVILLE, TX 78522-1208-08

Entitles

CAD 100%
 DR2 100%
 GHD 100%
 JCC 100%
 R01 100%
 SLJ 100%
 SST 100%

Values

IMPROVEMENTS 137,122
 LAND MARKET + 2,760,844
 MARKET VALUE = 2,897,966
 PRODUCTIVITY LOSS - 2,637,988
 APPRAISED VALUE = 259,978
 HS CAP LOSS - 0
 ASSESSED VALUE = 259,978

Ref ID1: 158246
 10043-00-000-0000-00

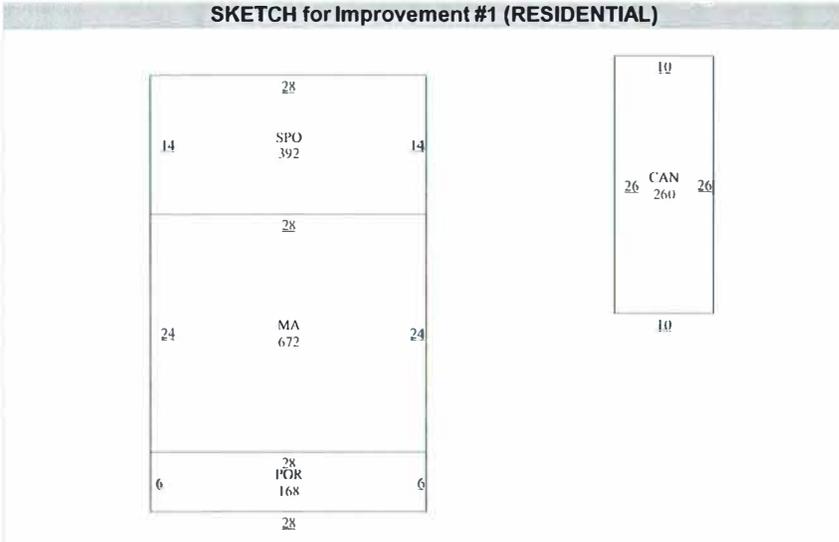
Ref ID2: R101075

ACRES: 1,472.4500
EFF. ACRES: 1,472.4500

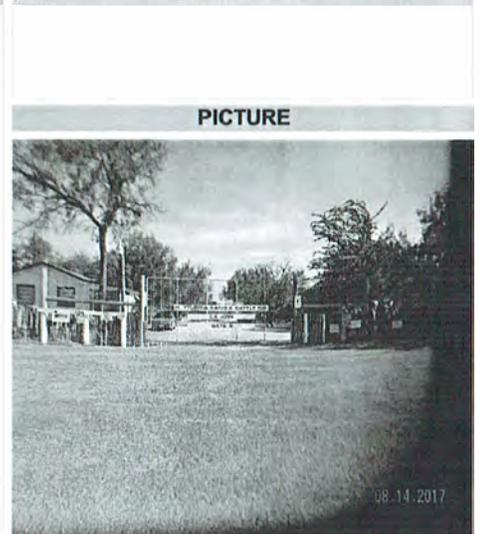
APPR VAL METHOD: Cost

SITUS 2 MI W OF JARA CHINAS RD ON MILE 7 TX

GENERAL			
UTILITIES	WR,EL	LAST APPR.	M4
TOPOGRAPHY	LV	LAST APPR. YR	2019
ROAD ACCESS	PV	LAST INSP. DATE	03/28/2019
ZONING	CNTY	NEXT INSP. DATE	
BUILDER			
NEXT REASON			
REMARKS	(2015) I1-I3=N/C;I4=NEW CAN;I5-I6=N/C 15 (2014) FI S12 08/27/2013 (2013) FI S12 11/21/2012 (2012) FI 11/10/11 S12 (2012) I1-I4=N/C, I5=NEW CAN & I6=N/C 2012; GATE GAURD HOUSE		



EXEMPTIONS



BUILDING PERMITS				
ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
04/21/2010		BUTLER DANIEL Y	SWD 2096020
12/23/2009		BUTLER DANIEL Y	SWD 2061654
03/13/2009		YTURRIA FRANCISC SWD	1979665&666

SUBD: 1004300 100.00% NBHD:1004300														IMPROVEMENT INFORMATION			
#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND. VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	MA	MAIN AREA	R1	WDLW/2M	672.0	24.90	1	1985	1985	00	16,733	45%	0%	0%	100%	0.45	7,530
	SPO	SCREEN PORCH	R1	*/	392.0	8.22		1985	1985	00	3,222	45%	0%	0%	100%	0.45	1,450
	POR	PORCH COVER	R1	*/	168.0	6.23		1985	1985	00	1,047	45%	0%	0%	100%	0.45	471
	CAN	CANOPY	SP	*/	260.0	2.00	1	1985	1985	00	520	100%	-60%	0%	100%	0.40	208
1.	RESIDENTIAL		STCD:	E1	1,492.0				Homesite: N		21,522						9,659
	COM:	MOD															

IMPROVEMENT FEATURES		
Construction Style	1	RES 0
Foundation	1	CBK 0
Exterior Wall	1	DWD 0
Interior Finish	1	SRK 0
Roof Style	1	GAB 0
Roof Covering	1	CmpS 0
ROOF HEIGHT	1	LP 0
Heating/Cooling	1	MINUS 0
Flooring	1	LIN 0
WALL HEIGHT	1	8 0
Number of Bedrooms	1	3.00 0
Plumbing	1	1 0
BATH	1	1 0



SUBD: 1004300 100.00% NBHD:1004300 100.00%														LAND INFORMATION			IRR Wells: 0 Capacity: 0		IRR Acres: 0		Oil Wells: 0		Oil Wells: 0	
L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS	ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT	PRC	AG VALUE				
1.	BRUSHLND		RANCHSLJ	D1	N	A	1,470.4500 AC	1,875.00	2,757,094	1.00			A	2,757,094	YES	1D1	B	81.00		119,106				
	Eff. Acres:	4,968.5000		Comment:		EAP; CNTIG W/ R101095																		
2.	ACREAGE		RANCHSLJ	E1	N	A	2.0000 AC	1,875.00	3,750	1.00			A	3,750					0.00		0			
	Eff. Acres:	4,968.5000		Comment:		EAP; CNTIG W/ 101095																		
														2,760,844				119,106						

HIDALGO COUNTY APPRAISAL DISTRICT
 PROPERTY 101075 R 11/20/2004
Legal Description
 PORCION 43 1472.45 AC N OF MILE 7

PROPERTY APPRAISAL INFORMATION 2019
 BUTLER DANIEL Y & RICHARD E II TRUSTEES
 LEONOR Y WOOD TEST TRUST
 PO BOX 1208
 BROWNSVILLE, TX 78522-1208-08

Entitles	Values
CAD 100%	IMPROVEMENTS 137,122
DR2 100%	LAND MARKET + 2,760,844
GHD 100%	MARKET VALUE = 2,897,966
JCC 100%	PRODUCTIVITY LOSS - 2,637,988
R01 100%	APPRAISED VALUE = 259,978
SLJ 100%	
SST 100%	
	HS CAP LOSS - 0
	ASSESSED VALUE = 259,978

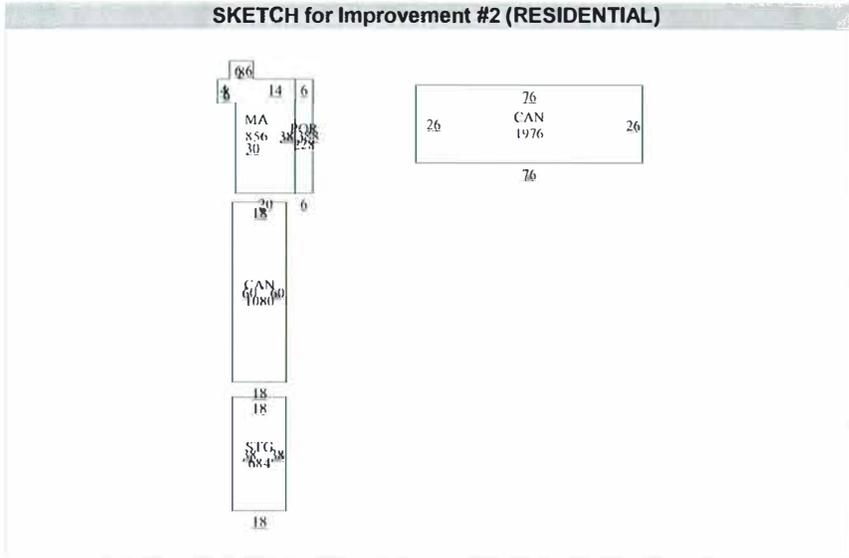
Ref ID1: 158246 Ref ID2: R101075
 10043-00-000-0000-00

ACRES: 1,472.4500
 EFF. ACRES: 1,472.4500

SITUS 2 MI W OF JARA CHINAS RD ON MILE 7 TX

APPR VAL METHOD: Cost

GENERAL			
UTILITIES	WR,EL	LAST APPR.	M4
TOPOGRAPHY	LV	LAST APPR. YR	2019
ROAD ACCESS	PV	LAST INSP. DATE	03/28/2019
ZONING	CNTY	NEXT INSP. DATE	
BUILDER			
NEXT REASON			
REMARKS	(2015) I1-I3=N/C; I4=NEW CAN; I5-I6=N/C 15 (2014) FI S12 08/27/2013 (2013) FI S12 11/21/2012 (2012) FI 11/10/11 S12 (2012) I1-I4=N/C, I5=NEW CAN & I6=N/C 2012; GATE GAURD HOUSE		



EXEMPTIONS

PICTURE



BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
04/21/2010		BUTLER DANIEL Y	SWD 2096020
12/23/2009		BUTLER DANIEL Y	SWD 2061654
03/13/2009		YTURRIA FRANCISC	SWD 1979665&666

SUBD: 1004300 100.00% NBHD:1004300

IMPROVEMENT INFORMATION

#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	MA	MAIN AREA	R1	WDLW/1	856.0	20.01	1	1986	1986	00	17,129	45%	0%	0%	0%	100%	0.45	7,708
	POR	PORCH (COVER)	R1	*/	228.0	5.00	1	1986	1986	00	1,140	45%	0%	0%	0%	100%	0.45	513
	STG	STORAGE	SP	*/	684.0	10.00	1	1986	1986	00	6,840	100%	-40%	0%	0%	100%	0.60	4,104
	CAN	CANOPY	SP	*/	1,976.0	2.00	1	1986	1986	00	3,952	100%	-40%	0%	0%	100%	0.60	2,371
	CAN	CANOPY	SP	*/	1,080.0	2.00	1	1986	1986	00	2,160	100%	-40%	0%	0%	100%	0.60	1,296
2.	RESIDENTIAL	COM: MOD		STCD: E1	4,824.0						31,221							15,992

IMPROVEMENT FEATURES

Construction Style	1	RES	0
Foundation	1	CBK	0
Exterior Wall	1	DWD	0
Interior Finish	1	SRK	0
Roof Style	1	GAB	0
Roof Covering	1	CmpS	0
ROOF HEIGHT	1	LP	0
Heating/Cooling	1	MINUS	0
Flooring	1	LIN	0
WALL HEIGHT	1	8	0
Number of Bedrooms	1	3.00	0
Plumbing	1	1	0
BATH	1	1	0



SUBD: 1004300 100.00% NBHD:1004300 100.00%

LAND INFORMATION

L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS	ADJ	VAL	SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT	PRC	AG VALUE

HIDALGO COUNTY APPRAISAL DISTRICT

PROPERTY 101075 R 11/20/2004
Legal Description
 PORCION 43 1472.45 AC N OF MILE 7

OWNER ID
 936506

OWNERSHIP
 100.00%

PROPERTY APPRAISAL INFORMATION 2019

BUTLER DANIEL Y & RICHARD E II TRUSTEES
 LEONOR Y WOOD TEST TRUST
 PO BOX 1208
 BROWNSVILLE, TX 78522-1208-08

Entitles

CAD 100%
 DR2 100%
 GHD 100%
 JCC 100%
 R01 100%
 SLJ 100%
 SST 100%

Values

IMPROVEMENTS 137,122
 LAND MARKET + 2,760,844
 MARKET VALUE = 2,897,966
 PRODUCTIVITY LOSS - 2,637,988
 APPRAISED VALUE = 259,978
 HS CAP LOSS - 0
 ASSESSED VALUE = 259,978

Ref ID1: 158246
 10043-00-000-0000-00

Ref ID2: R101075

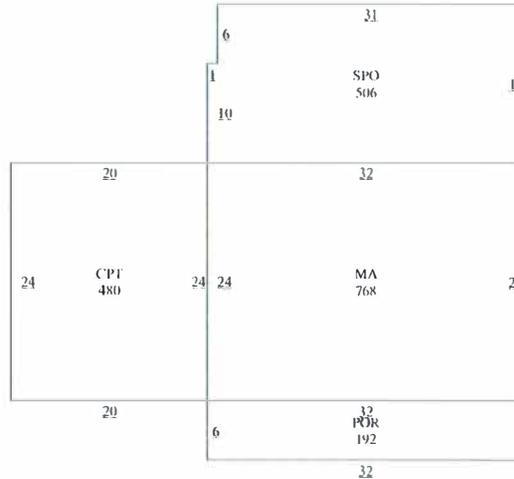
ACRES: 1,472.4500
EFF. ACRES: 1,472.4500

APPR VAL METHOD: Cost

SITUS 2 MI W OF JARA CHINAS RD ON MILE 7 TX

GENERAL			
UTILITIES	WR,EL	LAST APPR.	M4
TOPOGRAPHY	LV	LAST APPR. YR	2019
ROAD ACCESS	PV	LAST INSP. DATE	03/28/2019
ZONING	CNTY	NEXT INSP. DATE	
BUILDER			
NEXT REASON			
REMARKS	(2015) I1-I3=N/C;I4=NEW CAN;I5-I6=N/C 15 (2014) FI S12 08/27/2013 (2013) FI S12 11/21/2012 (2012) FI 11/10/11 S12 (2012) I1-I4=N/C, I5=NEW CAN & I6=N/C 2012; GATE GAURD HOUSE		

SKETCH for Improvement #3 (RESIDENTIAL)



EXEMPTIONS

PICTURE



BUILDING PERMITS				
ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
04/21/2010		BUTLER DANIEL Y	SWD 2096020
12/23/2009		BUTLER DANIEL Y	SWD 2061654
03/13/2009		YTURRIA FRANCISC	SWD 1979665&666

SUBD: 1004300 100.00% NBHD:1004300

IMPROVEMENT INFORMATION

#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	MA	MAIN AREA	R1	WDLW/2M	768.0	27.40	1	1985	1985	00	21,043	45%	0%	0%	0%	100%	0.45	9,469
	SPO	SCREEN PORCH	R1	*/	506.0	9.04		1985	1985	00	4,574	45%	0%	0%	0%	100%	0.45	2,058
	CPT	CARPOR	R1	*/	480.0	9.04		1985	1985	00	4,339	45%	0%	0%	0%	100%	0.45	1,953
	POR	PORCH (COVER)	R1	*/	192.0	6.85		1985	1985	00	1,315	45%	0%	0%	0%	100%	0.45	592
3.	RESIDENTIAL		STCD:	E1	1,946.0						31,271							14,072
	COM:	MOD																

IMPROVEMENT FEATURES

Construction Style	1	RES	0
Foundation	1	CBK	0
Exterior Wall	1	DWD	0
Interior Finish	1	SRK	0
Roof Style	1	SLP	0
Roof Covering	1	MTL	0
ROOF HEIGHT	1	LP	0
Heating/Cooling	1	MINUS	0
Flooring	1	LIN	0
WALL HEIGHT	1	8	0
Number of Bedrooms	1	3.00	0
Plumbing	1	1	0
BATH	1	1	0



SUBD: 1004300 100.00% NBHD:1004300 100.00%

LAND INFORMATION

IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0

L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
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HIDALGO COUNTY APPRAISAL DISTRICT

PROPERTY 101075 R 11/20/2004
 Legal Description
 PORCION 43 1472.45 AC N OF MILE 7

OWNER ID
 936506
 OWNERSHIP
 100.00%

PROPERTY APPRAISAL INFORMATION 2019

BUTLER DANIEL Y & RICHARD E II TRUSTEES
 LEONOR Y WOOD TEST TRUST
 PO BOX 1208
 BROWNSVILLE, TX 78522-1208-08

Entities

CAD 100%
 DR2 100%
 GHD 100%
 JCC 100%
 R01 100%
 SLJ 100%
 SST 100%

Values

IMPROVEMENTS 137,122
 LAND MARKET + 2,760,844
 MARKET VALUE = 2,897,966
 PRODUCTIVITY LOSS - 2,637,988
 APPRAISED VALUE = 259,978
 HS CAP LOSS - 0
 ASSESSED VALUE = 259,978

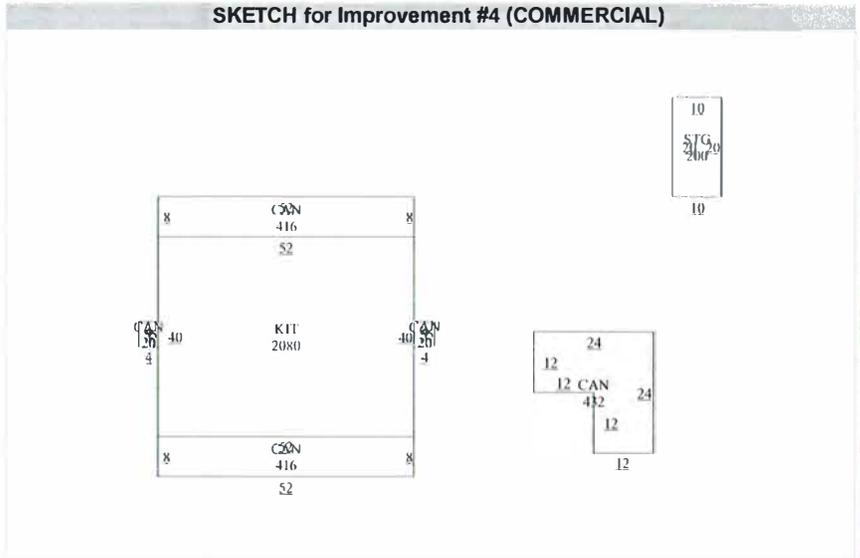
Ref ID1: 158246 Ref ID2: R101075
 10043-00-000-0000-00

ACRES: 1,472.4500
 EFF. ACRES: 1,472.4500

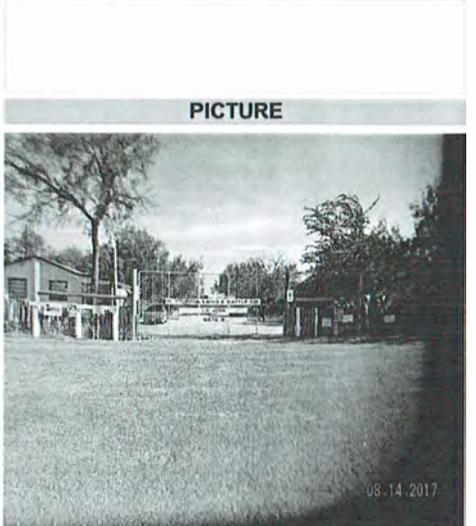
APPR VAL METHOD: Cost

SITUS 2 MI W OF JARA CHINAS RD ON MILE 7 TX

GENERAL			
UTILITIES	WR,EL	LAST APPR.	M4
TOPOGRAPHY	LV	LAST APPR. YR	2019
ROAD ACCESS	PV	LAST INSP. DATE	03/28/2019
ZONING	CNTY	NEXT INSP. DATE	
BUILDER			
NEXT REASON			
REMARKS	(2015) I1-I3=N/C;I4=NEW CAN;I5-I6=N/C 15 (2014) FI S12 08/27/2013 (2013) FI S12 11/21/2012 (2012) FI 11/10/11 S12 (2012) I1-I4=N/C, I5=NEW CAN & I6=N/C 2012; GATE GAURD HOUSE		



EXEMPTIONS



BUILDING PERMITS				
ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
04/21/2010		BUTLER DANIEL Y	SWD 2096020
12/23/2009		BUTLER DANIEL Y	SWD 2061654
03/13/2009		YTURRIA FRANCISC SWD	1979665&666

SUBD: 1004300 100.00% NBHD:1004300

IMPROVEMENT INFORMATION

#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	KIT	KITCHEN	SP	*/	2,080.0	20.00	1	2008	2008	00	41,600	100%	-15%	0%	0%	100%	0.85	35,360
	STG	STORAGE	SP	*/	200.0	12.00	1	2008	2008	00	2,400	100%	-20%	0%	0%	100%	0.80	1,920
	CAN	CANOPY	SP	*/	416.0	5.00	1	2008	2008	00	2,080	100%	-15%	0%	0%	100%	0.85	1,768
	CAN	CANOPY	SP	*/	20.0	5.00	1	2008	2008	00	100	100%	-15%	0%	0%	100%	0.85	85
	CAN	CANOPY	SP	*/	20.0	5.00	1	2008	2008	00	100	100%	-15%	0%	0%	100%	0.85	85
	CAN	CANOPY	SP	*/	416.0	5.00	1	2008	2008	00	2,080	100%	-15%	0%	0%	100%	0.85	1,768
	CAN	CANOPY	SP	*/	432.0	2.00	1	2008	2008	00	864	100%	-15%	0%	0%	100%	0.85	734
4.	COMMERCIAL		STCD:	D2	3,584.0						49,224							49,720
	COM:	MOD																

IMPROVEMENT FEATURES

Construction Style	1	COM	0
Foundation	1	CBK	0
Exterior Wall	1	FRM	0
Interior Finish	1	SRK	0
Roof Covering	1	CmpS	0
Flooring	1	LIN	0
Plumbing	1	1	0



SUBD: 1004300 100.00% NBHD:1004300 100.00% LAND INFORMATION IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0

L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS	ADJ	VAL	SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT	PRC	AG VALUE
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HIDALGO COUNTY APPRAISAL DISTRICT

PROPERTY 101075 R 11/20/2004
 Legal Description
 PORCION 43 1472.45 AC N OF MILE 7

OWNER ID
 936506

OWNERSHIP
 100.00%

PROPERTY APPRAISAL INFORMATION 2019

BUTLER DANIEL Y & RICHARD E II TRUSTEES
 LEONOR Y WOOD TEST TRUST
 PO BOX 1208
 BROWNSVILLE, TX 78522-1208-08

Entitles

CAD 100%
 DR2 100%
 GHD 100%
 JCC 100%
 R01 100%
 SLJ 100%
 SST 100%

Values

IMPROVEMENTS 137,122
 LAND MARKET + 2,760,844
 MARKET VALUE = 2,897,966
 PRODUCTIVITY LOSS - 2,637,988
 APPRAISED VALUE = 259,978
 HS CAP LOSS - 0
 ASSESSED VALUE = 259,978

Ref ID1: 158246
 10043-00-000-0000-00

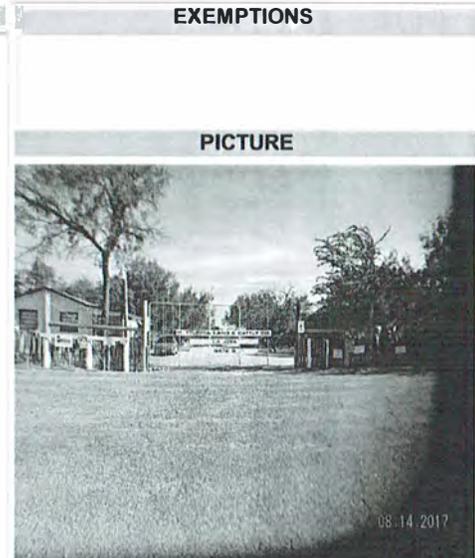
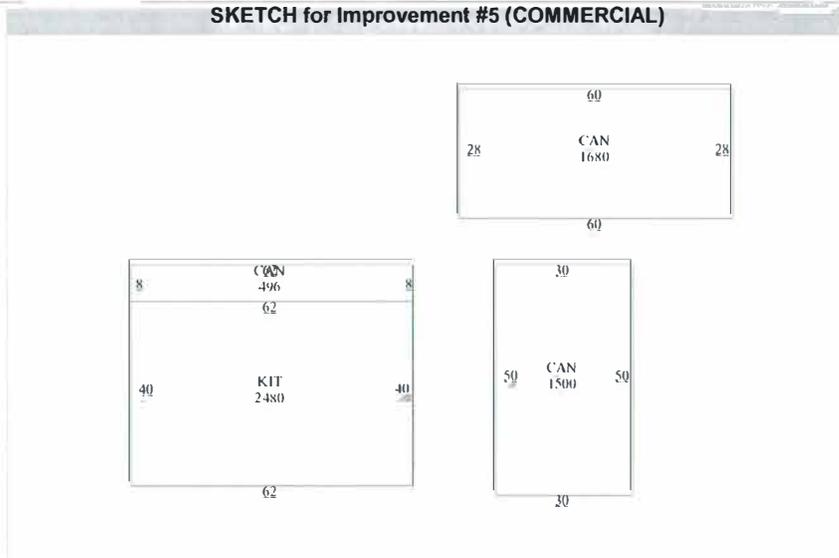
Ref ID2: R101075

ACRES: 1,472.4500
 EFF. ACRES: 1,472.4500

APPR VAL METHOD: Cost

SITUS 2 MI W OF JARA CHINAS RD ON M.JE 7 TX

GENERAL			
UTILITIES	WR,EL	LAST APPR.	M4
TOPOGRAPHY	LV	LAST APPR. YR	2019
ROAD ACCESS	PV	LAST INSP. DATE	03/28/2019
ZONING	CNTY	NEXT INSP. DATE	
BUILDER			
NEXT REASON			
REMARKS	(2015) I1-I3=N/C;I4=NEW CAN;I5-I6=N/C 15 (2014) FI S12 08/27/2013 (2013) FI S12 11/21/2012 (2012) FI 11/10/11 S12 (2012) I1-I4=N/C, I5=NEW CAN & I6=N/C 2012; GATE GAURD HOUSE		



BUILDING PERMITS				
ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
04/21/2010		BUTLER DANIEL Y	SWD 2096020
12/23/2009		BUTLER DANIEL Y	SWD 2061654
03/13/2009		YTURRIA FRANCISC SWD	1979665&666

IMPROVEMENT INFORMATION																		
#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	KIT	KITCHEN	SP	*/	2,480.0	20.00	1	2008	2008	00	49,600	100%	-15%	0%	0%	100%	0.85	42,160
	CAN	CANOPY	SP	*/	496.0	5.00	1	2008	2008	00	2,480	100%	-15%	0%	0%	100%	0.85	2,108
	CAN	CANOPY	SP	*/	1,680.0	2.00	1	2008	2008	00	3,360	100%	-40%	0%	0%	100%	0.60	2,016
	CAN	CANOPY	SP	*/	1,500.0	2.50	1	2008	2008	00	3,750	90%	0%	0%	0%	100%	0.90	3,375
5.	COMMERCIAL		STCD:	D2	6,156.0						59,190							49,659

IMPROVEMENT FEATURES		
Construction Style	1	COM 0
Foundation	1	CBK 0
Exterior Wall	1	FRM 0
Interior Finish	1	SRK 0
Roof Covering	1	CMPS 0
Flooring	1	LIN 0
Plumbing	1	1 0



LAND INFORMATION														
L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	IRR	Wells: 0	Capacity: 0	IRR Acres: 0	Oil Wells: 0

HIDALGO COUNTY APPRAISAL DISTRICT
 PROPERTY 101075 R 11/20/2004
Legal Description
 PORCION 43 1472.45 AC N OF MILE 7

PROPERTY APPRAISAL INFORMATION 2019
OWNER ID BUTLER DANIEL Y & RICHARD E II TRUSTEES
 936506
OWNERSHIP LEONOR Y WOOD TEST TRUST
 100.00% PO BOX 1208
 BROWNSVILLE, TX 78522-1208-08

Entitles	Values
CAD 100%	IMPROVEMENTS 137,122
DR2 100%	LAND MARKET + 2,760,844
GHD 100%	MARKET VALUE = 2,897,966
JCC 100%	PRODUCTIVITY LOSS - 2,637,988
R01 100%	APPRAISED VALUE = 259,978
SLJ 100%	
SST 100%	
	HS CAP LOSS - 0
	ASSESSED VALUE = 259,978

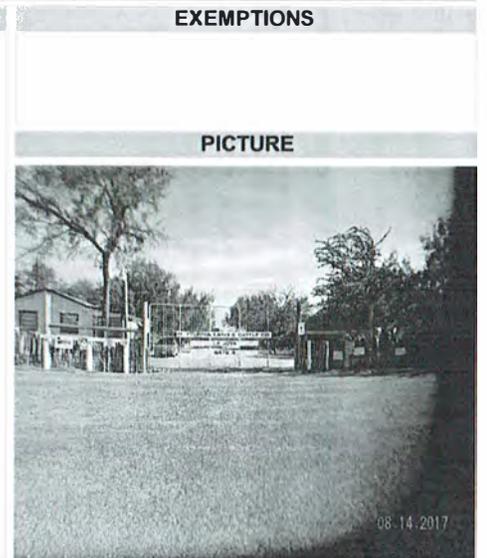
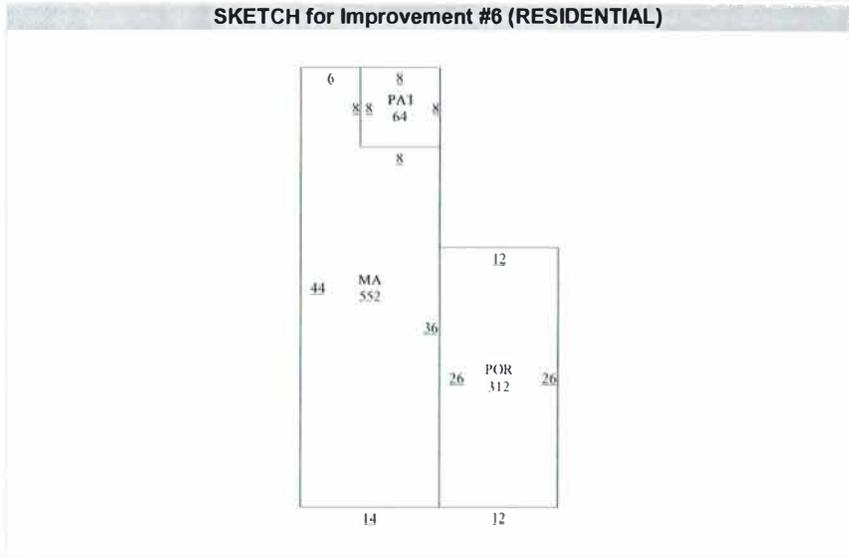
Ref ID1: 158246 Ref ID2: R101075
 10043-00-000-0000-00

ACRES: 1,472.4500
EFF. ACRES: 1,472.4500

SITUS 2 MI W OF JARA CHINAS RD ON MILE 7 TX

APPR VAL METHOD: Cost

GENERAL			
UTILITIES	WR,EL	LAST APPR.	M4
TOPOGRAPHY	LV	LAST APPR. YR	2019
ROAD ACCESS	PV	LAST INSP. DATE	03/28/2019
ZONING	CNTY	NEXT INSP. DATE	
BUILDER			
NEXT REASON			
REMARKS	(2015) I1-I3=N/C;I4=NEW CAN;I5-I6=N/C 15 (2014) FI S12 08/27/2013 (2013) FI S12 11/21/2012 (2012) FI 11/10/11 S12 (2012) I1-I4=N/C, I5=NEW CAN & I6=N/C 2012; GATE GAURD HOUSE		



BUILDING PERMITS				
ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
04/21/2010		BUTLER DANIEL Y	SWD 2096020
12/23/2009		BUTLER DANIEL Y	SWD 2061654
03/13/2009		YTURRIA FRANCISC SWD	1979665&666

IMPROVEMENT INFORMATION																		
#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	MA	MAIN AREA	R1	WDLW/1M	552.0	20.71	1	1986	1986	00	11,432	45%	0%	0%	0%	100%	0.45	5,144
	PAT	PATIO	R1	/	64.0	5.18		1986	1986	00	332	45%	0%	0%	0%	100%	0.45	149
	POR	PORCH (COVER)	R1	/	312.0	5.18		1986	1986	00	1,616	45%	0%	0%	0%	100%	0.45	727
6.	RESIDENTIAL		STCD:	E1	928.0				Homesite: N		13,380							6,020
	COM:	MOD																

IMPROVEMENT FEATURES		
Construction Style	1	RES 0
Foundation	1	CBK 0
Exterior Wall	1	DWD 0
Interior Finish	1	SRK 0
Roof Style	1	GAB 0
Roof Covering	1	CmpS 0
ROOF HEIGHT	1	LP 0
Heating/Cooling	1	MINUS 0
Flooring	1	LIN 0
WALL HEIGHT	1	8 0
Number of Bedrooms	1	2.00 0
Plumbing	1	1 0
BATH	1	1 0



LAND INFORMATION														
L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	IRR	Wells: 0	Capacity: 0	IRR Acres: 0	Oil Wells: 0

HIDALGO COUNTY APPRAISAL DISTRICT

PROPERTY 101158 R 11/20/2004
Legal Description
 PORCION 45 W 61.445 AC LOT 20 61.45AC GR 56.35AC
 NET

OWNER ID
 714526
OWNERSHIP
 100.00%

PROPERTY APPRAISAL INFORMATION 2019

KELLER JOHN
 601 ITHACAAVE
 MCALLEN, TX 78501-2883

Entities

CAD 100%
 DR2 100%
 GHD 100%
 JCC 100%
 R09 100%
 SLJ 100%
 SST 100%

Values

IMPROVEMENTS 0
 LAND MARKET + 111,433
 MARKET VALUE = 111,433
 PRODUCTIVITY LOSS - 30,881
 APPRAISED VALUE = 80,552
 HS CAP LOSS - 0
 ASSESSED VALUE = 80,552

Ref ID1: 158319 Ref ID2: R101158
 10045-00-000-0020-00 Map ID 21E & F

ACRES: 56.3500
EFF. ACRES: 1,229.7000

APPR VAL METHOD: Cost

SITUS N OF MILE 7 & W OF JARACHINAS RD TX

GENERAL

UTILITIES LAST APPR. Q3
 TOPOGRAPHY LV LAST APPR. YR 2018
 ROAD ACCESS LAST INSP. DATE 10/23/2018
 ZONING NEXT INSP. DATE

BUILDER
 NEXT REASON
 REMARKS (2019) DENY AG ON 42.06AC Q3 10/23/18 (2015)
 N/C (2014) FI S12 08/27/2013 (2013); GRANT AG
 USE S12; (2012) VAC (2011) FI 12/06/2010 S12
 (2010) VAC (2009) VAC (2008) VAC (2007) VAC

BUILDING PERMITS

ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
11/21/2008		KELLER JOHN & AL	WD 1948282
11/19/1992	0	STEEN BETTY B ET	CONV 292920
	0	UNKNOWN	CONV / /

SUBD: 1004500 100.00% NBHD:1004500

IMPROVEMENT INFORMATION

#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT	PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
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IMPROVEMENT FEATURES



SUBD: 1004500 100.00% NBHD:1004500 100.00%

LAND INFORMATION

IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0 **Oil Wells: 0**

L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT	PRC	AG VALUE
1.	1 DRYFARM		FARMSLJ	D1	N	A	14.2900 AC	2,500.00	35,725	1.00	1.00	A	35,725	YES	1D1	E		339.00	4,844

Eff. Acres: 1,229.7000 Comment: CNTIG W/
 R101120,R101122,R101124,R101126,R101128,R101130,R101132,R101134,R101136,R101138,R101141,R101143,R101145,R101147,R101149,R10115

continued on next page

HIDALGO COUNTY APPRAISAL DISTRICT
 PROPERTY 101158 R 11/20/2004
Legal Description
 PORCION 45 W 61.445 AC LOT 20 61.45AC GR 56.35AC
 NET

OWNER ID
 714526
OWNERSHIP
 100.00%

PROPERTY APPRAISAL INFORMATION 2019
 KELLER JOHN
 601 ITHACA AVE
 MCALLEN, TX 78501-2883
ACRES: 56.3500
EFF. ACRES: 1,229.7000
APPR VAL METHOD: Cost

Entitles		Values	
CAD	100%	IMPROVEMENTS	0
DR2	100%	LAND MARKET	+ 111,433
GHD	100%	MARKET VALUE	= 111,433
JCC	100%	PRODUCTIVITY LOSS	- 30,881
R09	100%	APPRAISED VALUE	= 80,552
SLJ	100%		
SST	100%		
		HS CAP LOSS	- 0
		ASSESSED VALUE	= 80,552

Ref ID1: 158319 Ref ID2: R101158
 10045-00-000-0020-00 Map ID 21E & F

SITUS N OF MILE 7 & W OF JARA CHINAS RD TX

GENERAL		
UTILITIES	LAST APPR.	Q3
TOPOGRAPHY LV	LAST APPR. YR	2018
ROAD ACCESS	LAST INSP. DATE	10/23/2018
ZONING	NEXT INSP. DATE	
BUILDER		
NEXT REASON		
REMARKS	(2019) DENY AG ON 42.06AC Q3 10/23/18 (2015) N/C (2014) FI S12 08/27/2013 (2013) ;GRANT AG USE S12 ; (2012) VAC (2011) FI 12/06/2010 S12 (2010) VAC (2009) VAC (2008) VAC (2007) VAC	

EXEMPTIONS

SKETCH COMMANDS

BUILDING PERMITS				
ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
11/21/2008		KELLER JOHN & AL	WD 1948282
11/19/1992	0	STEEN BETTY B ET	CONV 292920
	0	UNKNOWN	CONV / /

IMPROVEMENT INFORMATION																				
#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT	PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE	
SUBD: 1004500	100.00%	NBHD:1004500																		

IMPROVEMENT FEATURES



SUBD: 1004500		100.00%		NBHD:1004500		100.00%		LAND INFORMATION										IRR Wells: 0		Capacity: 0		IRR Acres: 0		Oil Wells: 0		Oil Wells: 0	
L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE									
2.	ACREAGE		CALPIT-INA	E3	N	A	42.0600 AC	1,800.00	75,708	1.00	1.00	A	75,708	NO	*		0.00	0									
Eff. Acres: 40.0700													111,433		4,844												

HIDALGO COUNTY APPRAISAL DISTRICT

PROPERTY 541564 R 11/20/2004
Legal Description
 PORCION 47 W3800.3'-N6718.2'-S OF MILE
 7-600AC-3002.5AC TR EXC 4.21ACS IN AN IRR TR 600 AC
 GR 595.79 AC NET

OWNER ID
 938381
OWNERSHIP
 100.00%

PROPERTY APPRAISAL INFORMATION 2019

CARRALES JC RANCH LTD
 17823 JARA CHINAS
 PENITAS, TX 78576-8515-23

Entities

CAD 100%
 DR2 100%
 GHD 100%
 JCC 100%
 R01 100%
 SLJ 100%
 SST 100%

Values

IMPROVEMENTS 409,222
 LAND MARKET + 1,638,423
 MARKET VALUE = 2,047,645
 PRODUCTIVITY LOSS - 1,584,826
 APPRAISED VALUE = 462,819
 HS CAP LOSS - 0
 ASSESSED VALUE = 462,819

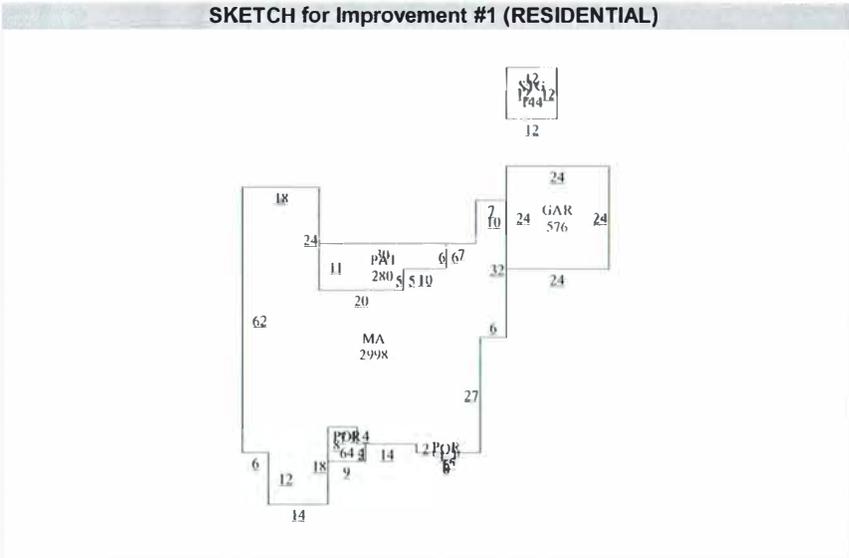
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 10047-00-000-0001-06 Map ID VOL 406 PG 82

ACRES:
EFF. ACRES:

APPR VAL METHOD: ARB

SITUS 17823 JARA CHINAS RD TX

GENERAL			
UTILITIES	WR,EL	LAST APPR.	Q3
TOPOGRAPHY	LV	LAST APPR. YR	2018
ROAD ACCESS	PV	LAST INSP. DATE	10/16/2018
ZONING	CNTY	NEXT INSP. DATE	
BUILDER			
NEXT REASON			
REMARKS	(2018) ADJ DEPR; ALLW: SALES & UNIQUE PROPERTY (2015) I1=N/C; I2=ADJ MA, CAN DIMS, NEW ADD, I3=NEW CPT, ADD, CONV STG TO GAR, ADJ PAT DIMS, I4=ADJ CL & I5=NEW		



EXEMPTIONS

PICTURE



BUILDING PERMITS				
ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
10/13/2011		CARRALES JC RANCGFD	2249124
05/28/2010		SAN JUAN RANCH L SWD	2107260
05/26/2010		GARZA MARIA RITA SWD	2106481

IMPROVEMENT INFORMATION																		
#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	MA	MAIN AREA	R1	BRKGD/7	2,998.0	56.11	1	2001	2001	*	168,218	81%	0%	0%	0%	100%	0.81	136,257
	GAR	GARAGE	R1	*/	576.0	28.06	1	2001	2001	*	16,163	81%	0%	0%	0%	100%	0.81	13,092
	POR	PORCH (COVER)	R1	*/	64.0	14.03	1	2001	2001	*	898	81%	0%	0%	0%	100%	0.81	727
	STG	STORAGE	SP	*/	144.0	6.00	1	2001	2001	*	864	100%	0%	0%	0%	100%	0.99	855
	POR	PORCH (COVER)	R1	*/	6.0	14.03	1	2004	2004	*	84	81%	0%	0%	0%	100%	0.81	68
	PAT	PATIO	R1	*/	280.0	14.03	1	2004	2004	*	3,928	81%	0%	0%	0%	100%	0.81	3,182
1.	RESIDENTIAL		STCD:	E1	4,068.0						190,155							154,181

IMPROVEMENT FEATURES		
Construction Style	1	RES 0
Foundation	1	SLB 0
Exterior Wall	1	DBRK 0
Interior Finish	1	SRK 0
Roof Style	1	MIX 0
Roof Covering	1	CmpS 0
ROOF HEIGHT	1	MP 0
Heating/Cooling	1	AND 0
Flooring	1	TIL 0
WALL HEIGHT	1	8 0
Number of Bedrooms	1	3.00 0
Plumbing	1	1 0
BATH	1	1.5 0



LAND INFORMATION														
L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	IRR	Wells:	Capacity:	IRR Acres:	Oil Wells:
1.	BRUSHLND		RANCHSLJ	D1	N	A	200.0000 AC	2,750.00	550,000	1.00	0	0	0	0
2.	BRUSHLND		RANCHSLJ	D1	N	A	393.7900 AC	2,750.00	1,082,923	1.00	0	0	0	0
3.	ACREAGE		RANCHSLJ	E1	N	A	2.0000 AC	2,750.00	5,500	1.00	0	0	0	0
													1,638,423	48,097

HIDALGO COUNTY APPRAISAL DISTRICT
 PROPERTY: 541564 R 11/20/2004
Legal Description
 PORCION 47 W3800.3'-N6718.2'-S OF MILE
 7-600AC-3002.5AC TR EXC 4.21ACS IN AN IRR TR 600 AC
 GR 595.79 AC NET

PROPERTY APPRAISAL INFORMATION 2019
 CARRALES JC RANCH LTD
 17823 JARA CHINAS
 PENITAS, TX 78576-8515-23

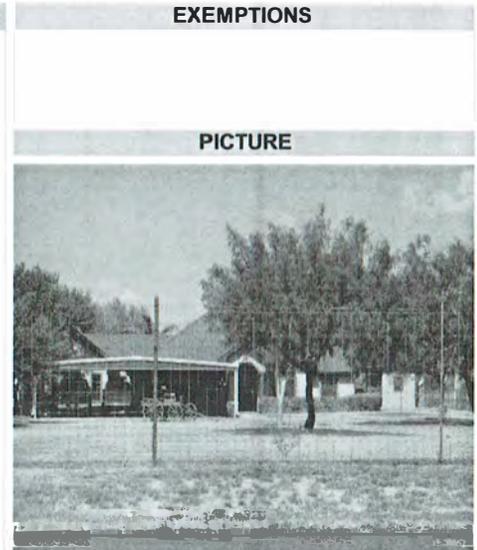
Entitles	Values
CAD 100%	IMPROVEMENTS 409,222
DR2 100%	LAND MARKET + 1,638,423
GHD 100%	MARKET VALUE = 2,047,645
JCC 100%	PRODUCTIVITY LOSS - 1,584,826
R01 100%	APPRAISED VALUE = 462,819
SLJ 100%	
SST 100%	
	HS CAP LOSS - 0
	ASSESSED VALUE = 462,819

Ref ID1: 395945 Ref ID2: R541564
 10047-00-000-0001-06 Map ID VOL 406 PG 82

ACRES:
EFF. ACRES:
APPR VAL METHOD: ARB

SITUS 17823 JARA CHINAS RD TX

GENERAL			
UTILITIES	WR,EL	LAST APPR.	Q3
TOPOGRAPHY	LV	LAST APPR. YR	2018
ROAD ACCESS	PV	LAST INSP. DATE	10/16/2018
ZONING	CNTY	NEXT INSP. DATE	
BUILDER			
NEXT REASON			
REMARKS	(2018) ADJ DEPR;ALLW:SALES & UNIQUE PROPERTY (2015) I1=N/C;I2=ADJ MA, CAN DIMS, NEW ADD,I3=NEW CPT,ADD,CONV STG TO GAR,ADJ PAT DIMS,I4=ADJ CL & I5=NEW		
BUILDING PERMITS			
ISSUE DT	PERMIT TYPE	PERMIT AREA	ST PERMIT VAL
SALE DT	PRICE	GRANTOR	DEED INFO
10/13/2011		CARRALES JC RANCGFD	2249124
05/28/2010		SAN JUAN RANCH L SWD	2107260
05/26/2010		GARZA MARIA RITA SWD	2106481



SUBD: 1004700 100.00% NBHD:1004600

IMPROVEMENT INFORMATION																	
#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND. VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	MA	MAIN AREA	R1	MRYLW/2	560.0	25.83	1	1975	1975	14,465	45%	0%	0%	0%	100%	0.45	6,509
	STG	STORAGE	SP	/	120.0	10.00	1	2008	2008	1,200	95%	0%	0%	0%	100%	0.95	1,140
	CAN	CANOPY	SP	/	1,344.0	2.00	1	2008	2008	2,688	95%	0%	0%	0%	100%	0.95	2,554
	ADD	ADDITION	R1	MRYLW/2	416.0	25.83	1	2013	2013	10,745	93%	0%	0%	0%	100%	0.93	9,993
2.	RESIDENTIAL	COM: MOD	STCD:	E1	2,440.0					Homesite: N	29,098						20,196

IMPROVEMENT FEATURES		
Construction Style	1	RES 0
Foundation	1	SLB 0
Exterior Wall	1	CMRY 0
Interior Finish	1	SRK 0
Roof Style	1	GAB 0
Roof Covering	1	CmpS 0
ROOF HEIGHT	1	LP 0
Heating/Cooling	1	MINUS 0
Flooring	1	LIN 0
WALL HEIGHT	1	8 0
Number of Bedrooms	1	1.00 0
Plumbing	1	1 0
BATH	1	1 0



SUBD: 1004700 100.00% NBHD:1004600 100.00%

LAND INFORMATION										IRR Wells: 0 Capacity: 0		IRR Acres: 0		Oil Wells: 0					
L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ MASS	ADJ VAL	SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT	PRC	AG VALUE

HIDALGO COUNTY APPRAISAL DISTRICT
 PROPERTY 541564 R 11/20/2004
Legal Description
 PORCION 47 W3800.3'-N6718.2'-S OF MILE
 7-600AC-3002.5AC TR EXC 4.21ACS IN AN IRR TR 600 AC
 GR 595.79 AC NET

PROPERTY APPRAISAL INFORMATION 2019
 CARRALES JC RANCH LTD
 17823 JARA CHINAS
 PENITAS, TX 78576-8515-23

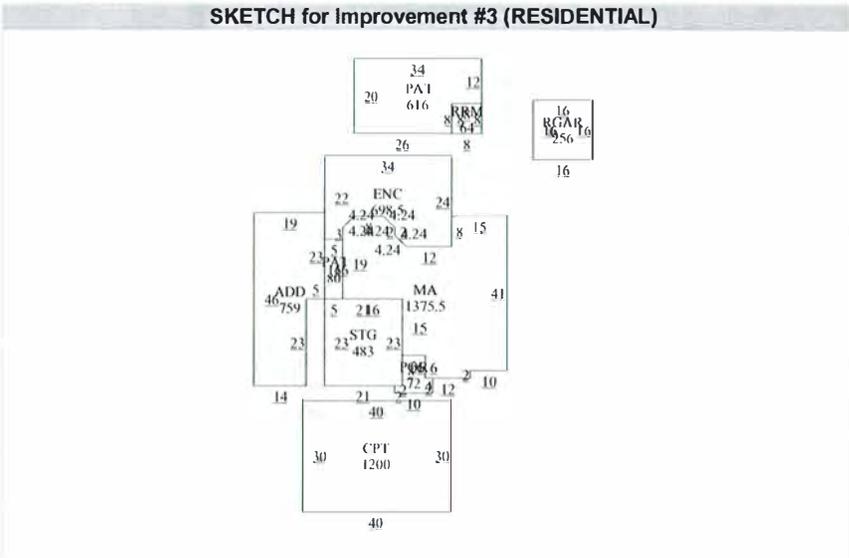
Entitles	Values	
CAD 100%	IMPROVEMENTS	409,222
DR2 100%	LAND MARKET	+ 1,638,423
GHD 100%	MARKET VALUE	= 2,047,645
JCC 100%	PRODUCTIVITY LOSS	- 1,584,826
R01 100%	APPRAISED VALUE	= 462,819
SLJ 100%		
SST 100%		
	HS CAP LOSS	- 0
	ASSESSED VALUE	= 462,819

Ref ID1: 395945 Ref ID2: R541564
 10047-00-000-0001-06 Map ID VOL 406 PG 82

ACRES:
EFF. ACRES:
APPR VAL METHOD: ARB

SITUS 17823 JARACHINAS RD. TX

GENERAL			
UTILITIES	WR,EL	LAST APPR.	Q3
TOPOGRAPHY	LV	LAST APPR. YR	2018
ROAD ACCESS	PV	LAST INSP. DATE	10/16/2018
ZONING	CNTY	NEXT INSP. DATE	
BUILDER			
NEXT REASON			
REMARKS	(2018) ADJ DEPR;ALLW:SALES & UNIQUE PROPERTY (2015) I1=N/C;I2=ADJ MA, CAN DIMS, NEW ADD,I3=NEW CPT,ADD,CONV STG TO GAR,ADJ PAT DIMS,I4=ADJ CL & I5=NEW		



EXEMPTIONS

PICTURE



BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL
10/13/2011				
05/28/2010				
05/26/2010				

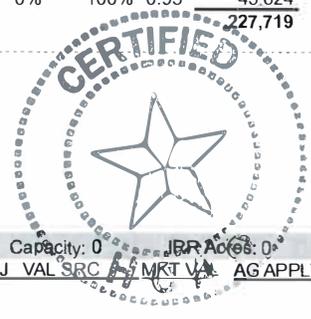
SALE DT	PRICE	GRANTOR	DEED INFO
10/13/2011		CARRALES JC RANCGFD	2249124
05/28/2010		SAN JUAN RANCH L	SWD 2107260
05/26/2010		GARZA MARIA RITA	SWD 2106481

IMPROVEMENT INFORMATION

#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	MA	MAIN AREA	R1	STUGD/7	1,375.5	60.50	1	2008	2008	*	83,218	90%	0%	0%	0%	100%	0.90	74,896
	STG	STORAGE	R1	*/	483.0	30.25	1	2008	2008	*	14,611	90%	0%	0%	0%	100%	0.90	13,150
	ENC	ENCLOSED ADD	R1	STUGD/7	698.5	60.50	1	2008	2008	*	42,259	90%	0%	0%	0%	100%	0.90	38,033
	POR	PORCH (COVER	R1	*/	72.0	15.13	1	2008	2008	*	1,089	90%	0%	0%	0%	100%	0.90	980
	RGAR	GARAGE	SP	*/	256.0	12.00	1	2008	2008	*	3,072	100%	-5%	0%	0%	100%	0.95	2,918
	SWPA6	SWP AVG CL 6	R1	STUGD/SWPA	83.0	240.00	1	2008	2008	*	28,770	90%	0%	0%	0%	100%	0.90	25,893
	PAT	PATIO	R1	*/	80.0	15.13	1	2008	2008	*	1,210	90%	0%	0%	0%	100%	0.90	1,089
	PAT	PATIO	SP	*/	616.0	8.00	1	2011	2011	*	4,928	100%	0%	0%	0%	100%	1.00	4,928
	RRM	RESTROOM	SP	*/	64.0	10.00	1	2011	2011	*	640	100%	0%	0%	0%	100%	1.00	640
	CPT	CARPORT	R1	*/	1,200.0	19.97	1	2013	2013	*	23,964	90%	0%	0%	0%	100%	0.90	21,568
	ADD	ADDITION	R1	STUGD/7	759.0	60.50	1	2013	2013	*	45,920	95%	0%	0%	0%	100%	0.95	43,624
3.	RESIDENTIAL			STCD: E1	5,687.0					Homesite: N	249,681							227,719
	COM: MOD																	

IMPROVEMENT FEATURES

Construction Style	1	RES	0
Foundation	1	SLB	0
Exterior Wall	1	DSTU	0
Interior Finish	1	SRK	0
Roof Style	1	HIP	0
Roof Covering	1	MTL	0
ROOF HEIGHT	1	MP	0
Heating/Cooling	1	AND	0
Flooring	1	TIL	0
WALL HEIGHT	1	8	0
Number of Bedrooms	1	3.00	0
Plumbing	1	1	0
BATH	1	2	0
JACUZZI	1	Y	0



SUBD: 1004700 100.00% NBHD:1004600 100.00%		LAND INFORMATION		IRR Wells: 0	Capacity: 0	IRR Acres: 0	Oil Wells: 0											
L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ MASS	ADJ VAL	SRC	AG APPLY	AG CLASS	AG TABLE	AG UNIT	PRC	AG VALUE

HIDALGO COUNTY APPRAISAL DISTRICT
 PROPERTY: 541564 R 11/20/2004
Legal Description
 PORCION 47 W3800.3'-N6718.2'-S OF MILE
 7-600AC-3002.5AC TR EXC 4.21ACS IN AN IRR TR 600 AC
 GR 595.79 AC NET

OWNER ID
 938381
OWNERSHIP
 100.00%

CARRALES JC RANCH LTD
 17823 JARA CHINAS
 PENITAS, TX 78576-8515-23

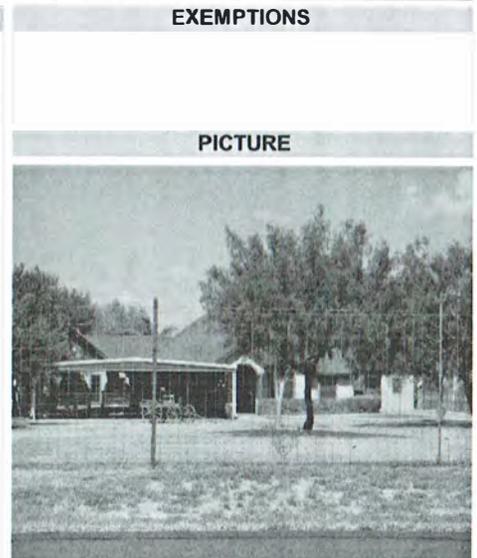
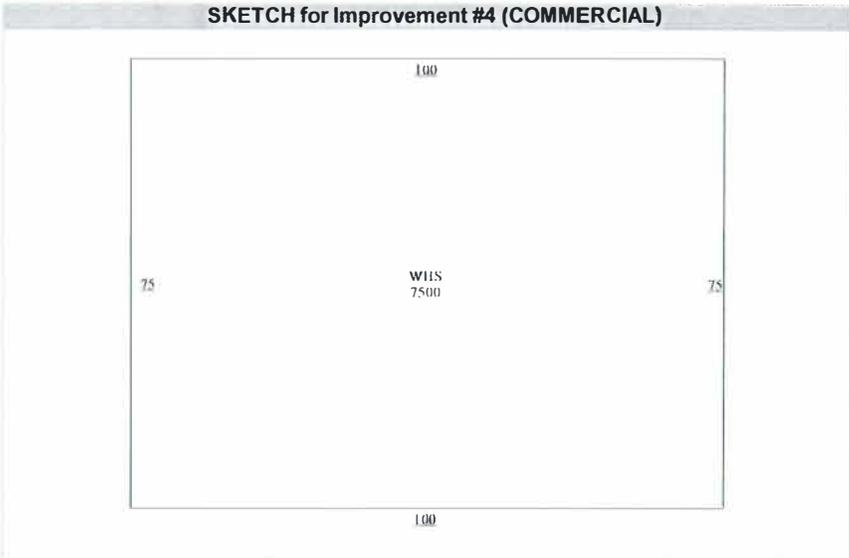
Entities	Values
CAD 100%	IMPROVEMENTS 409,222
DR2 100%	LAND MARKET + 1,638,423
GHD 100%	MARKET VALUE = 2,047,645
JCC 100%	PRODUCTIVITY LOSS - 1,584,826
R01 100%	APPRAISED VALUE = 462,819
SLJ 100%	
SST 100%	
	HS CAP LOSS - 0
	ASSESSED VALUE = 462,819

Ref ID1: 395945 Ref ID2: R541564
 10047-00-000-0001-06 Map ID VOL 406 PG 82

ACRES:
EFF. ACRES:
APPR VAL METHOD: ARB

SITUS 17823 JARA CHINAS RD TX

GENERAL			
UTILITIES	WR,EL	LAST APPR.	Q3
TOPOGRAPHY	LV	LAST APPR. YR	2018
ROAD ACCESS	PV	LAST INSP. DATE	10/16/2018
ZONING	CNTY	NEXT INSP. DATE	
BUILDER			
NEXT REASON			
REMARKS	(2018) ADJ DEPR;ALLW:SALES & UNIQUE PROPERTY (2015) I1=N/C;I2=ADJ MA, CAN DIMS, NEW ADD,I3=NEW CPT,ADD,CONV STG TO GAR,ADJ PAT DIMS,I4=ADJ CL & I5=NEW		
BUILDING PERMITS			
ISSUE DT	PERMIT TYPE	PERMIT AREA	ST PERMIT VAL
SALE DT	PRICE	GRANTOR	DEED INFO
10/13/2011		CARRALES JC RANCGFD 2249124	
05/28/2010		SAN JUAN RANCH L SWD 2107260	
05/26/2010		GARZA MARIA RITA SWD 2106481	



SUBD: 1004700 100.00% NBHD:1004600																		
#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	WHS	WAREHOUSE	C_WA	107/SLW	7,500.0	11.80	1	2008	2008	*	88,500	55%	0%	0%	0%	100%	0.55	48,675
4.	COMMERCIAL	COM: MOD	STCD:	D2	7,500.0						Homesite: N	88,500						48,675

IMPROVEMENT FEATURES

Construction Style	1	COM	0
Exterior Wall	1	PFM	0
Roof Style	1	GAB	0
Interior Finish	1	MTL	0
Flooring	1	DRT	0
Ceiling	1	14	0
Heating/Cooling	1	AND	0



SUBD: 1004700 100.00% NBHD:1004600 100.00%																			
LAND INFORMATION																			
L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS	ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE

HIDALGO COUNTY APPRAISAL DISTRICT
 PROPERTY # **541564** R 11/20/2004
Legal Description
 PORCION 47 W3800.3'-N6718.2'-S OF MILE
 7-600 AC-3002.5 AC TR EXC 4.21 ACS IN AN IRR TR 600 AC
 GR 595.79 AC NET

PROPERTY APPRAISAL INFORMATION 2019
 CARRALES JC RANCH LTD
 17823 JARA CHINAS
 PENITAS, TX 78576-8515-23

OWNER ID
 938381

OWNERSHIP
 100.00%

Entitles	Values
CAD 100%	IMPROVEMENTS 409,222
DR2 100%	LAND MARKET + 1,638,423
GHD 100%	MARKET VALUE = 2,047,645
JCC 100%	PRODUCTIVITY LOSS - 1,584,826
R01 100%	APPRAISED VALUE = 462,819
SLJ 100%	
SST 100%	
	HS CAP LOSS - 0
	ASSESSED VALUE = 462,819

Ref ID1: 395945 Ref ID2: R541564
 10047-00-000-0001-06 Map ID VOL 406 PG 82

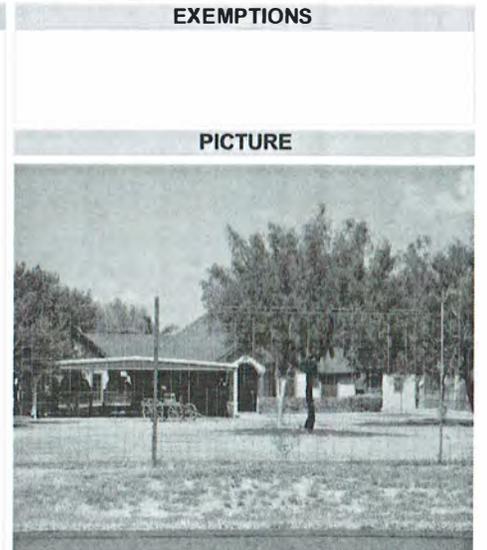
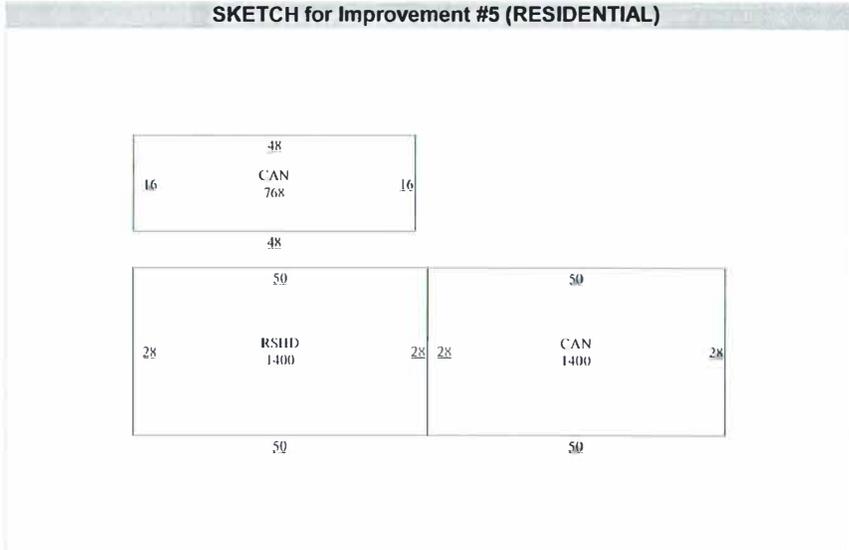
ACRES:
EFF. ACRES:
APPR VAL METHOD: ARB

SITUS 17823 JARA CHINAS RD TX

GENERAL			
UTILITIES	WR,EL	LAST APPR.	Q3
TOPOGRAPHY	LV	LAST APPR. YR	2018
ROAD ACCESS	PV	LAST INSP. DATE	10/16/2018
ZONING	CNTY	NEXT INSP. DATE	
BUILDER			
NEXT REASON			
REMARKS	(2018) ADJ DEPR;ALLW:SALES & UNIQUE PROPERTY (2015) I1=N/C;I2=ADJ MA, CAN DIMS, NEW ADD,I3=NEW CPT,ADD,CONV STG TO GAR,ADJ PAT DIMS,I4=ADJ CL & I5=NEW		

BUILDING PERMITS				
ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
10/13/2011		CARRALES JC RANCGFD	2249124
05/28/2010		SAN JUAN RANCH L SWD	2107260
05/26/2010		GARZA MARIA RITA	SWD 2106481



SUBD: 1004700 100.00% NBHD:1004600

IMPROVEMENT INFORMATION																		
#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	RSHD	RES SHED	SP	*/	1,400.0	6.00	1	2004	2004	*	8,400	100%	-30%	0%	0%	100%	0.70	5,880
	CAN	CANOPY	SP	*/*	1,400.0	2.00		2004	2004	*	2,800	100%	-30%	0%	0%	100%	0.70	1,960
	CAN	CANOPY	SP	*/	768.0	2.00	1	2008	2008	00	1,536	95%	0%	0%	0%	100%	0.95	1,459
5.	RESIDENTIAL		STCD:	D2	3,568.0						Homesite: N							12,736
	COM:	MOD																9,299



SUBD: 1004700 100.00% NBHD:1004600 100.00%

LAND INFORMATION										IRR Wells: 0 Capacity: 0		IRR Acres: 0		Oil Wells: 0				
L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE

HIDALGO COUNTY APPRAISAL DISTRICT
 PROPERTY 646568 R 11/20/2004
Legal Description
 PORCION 47 4.21AC BNG AN IRR TR-N401.38'-E590' LYING
 S OF MILE 7 & WEST FM 2221

PROPERTY APPRAISAL INFORMATION 2019
 OWNER ID GARZA ROMULO
 499214
 17967 JARA CHINAS
 PENITAS, TX 78576-8517-67
OWNERSHIP
 100.00%

Entities	Values	
CAD 100%	IMPROVEMENTS	91,458
DR2 100%	LAND MARKET	23,134
GHD 100%	MARKET VALUE	= 114,592
JCC 100%	PRODUCTIVITY LOSS	- 17,379
R01 100%	APPRAISED VALUE	= 97,213
SLJ 100%		
SST 100%		
	HS CAP LOSS	- 0
	ASSESSED VALUE	= 97,213

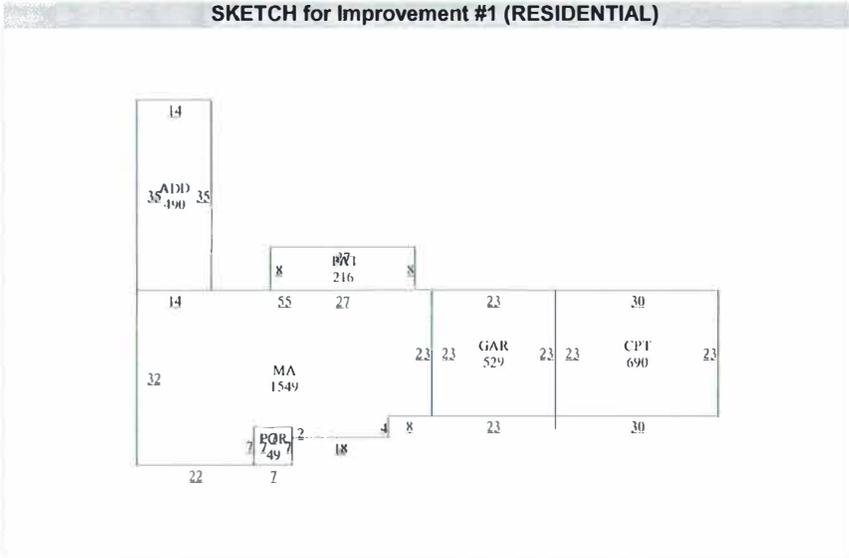
Ref ID1: 451481 Ref ID2: R646568
 10047-00-000-0001-08 Map ID 21L

ACRES: 4.2100
EFF. ACRES:
APPR VAL METHOD: Cost

SITUS 17967 JARA CHINAS RD TX

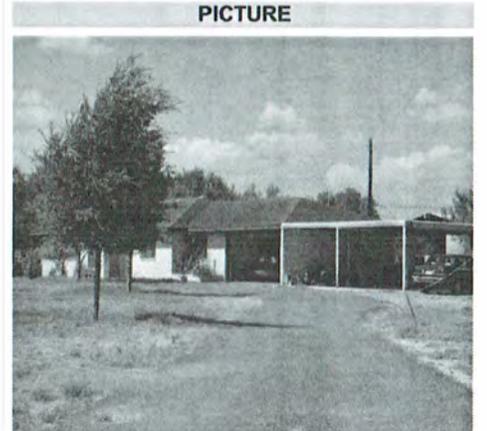
GENERAL

UTILITIES	WR,EL	LAST APPR.	Q3
TOPOGRAPHY	LV	LAST APPR. YR	2018
ROAD ACCESS	PV	LAST INSP. DATE	10/26/2018
ZONING	CNTY	NEXT INSP. DATE	
BUILDER			
NEXT REASON			
REMARKS	(2018) I1=N/C & I2=RMVD SHD,CAN (2015) I1=ADJ CL & PAT DIMS;I2=S1=ADJ DEPR 15;ALLW;BLOWN ROOF (2014) I1-I2=N/C;ADJ ST CODE S12 08/22/2013 (2013); FI S12 11/26/12;		



EXEMPTIONS

HS	Homestead
OV65	Over 65



BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL
08/20/2002	0	GARZA ROMULO	CWD	1113081
06/03/2002	0	UNKNOWN	WD	1088500

SALE DT PRICE GRANTOR DEED INFO

SALE DT	PRICE	GRANTOR	DEED INFO
08/20/2002	0	GARZA ROMULO	CWD 1113081
06/03/2002	0	UNKNOWN	WD 1088500

SUBD: 1004700 100.00% NBHD:1004600

#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	MA	MAIN AREA	R1	BRKAV/6M	1,549.0	47.38	1	1982	1982	00	73,392	60%	0%	0%	0%	100%	0.60	44,035
	GAR	GARAGE	R1	*/	529.0	23.69		1982	1982	*	12,532	60%	0%	0%	0%	100%	0.60	7,519
	PAT	PATIO	R1	*/	216.0	11.85		1982	1982	*	2,560	60%	0%	0%	0%	100%	0.60	1,536
	POR	PORCH (COVER)	R1	*/	49.0	11.85		1999	1999	*	581	60%	0%	0%	0%	100%	0.60	349
	ADD	ADDITION	R1	BRKAV/6M	490.0	47.38	1	1998	1998	*	23,216	78%	0%	0%	0%	100%	0.78	18,108
	CPT	CARPORT	SP	*/	690.0	3.50	1	2008	2008	*	2,415	85%	0%	0%	0%	100%	0.85	2,053
1.	RESIDENTIAL		STCD:	E1	3,523.0						114,696							73,600
	COM:	MOD																

IMPROVEMENT INFORMATION

#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	MA	MAIN AREA	R1	BRKAV/6M	1,549.0	47.38	1	1982	1982	00	73,392	60%	0%	0%	0%	100%	0.60	44,035
	GAR	GARAGE	R1	*/	529.0	23.69		1982	1982	*	12,532	60%	0%	0%	0%	100%	0.60	7,519
	PAT	PATIO	R1	*/	216.0	11.85		1982	1982	*	2,560	60%	0%	0%	0%	100%	0.60	1,536
	POR	PORCH (COVER)	R1	*/	49.0	11.85		1999	1999	*	581	60%	0%	0%	0%	100%	0.60	349
	ADD	ADDITION	R1	BRKAV/6M	490.0	47.38	1	1998	1998	*	23,216	78%	0%	0%	0%	100%	0.78	18,108
	CPT	CARPORT	SP	*/	690.0	3.50	1	2008	2008	*	2,415	85%	0%	0%	0%	100%	0.85	2,053
1.	RESIDENTIAL		STCD:	E1	3,523.0						114,696							73,600
	COM:	MOD																

IMPROVEMENT FEATURES

Feature	Count	Unit	Value
Construction Style	1	RES	0
Foundation	1	SLB	0
Exterior Wall	1	DBRK	0
Interior Finish	1	SRK	0
Roof Style	1	HIP	0
Roof Covering	1	CmpS	0
ROOF HEIGHT	1	LP	0
Heating/Cooling	1	AND	0
Flooring	1	TIL	0
WALL HEIGHT	1	8	0
Number of Bedrooms	1	3.00	0
Plumbing	1	2	0
BATH	1	2	0



SUBD: 1004700 100.00% NBHD:1004600 100.00%

L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	IRR	Wells: 0	Capacity: 0	IRR Acres: 0	Oil Wells: 0	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT	PRC	AG VALUE
1.	ACREAGE	RANCHSLJ	E1	Y(100%)	A		1.0000 AC	5,495.00	5,495	1.00					5,495					0.00	0
2.	BRUSHLND	RANCHSLJ	D1	N	A		3.2100 AC	5,495.00	17,639	1.00					17,639	YES	1D1	B		81.00	260
															23,134						260

HIDALGO COUNTY APPRAISAL DISTRICT
 PROPERTY: 646568 R 11/20/2004
Legal Description
 PORCION 47 4.21AC BNG AN IRR TR-N401.38'-E590' LYING
 S OF MILE 7 & WEST FM 2221

OWNER ID
 499214
OWNERSHIP
 100.00%

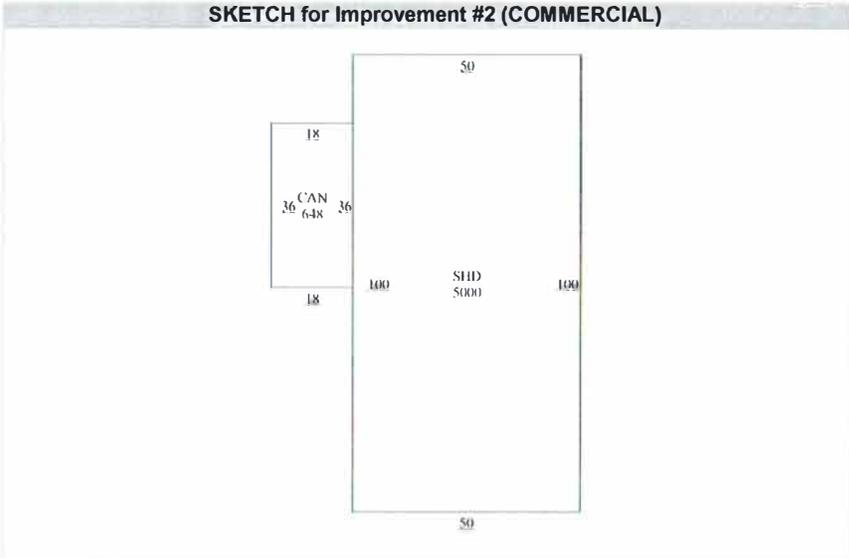
PROPERTY APPRAISAL INFORMATION 2019
 GARZA ROMULO
 17967 JARA CHINAS
 PENITAS, TX 78576-8517-67
ACRES: 4.2100
EFF. ACRES:
APPR VAL METHOD: Cost

Entitles	Values
CAD 100%	IMPROVEMENTS 91,458
DR2 100%	LAND MARKET + 23,134
GHD 100%	MARKET VALUE = 114,592
JCC 100%	PRODUCTIVITY LOSS - 17,379
R01 100%	APPRAISED VALUE = 97,213
SLJ 100%	
SST 100%	
	HS CAP LOSS - 0
	ASSESSED VALUE = 97,213

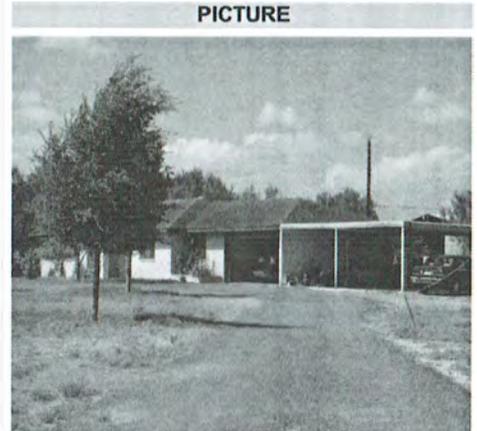
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 10047-00-000-0001-08 Map ID 21L

SITUS 17967 JARA CHINAS RD TX

GENERAL			
UTILITIES	WR,EL	LAST APPR.	Q3
TOPOGRAPHY	LV	LAST APPR. YR	2018
ROAD ACCESS	PV	LAST INSP. DATE	10/26/2018
ZONING	CNTY	NEXT INSP. DATE	
BUILDER			
NEXT REASON			
REMARKS	(2018) I1=N/C & I2=RMVD SHD,CAN (2015) I1=ADJ CL & PAT DIMS;I2=S1=ADJ DEPR 15;ALLW;BLOWN ROOF (2014) I1-I2=N/C;ADJ ST CODE S12 08/22/2013 (2013); FI S12 11/26/12;		



EXEMPTIONS	
HS	Homestead
OV65	Over 65



BUILDING PERMITS				
ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
08/20/2002	0	GARZA ROMULO	CWD 1113081
06/03/2002	0	UNKNOWN	WD 1088500

SUBD: 1004700 100.00% NBHD:1004600																		
IMPROVEMENT INFORMATION																		
#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	SHD	SHED	C	SHD 107/SLW	5,000.0	8.67	1	1970	1970	*	43,350	45%	0%	0%	-5%	100%	0.40	17,340
	CAN	CANOPY	SP	*/	648.0	2.00	1	2008	2008	00	1,296	40%	0%	0%	0%	100%	0.40	518
2.	COMMERCIAL	SHD IN BAD SHAPE	STCD:	D2	5,648.0						44,646							17,858
														Homesite: N				

IMPROVEMENT FEATURES			
Construction Style	1	COM	0
Foundation	1	SLB	0
Exterior Wall	1	MRY	0
Interior Finish	1	UNF	0
Roof Covering	1	MTL	0
Flooring	1	CON	0
Plumbing	1	1	0
Ceiling	1	16	0



SUBD: 1004700 100.00% NBHD:1004600 100.00%																				
LAND INFORMATION																				
L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS	ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT	PRC	AG VALUE
														IRR Wells: 0 Capacity: 0		IRR Acres: 0		Oil Wells: 0		

HIDALGO COUNTY APPRAISAL DISTRICT

PROPERTY 675013 R 11/20/2004
Legal Description
 PORCION 42 & 43 AN IRR TR S11, 642.60'-N34, 150.24' -
 W4123.57 1044.28 AC GR 1040.20 AC NET

PROPERTY APPRAISAL INFORMATION 2019

OWNER ID
 1005123
OWNERSHIP
 100.00%
 JF RACING & FARM LLC
 PO BOX 310
 MISSION, TX 78573-0006-10

Entitles

CAD 100%
 DR2 100%
 GHD 100%
 JCC 100%
 R09 100%
 SLJ 100%
 SST 100%

Values

IMPROVEMENTS 254,602
 LAND MARKET + 2,600,500
 MARKET VALUE = 2,855,102
 PRODUCTIVITY LOSS - 2,505,358
 APPRAISED VALUE = 349,744
 HS CAP LOSS - 0
 ASSESSED VALUE = 349,744

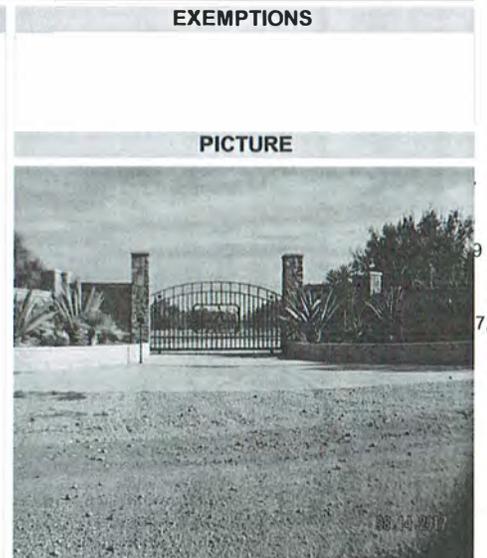
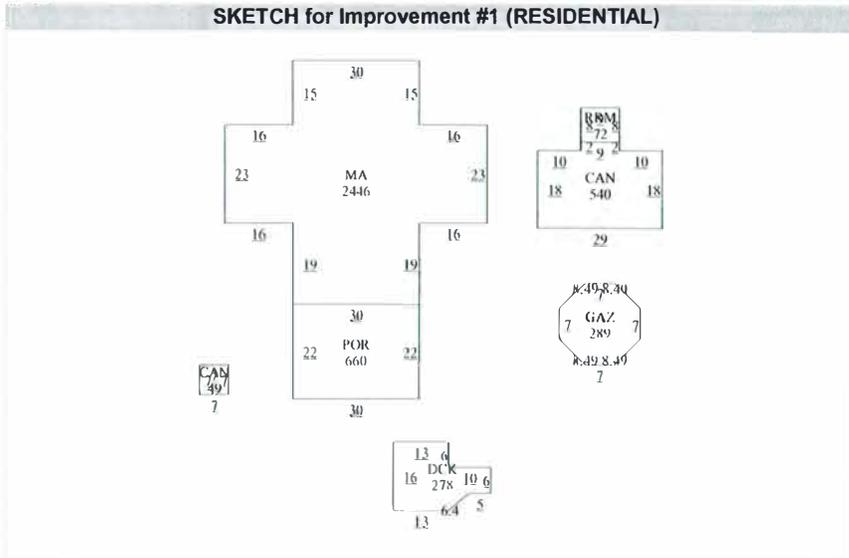
Ref ID1: 467309 Ref ID2: R675013
 10042-00-086-0000-02

ACRES: 1,040.2000
EFF. ACRES: 1,040.2000

APPR VAL METHOD: ARB

SITUS 3.5 MI W OF JARA CHINAS ON MILE 7 TX

GENERAL			
UTILITIES	WR,EL	LAST APPR.	C2
TOPOGRAPHY	LV	LAST APPR. YR	2019
ROAD ACCESS	PV	LAST INSP. DATE	04/29/2019
ZONING	CNTY	NEXT INSP. DATE	
BUILDER			
NEXT REASON			
REMARKS	(2019) ADJ DEPR 19;ALLW:SALES (2018) ADJ DEPR & I2=NEW IMPS;ALLW:NO SALES (2016) ADJ DEPR 16;ALLW:COND (2015) ADJ % & DEPR; 15; ALLW:COND; DENY AG USE ON 16		
BUILDING PERMITS			
ISSUE DT	PERMIT TYPE	PERMIT AREA	ST PERMIT VAL
SALE DT	PRICE	GRANTOR	DEED INFO
05/02/2013	3,132,840	CANTU ALONZO	SVD 2408965
02/25/2010		EL GIRO FARM & R	GWD 2078189
02/21/2006		VILLANUEVA ABEL	AWD 1581113



IMPROVEMENT INFORMATION																		
#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
1.	RESIDENTIAL		STCD:	E1	4,334.0			Homesite: N			276,828							257,651
		MA	R1	STUAV/9P	2,446.0	93.58	1	2013	2010	*	235,272	93%	0%	0%	0%	100%	0.93	218,803
		POR	R1	*/	660.0	23.40	1	2013	2010	*	15,444	93%	0%	0%	0%	100%	0.93	14,363
		RRM	R1	STUAV/9P	72.0	93.58	1	2013	2010	*	6,738	93%	0%	0%	0%	100%	0.93	6,266
		CAN	R1	*/	540.0	23.40	1	2013	2010	*	12,636	93%	0%	0%	0%	100%	0.93	11,751
		CAN	SP	*/	49.0	10.00	1	2013	2010	00	490	96%	0%	0%	0%	100%	0.96	470
		DCK	SP	*/	278.0	10.00	1	2013	2010	00	2,780	96%	0%	0%	0%	100%	0.96	2,669
		GAZ	SP	*/	289.0	12.00	1	2013	2010	00	3,468	96%	0%	0%	0%	100%	0.96	3,329

IMPROVEMENT FEATURES			
Fireplace	1	FP1	6,375
Construction Style	1	RES	0
Foundation	1	SLB	0
Exterior Wall	1	DSTU	0
Interior Finish	1	SRK	0
Roof Style	1	GAB	0
Roof Covering	1	TIL	0
ROOF HEIGHT	1	MP	0
Heating/Cooling	1	AND	0
Flooring	1	TIL	0
WALL HEIGHT	1	10	0
Number of Bedrooms	1	2.00	0
Plumbing	1	2	0
BATH	1	2	0
			6,375



LAND INFORMATION																			
L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ MASS	ADJ VAL	SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT	PRC	AG VALUE
1.	BRUSHLND		RANCHSLJ	D1	N	A	1,035.7000 AC	2,500.00	2,589,250	1.00	1.00	A	2,589,250	YES	1D1	B	81.00		83,892
	2.	ACREAGE	RANCHSLJ	E1	N	A	4.5000 AC	2,500.00	11,250	1.00	1.00	A	11,250	NO				0.00	0
													2,600,500						83,892

HIDALGO COUNTY APPRAISAL DISTRICT
 PROPERTY 675013 R 11/20/2004
Legal Description
 PORCION 42 & 43 AN IRR TR S11, 642.60'-N34, 150.24' -
 W4123.57 1044.28 AC GR 1040.20 AC NET

PROPERTY APPRAISAL INFORMATION 2019

OWNER ID
 1005123
OWNERSHIP
 100.00%

JF RACING & FARM LLC
 PO BOX 310
 MISSION, TX 78573-0006-10

Entities	Values
CAD 100%	IMPROVEMENTS 254,602
DR2 100%	LAND MARKET + 2,600,500
GHD 100%	MARKET VALUE = 2,855,102
JCC 100%	PRODUCTIVITY LOSS - 2,505,358
R09 100%	APPRAISED VALUE = 349,744
SLJ 100%	
SST 100%	
	HS CAP LOSS - 0
	ASSESSED VALUE = 349,744

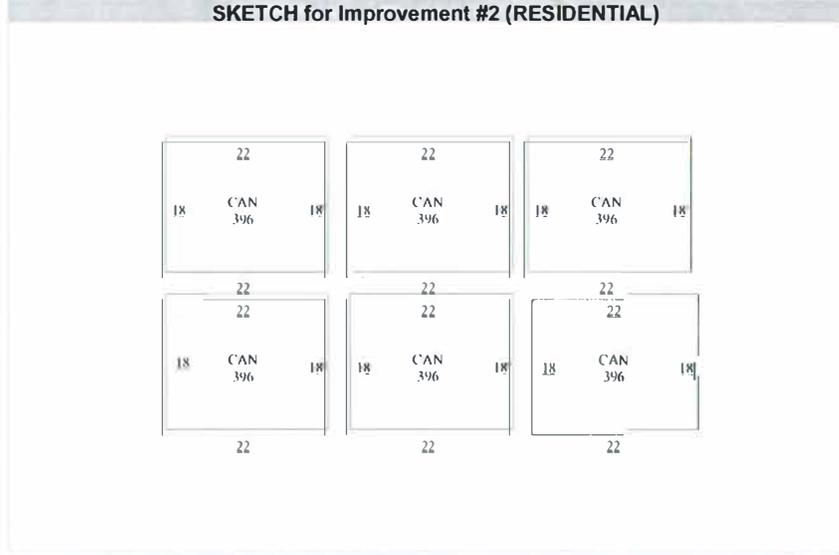
Ref ID1: 467309 Ref ID2: R675013
 10042-00-086-0000-02

ACRES: 1,040.2000
EFF. ACRES: 1,040.2000

APPR VAL METHOD: ARB

SITUS 3.5 MI W OF JARA CHINAS ON MILE 7 TX

GENERAL			
UTILITIES	WR,EL	LAST APPR.	C2
TOPOGRAPHY	LV	LAST APPR. YR	2019
ROAD ACCESS	PV	LAST INSP. DATE	04/29/2019
ZONING	CNTY	NEXT INSP. DATE	
BUILDER			
NEXT REASON			
REMARKS	(2019) ADJ DEPR 19;ALLW:SALES (2018) ADJ DEPR & I2=NEW IMPS;ALLW:NO SALES (2016) ADJ DEPR 16;ALLW:COND (2015) ADJ % & DEPR; 15; ALLW:COND; DENY AG USE ON 16		



BUILDING PERMITS				
ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
05/02/2013	3,132,840	CANTU ALONZO	SVD 2408965
02/25/2010		EL GIRO FARM & R	GWD 2078189
02/21/2006		VILLANUEVA ABEL	AWD 1581113

SUBD: 1004200		100.00% NBHD:1004200																
#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	CAN	CANOPY	SP	/	396.0	4.50	1	2017	2017	*	1,782	99%	0%	0%	0%	100%	0.99	1,764
	CAN	CANOPY	SP	/	396.0	4.50	1	2017	2017	*	1,782	99%	0%	0%	0%	100%	0.99	1,764
	CAN	CANOPY	SP	/	396.0	4.50	1	2017	2017	*	1,782	99%	0%	0%	0%	100%	0.99	1,764
	CAN	CANOPY	SP	/	396.0	4.50	1	2017	2017	*	1,782	99%	0%	0%	0%	100%	0.99	1,764
	CAN	CANOPY	SP	/	396.0	4.50	1	2017	2017	*	1,782	99%	0%	0%	0%	100%	0.99	1,764
	CAN	CANOPY	SP	/	396.0	4.50	1	2017	2017	*	1,782	99%	0%	0%	0%	100%	0.99	1,764
2.	RESIDENTIAL		STCD:	E1	2,376.0					Homesite: N	10,692							10,584

IMPROVEMENT INFORMATION																		
#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	CAN	CANOPY	SP	/	396.0	4.50	1	2017	2017	*	1,782	99%	0%	0%	0%	100%	0.99	1,764
	CAN	CANOPY	SP	/	396.0	4.50	1	2017	2017	*	1,782	99%	0%	0%	0%	100%	0.99	1,764
	CAN	CANOPY	SP	/	396.0	4.50	1	2017	2017	*	1,782	99%	0%	0%	0%	100%	0.99	1,764
	CAN	CANOPY	SP	/	396.0	4.50	1	2017	2017	*	1,782	99%	0%	0%	0%	100%	0.99	1,764
	CAN	CANOPY	SP	/	396.0	4.50	1	2017	2017	*	1,782	99%	0%	0%	0%	100%	0.99	1,764
	CAN	CANOPY	SP	/	396.0	4.50	1	2017	2017	*	1,782	99%	0%	0%	0%	100%	0.99	1,764

IMPROVEMENT FEATURES																			



SUBD: 1004200		100.00% NBHD:1004200		100.00%		LAND INFORMATION					IRR Wells: 0 Capacity: 0		IRR Acres: 0		Oil Wells: 0		Oil Wells: 0		
L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ MASS	ADJ VAL	SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT	PRC	AG VALUE

Attachment 11

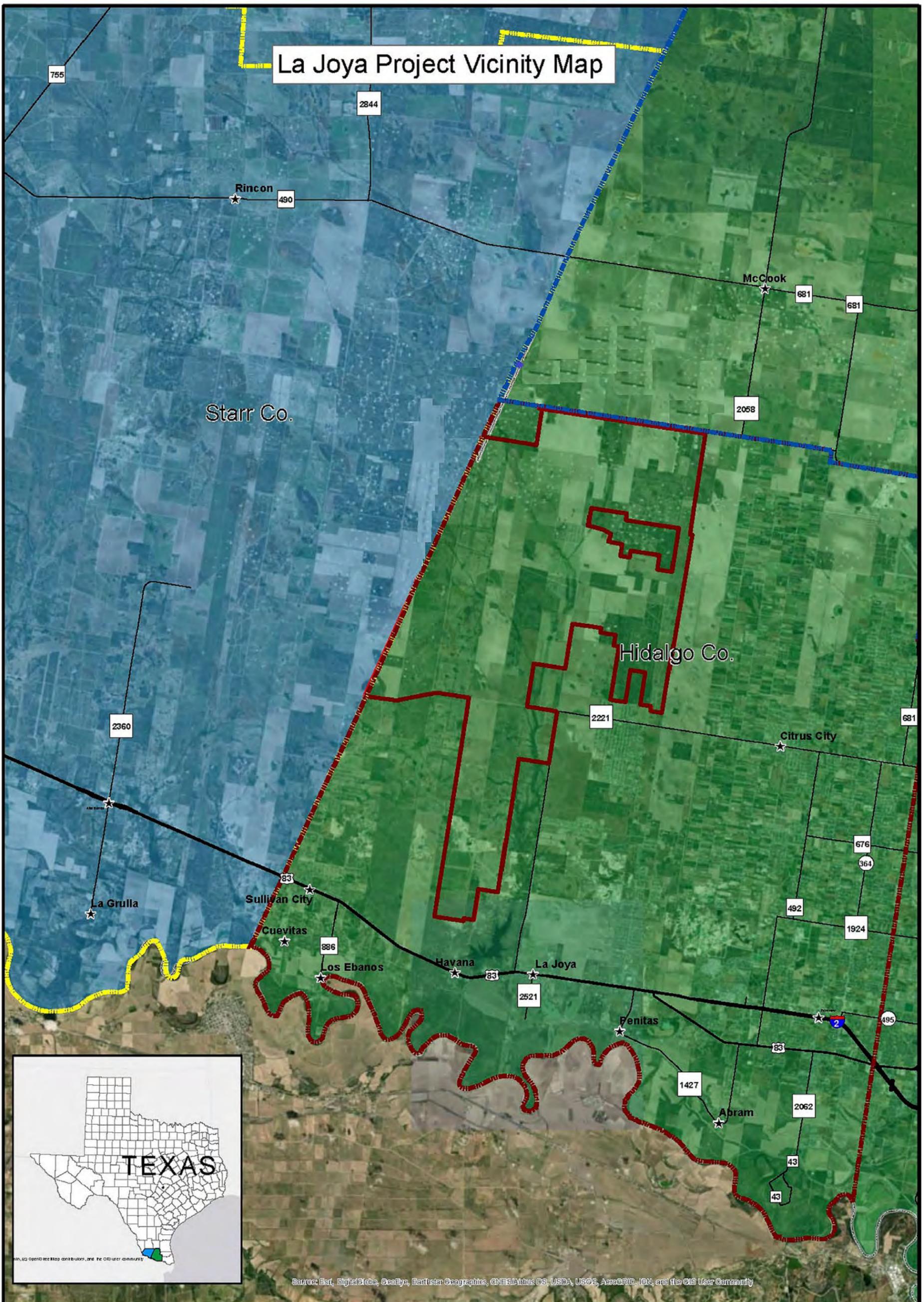
Maps that clearly show:

- a. Project vicinity***
- b. Qualified investment including location of tangible personal property to be placed in service during the qualifying time period and buildings to be constructed during the qualifying time period***
- c. Qualified property including location of new buildings or new improvements***
- d. Existing property***
- e. Land location within vicinity map***
- f. Reinvestment or Enterprise Zone within vicinity map, showing the actual or proposed boundaries and size***

Attachment 11a

a. Project Vicinity

Please see attached map.



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Legend

- ★ City
- Edinburg CISD
- La Joya ISD
- Rio Grande City CISD
- Other School Districts
- Project Boundary
- Windfarm Bndry

Terra-Gen, LLC
La Joya Project
 Phase 1 - 210MW

Project Location: Hidalgo County, Texas

Disclaimer: This map should not be used for legal purposes. It is intended for general reference use only.

Prepared by: MBJ Date: 9/20/2019



February 25, 2019

Re: Confidentiality of Maps Submitted with La Joya Windpower, LLC Chapter 313 Appraised Value limitation Application with La Joya ISD

To Whom It May Concern:

As an attachment to the La Joya Windpower, LLC Chapter 313 Appraised Value Limitation Application submitted to La Joya ISD on February 25, 2019 ("Application"), we designated certain maps, the Qualified Investment and Qualified Property maps (Attachments 11b & 11c), attached thereto ("Maps") as "Confidential". We submit this letter to comply with the requirements by which both La Joya ISD and the Comptroller's office can withhold confidential or proprietary information from public release while the Application is pending. This letter is submitted to identify the documents for which confidentiality is sought and provide the specific reasons, stating why the material is believed to be confidential.

The Maps reflect the proposed specific site plan and the location of tangible personal property to be located on real property covered by the Application- all of which continue to be refined. In addition, and at this time, disclosure of the Maps could be potentially valuable to our competitors and any disclosure could negatively impact the project. The Maps include commercially valuable geological or geophysical information regarding the exploration or development of natural resources and is protected from disclosure under section 552.113 of the Texas Government Code.

As required, the Maps were submitted as segregated in the application from other information in the application and specifically notated as "Confidential".

It is our intention to complete negotiations relating to both the location of the property and the tangible personal property during the time the Application is pending and understand that the Maps can only remain confidential and withheld from public release unless and until the governing body of the school district acts on the application.

To the extent you have any questions regarding this letter, please contact me for further clarification.

Sincerely,



Milton Howard
Vice President of Renewable Development
Terra-Gen Development Company, LLC

Attachment 11b

b. Qualified investment

CONFIDENTIAL – FOR SEPARATE FILING

Attachment 11c

c. Qualified Property

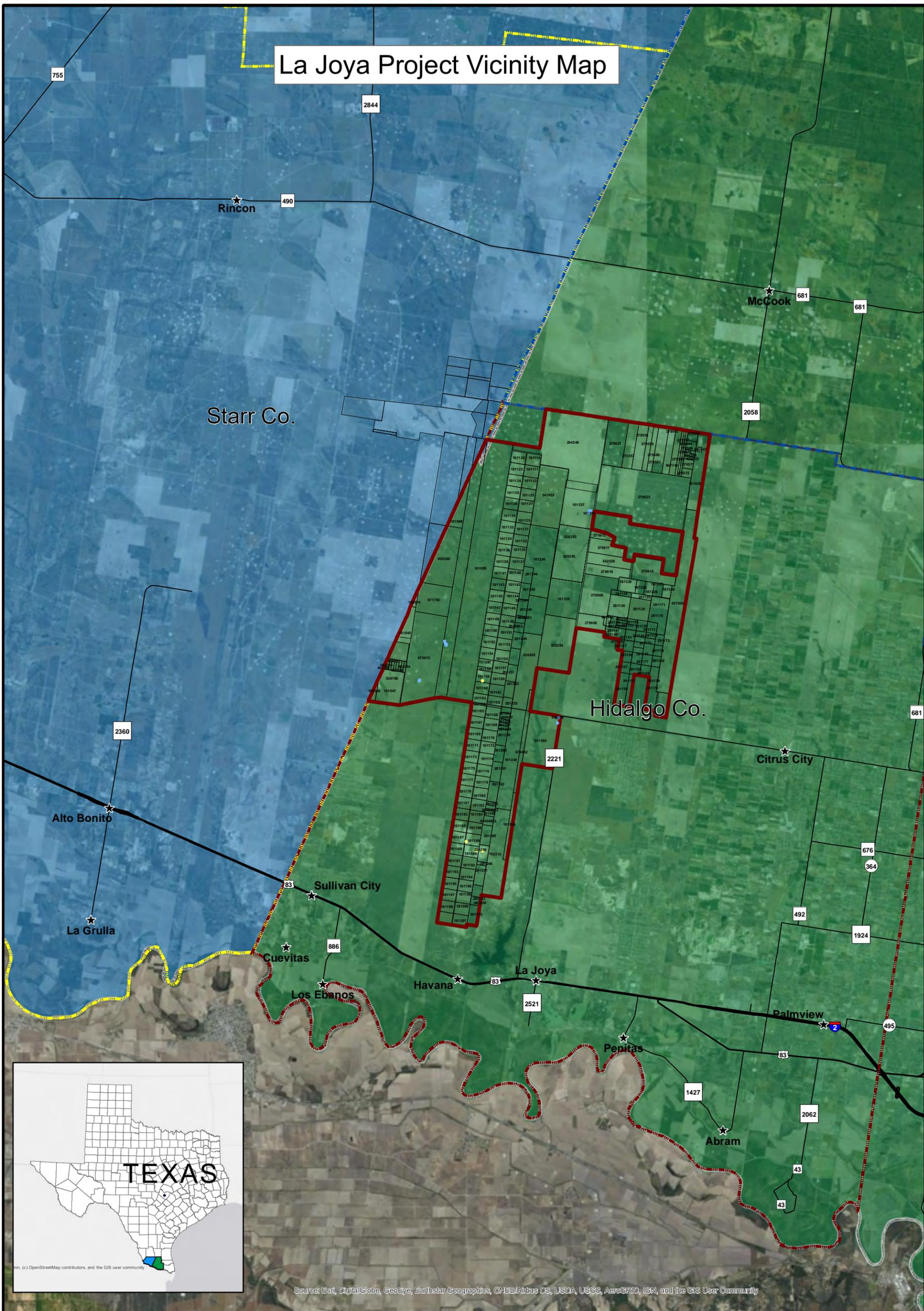
CONFIDENTIAL – FOR SEPARATE FILING

Attachment 11d

d. Existing property

Please see attached map below.

La Joya Project Vicinity Map



min. (c) OpenStreetMap contributors, and the GIS user community

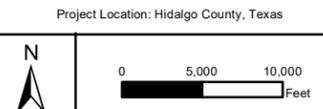
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Legend

- ★ City
- Aggregate Pit
- Home
- ▭ Project Boundary
- ▭ Windfarm Bndry
- ▭ Edinburg CISD
- ▭ La Joya ISD
- ▭ Rio Grande City CISD
- ▭ Other School Districts

Terra-Gen, LLC
La Joya Project
 Phase 1 - 210MW



Draft-Subject to change

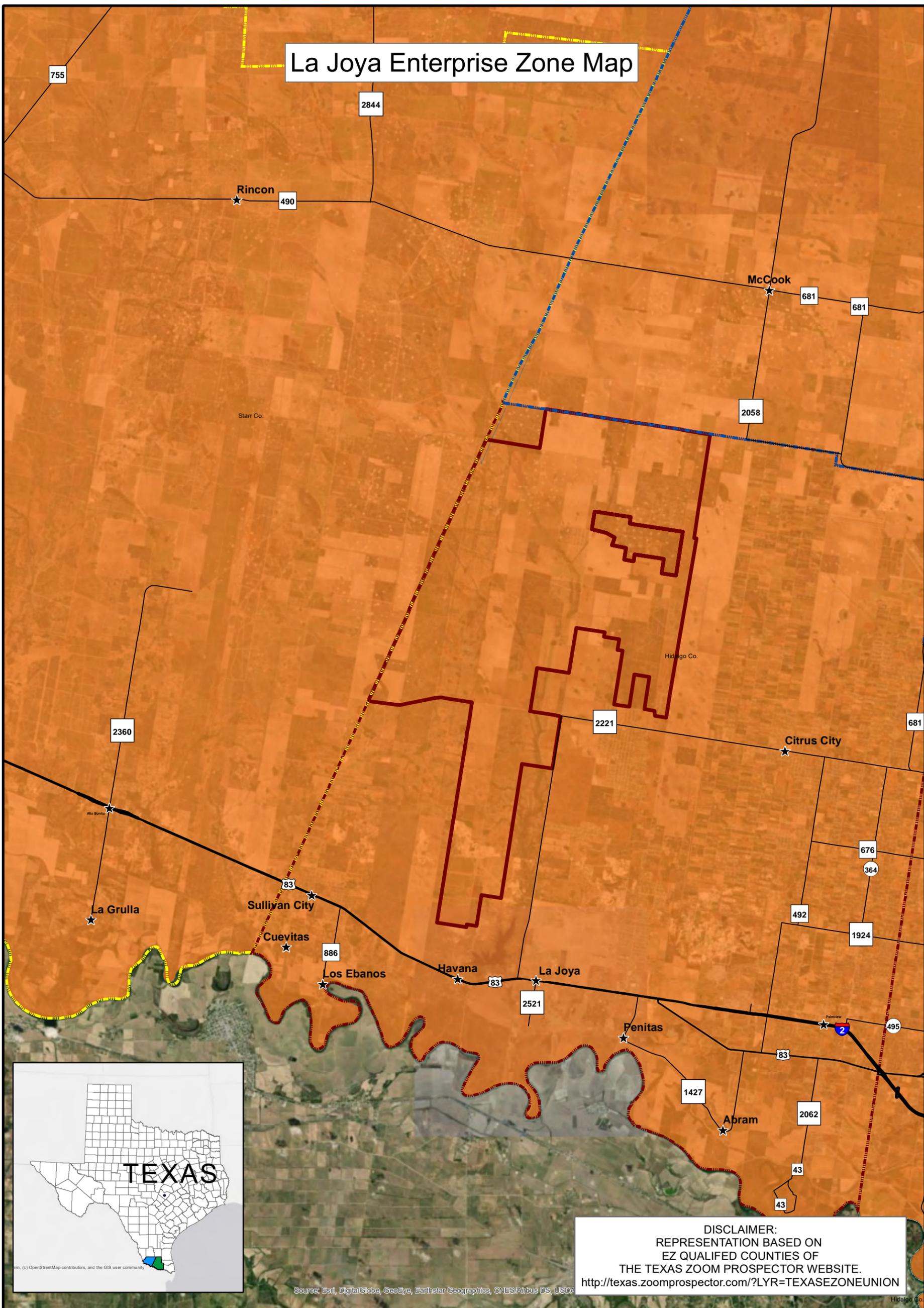
Prepared by: MBJ Date: 09/16/2019

Attachment 11f

- f. Reinvestment or Enterprise Zone within vicinity map, showing the actual or proposed boundaries and size***

Please see attached map below.

La Joya Enterprise Zone Map



DISCLAIMER:
 REPRESENTATION BASED ON
 EZ QUALIFIED COUNTIES OF
 THE TEXAS ZOOM PROSPECTOR WEBSITE.
<http://texas.zoomprospector.com/?LYR=TEXASEZONEUNION>



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA



Legend

- ★ City
- Edinburg CISD
- La Joya ISD
- Rio Grande City CISD
- Other School Districts
- Project Boundary
- Windfarm Bndry
- Qualified Counties

Terra-Gen, LLC
La Joya Project
 Phase 1 - 210MW

Project Location: Hidalgo & Starr County, Texas

Disclaimer - This map should not be used for legal purposes. It is intended for general reference use only.

Prepared by: MBJ Date: 09/20/2019

Attachment 13

Calculation of Wage Requirements – Hidalgo County

Supporting data for Section 14(7)(a)

Average weekly wage for all jobs (all industries) in the county

Year	Period	Area	Ownership	Division	Level	Ind. Code	Industry	Avg. Weekly Wages
2019	1 st Qtr	Hidalgo County	Total All	0	0	10	Total, All Industries	\$662.00
2018	2 nd Qtr	Hidalgo County	Total All	0	0	10	Total, All Industries	\$645.00
2018	3 rd Qtr	Hidalgo County	Total All	0	0	10	Total, All Industries	\$661.00
2018	4 th Qtr	Hidalgo County	Total All	0	0	10	Total, All Industries	\$681.00
Average weekly wage for previous four quarters								\$662.25

Source: Quarterly Employment and Wages (QCEW) data for Hidalgo County, <https://texaslmi.com/LMIbyCategory/QCEW>

Supporting Data for Section 14(7)(b)

110% of the average weekly wage for manufacturing jobs in the county

Year	Period	Area	Ownership	Division	Level	Ind. Code	Industry	Avg. Weekly Wages
2019	1 st Qtr	Hidalgo County	Private	31	2	31-33	Manufacturing	\$813.00
2018	2 nd Qtr	Hidalgo County	Private	31	2	31-33	Manufacturing	\$762.00
2018	3 rd Qtr	Hidalgo County	Private	31	2	31-33	Manufacturing	\$782.00
2018	4 th Qtr	Hidalgo County	Private	31	2	31-33	Manufacturing	\$803.00
Average weekly wage for previous four quarters								\$790.00
110% of Average Weekly Wages								\$869.00

Source: Quarterly Employment and Wages (QCEW) data for Hidalgo County, <https://texaslmi.com/LMIbyCategory/QCEW>

Supporting Data for Section 14(7)(c)

110% of the average weekly wage for manufacturing jobs in the region

Average Hourly Wages	\$17.21
Average Annual Wages	\$35,804.00
Average Weekly Wages @40hrs/week	\$688.54
110% of Average Weekly Wages	\$757.39

Source: 2018 Manufacturing Average Wages by Council of Government Region Wages for All Occupations. Project location region: 21. Lower Rio Grande Valley Development Council. <https://texaslmi.com/Downloads/COGWages.pdf>

1356-La Joya ISD-La Joya Windpower, LLC-Amendment No. 002-September 20, 2019

Year	Period	Area	Ownership	Industry Code	Industry	Level	Average Weekly Wage
2019	01	Hidalgo	Private	31-33	Manufacturing	2	\$ 813.00
2018	02	Hidalgo	Private	31-33	Manufacturing	2	\$ 762.00
2018	03	Hidalgo	Private	31-33	Manufacturing	2	\$ 782.00
2018	04	Hidalgo	Private	31-33	Manufacturing	2	\$ 803.00

Year	Period	Area	Ownership	Industry Code	Industry	Level	Average Weekly Wage
2019	01	Hidalgo	Total All	10	Total, All Industries	0	\$ 662.00
2018	02	Hidalgo	Total All	10	Total, All Industries	0	\$ 645.00
2018	03	Hidalgo	Total All	10	Total, All Industries	0	\$ 661.00
2018	04	Hidalgo	Total All	10	Total, All Industries	0	\$ 681.00

Attachment 14

Schedules A1, A2, B, C, and D completed and signed Economic Impact (if applicable).

Please see attached schedules below.

Schedule A1: Total Investment for Economic Impact (through the Qualifying Time Period)

Date 9/20/2019
 Applicant Name La Joya Windpower, LLC
 ISD Name La Joya ISD

1356-La Joya ISD-La Joya Windpower, LLC-Amendment No. 002-September 06, 2019 Form 50-296A

Revised May 2014

PROPERTY INVESTMENT AMOUNTS								
(Estimated Investment in each year. Do not put cumulative totals.)								
				Column A	Column B	Column C	Column D	Column E
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	New investment (original cost) in tangible personal property placed in service during this year that will become Qualified Property	New investment made during this year in buildings or permanent nonremovable components of buildings that will become Qualified Property	Other new investment made during this year that will <u>not</u> become Qualified Property [SEE NOTE]	Other new investment made during this year that may become Qualified Property [SEE NOTE]	Total Investment (Sum of Columns A+B+C+D)
Investment made before filing complete application with district	Pre Year 1	2019-2020	2019	Not eligible to become Qualified Property			[The only other investment made before filing complete application with district that may become Qualified Property is land.]	
Investment made after filing complete application with district, but before final board approval of application	Pre Year 2	2020-2021	2020	0.00	0.00	0.00	0.00	0.00
Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period								
Complete tax years of qualifying time period	QTP1	2021-2022	2021	\$ 200,000,000.00	0.00	0.00	0.00	200000000.00
	QTP2	2022-2023	2022	\$ 10,000,000.00	0.00	0.00	0.00	10000000.00
Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]				\$ 210,000,000.00	\$ -	0.00	0.00	\$ 210,000,000.00
				Enter amounts from TOTAL row above in Schedule A2				
Total Qualified Investment (sum of green cells)				\$ 210,000,000.00				

For All Columns: List amount invested each year, not cumulative totals.

Column A: This represents the total dollar amount of planned investment in tangible personal property. Only include estimates of investment for "replacement" property if the property is specifically described in the application. Only tangible personal property that is specifically described in the application can become qualified property.

Column B: The total dollar amount of planned investment each year in buildings or nonremovable component of buildings.

Column C: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that will not become qualified property include investment meeting the definition of 313.021(1) but not creating a new improvement as defined by TAC 9.1051. This is proposed property that functionally replaces existing property; is used to maintain, refurbish, renovate, modify or upgrade existing property; or is affixed to existing property—described in SECTION 13, question #5 of the application.

Column D: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that may result in qualified property are land or professional services.

Total Investment: Add together each cell in a column and enter the sum in the blue total investment row. Enter the data from this row into the first row in Schedule A2.

Qualified Investment: For the green qualified investment cell, enter the sum of all the green-shaded cells.

Schedule A2: Total Investment for Economic Impact (including Qualified Property and other investments)

Date 9/20/2019
 Applicant Name La Joya Windpower, LLC
 ISD Name La Joya ISD

1356-La Joya ISD-La Joya Windpower, LLC-Amendment No. 002-September 06, 2019 Form 50-296A
 Revised May 2014

PROPERTY INVESTMENT AMOUNTS								
(Estimated investment in each year. Do not put cumulative totals.)								
				Column A	Column B	Column C	Column D	Column E
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	New investment (original cost) in tangible personal property placed in service during this year that will become Qualified Property	New investment made during this year in buildings or permanent nonremovable components of buildings that will become Qualified Property	Other investment made during this year that will not become Qualified Property [SEE NOTE]	Other investment made during this year that will become Qualified Property [SEE NOTE]	Total Investment (A+B+C+D)
Enter amounts from TOTAL row in Schedule A1 in the row below								
Total Investment from Schedule A1*	--	TOTALS FROM SCHEDULE A1		\$ 210,000,000.00		\$ -	\$ -	\$ 210,000,000.00
Qualified Investment Period	1	2021-2022	2021	\$ 200,000,000.00				\$ 200,000,000.00
Qualified Investment Period/VLP	2/1	2022-2023	2022	\$ 10,000,000.00				\$ 10,000,000.00
Value limitation period***	2	2023-2024	2023					
	3	2024-2025	2024					
	4	2025-2026	2025					
	5	2026-2027	2026					
	6	2027-2028	2027					
	7	2028-2029	2028					
	8	2029-2030	2029					
	9	2030-2031	2030					
	10	2031-2032	2031					
Total Investment made through limitation				\$ 210,000,000.00	\$ -	\$ -	\$ -	\$ 210,000,000.00
Continue to maintain viable presence	11	2032-2033	2032					
	12	2033-2034	2033					
	13	2034-2035	2034					
	14	2035-2036	2035					
	15	2036-2037	2036					
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2037-2038	2037					
	17	2038-2039	2038					
	18	2039-2040	2039					
	19	2040-2041	2040					
	20	2041-2042	2041					
	21	2042-2043	2042					
	22	2043-2044	2043					
	23	2044-2045	2044					
	24	2045-2046	2045					
	25	2046-2047	2046					

* All investments made through the qualifying time period are captured and totaled on Schedule A1 [blue box] and incorporated into this schedule in the **first row**.
 ** Only investment made during deferrals of the start of the limitation (after the end of qualifying time period but before the start of the Value Limitation Period) should be included in the "year prior to start of value limitation period" row(s). If the limitation starts at the end of the qualifying time period or the qualifying time period overlaps the limitation, no investment should be included on this line.
 *** If your qualifying time period will overlap your value limitation period, do not also include investment made during the qualifying time period in years 1 and/or 2 of the value limitation period, depending on the overlap. Only include investments/years that were **not** captured on Schedule A1.
 For All Columns: List amount invested each year, not cumulative totals. Only include investments in the remaining rows of Schedule A2 that were not captured on Schedule A1.
 Column A: This represents the total dollar amount of planned investment in tangible personal property. Only include estimates of investment for "replacement" property if the property is specifically described in the application.
 Only tangible personal property that is specifically described in the application can become qualified property.
 Column B: The total dollar amount of planned investment each year in buildings or nonremovable component of buildings.
 Column C: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that will not become qualified property include investment meeting the definition of 313.021(1) but not creating a new improvement as defined by TAC 9.1051. This is proposed property that functionally replaces existing property, is used to maintain, refurbish, renovate, modify or upgrade existing property, or is affixed to existing property—described in SECTION 13, question #5 of the application.
 Column D: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that may result in qualified property are land or professional services.

Schedule B: Estimated Market And Taxable Value (of Qualified Property Only)

Application No. 002-September 06, 2019

Date 9/20/2019
 Applicant Name La Joya Windpower, LLC
 ISD Name La Joya ISD

Form 50-296A

Revised May 2014

	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year) YYYY	Qualified Property			Estimated Taxable Value		
				Estimated Market Value of Land	Estimated Total Market Value of new buildings or other new improvements	Estimated Total Market Value of tangible personal property in the new buildings or "in or on the new improvements"	Market Value less any exemptions (such as pollution control) and before limitation	Final taxable value for I&S after all reductions	Final taxable value for M&O after all reductions
Qualified Investment Period	1	2021-2022	2021	N/A	N/A	N/A	N/A	N/A	N/A
Qualified Investment Period/VLP	2/1	2022-2023	2022	N/A	N/A	\$ 210,000,000.00	\$ 210,000,000.00	\$ 210,000,000.00	\$ 20,000,000.00
Value Limitation Period	2	2023-2024	2023	N/A	N/A	\$ 199,500,000.00	\$ 199,500,000.00	\$ 199,500,000.00	\$ 20,000,000.00
	3	2024-2025	2024	N/A	N/A	\$ 189,525,000.00	\$ 189,525,000.00	\$ 189,525,000.00	\$ 20,000,000.00
	4	2025-2026	2025	N/A	N/A	\$ 180,048,750.00	\$ 180,048,750.00	\$ 180,048,750.00	\$ 20,000,000.00
	5	2026-2027	2026	N/A	N/A	\$ 171,046,312.50	\$ 171,046,312.50	\$ 171,046,312.50	\$ 20,000,000.00
	6	2027-2028	2027	N/A	N/A	\$ 162,493,996.88	\$ 162,493,996.88	\$ 162,493,996.88	\$ 20,000,000.00
	7	2028-2029	2028	N/A	N/A	\$ 154,369,297.03	\$ 154,369,297.03	\$ 154,369,297.03	\$ 20,000,000.00
	8	2029-2030	2029	N/A	N/A	\$ 146,650,832.18	\$ 146,650,832.18	\$ 146,650,832.18	\$ 20,000,000.00
	9	2030-2031	2030	N/A	N/A	\$ 139,318,290.57	\$ 139,318,290.57	\$ 139,318,290.57	\$ 20,000,000.00
Continue to maintain viable presence	10	2031-2032	2031	N/A	N/A	\$ 132,352,376.04	\$ 132,352,376.04	\$ 132,352,376.04	\$ 20,000,000.00
	11	2032-2033	2032	N/A	N/A	\$ 125,734,757.24	\$ 125,734,757.24	\$ 125,734,757.24	\$ 125,734,757.24
	12	2033-2034	2033	N/A	N/A	\$ 119,448,019.38	\$ 119,448,019.38	\$ 119,448,019.38	\$ 119,448,019.38
	13	2034-2035	2034	N/A	N/A	\$ 113,475,618.41	\$ 113,475,618.41	\$ 113,475,618.41	\$ 113,475,618.41
	14	2035-2036	2035	N/A	N/A	\$ 107,801,837.49	\$ 107,801,837.49	\$ 107,801,837.49	\$ 107,801,837.49
Additional years for 25 year economic impact as required by 313.026(c)(1)	15	2036-2037	2036	N/A	N/A	\$ 102,411,745.61	\$ 102,411,745.61	\$ 102,411,745.61	\$ 102,411,745.61
	16	2037-2038	2037	N/A	N/A	\$ 97,291,158.33	\$ 97,291,158.33	\$ 97,291,158.33	\$ 97,291,158.33
	17	2038-2039	2038	N/A	N/A	\$ 92,426,600.42	\$ 92,426,600.42	\$ 92,426,600.42	\$ 92,426,600.42
	18	2039-2040	2039	N/A	N/A	\$ 87,805,270.40	\$ 87,805,270.40	\$ 87,805,270.40	\$ 87,805,270.40
	19	2040-2041	2040	N/A	N/A	\$ 83,415,006.88	\$ 83,415,006.88	\$ 83,415,006.88	\$ 83,415,006.88
	20	2041-2042	2041	N/A	N/A	\$ 79,244,256.53	\$ 79,244,256.53	\$ 79,244,256.53	\$ 79,244,256.53
	21	2042-2043	2042	N/A	N/A	\$ 75,282,043.71	\$ 75,282,043.71	\$ 75,282,043.71	\$ 75,282,043.71
	22	2043-2044	2043	N/A	N/A	\$ 71,517,941.52	\$ 71,517,941.52	\$ 71,517,941.52	\$ 71,517,941.52
	23	2044-2045	2044	N/A	N/A	\$ 67,942,044.44	\$ 67,942,044.44	\$ 67,942,044.44	\$ 67,942,044.44
24	2045-2046	2045	N/A	N/A	\$ 64,544,942.22	\$ 64,544,942.22	\$ 64,544,942.22	\$ 64,544,942.22	
25	2046-2047	2046	N/A	N/A	\$ 61,317,695.11	\$ 61,317,695.11	\$ 61,317,695.11	\$ 61,317,695.11	

Notes: Market value in future years is good faith estimate of future taxable value for the purposes of property taxation.
 Only include market value for eligible property on this schedule.

Schedule C: Employment Information

Date 9/20/2019
Applicant Name La Joya Windpower, LLC
ISD Name La Joya ISD

Form 50-296A

Revised May 2014

				Construction		Non-Qualifying Jobs	Qualifying Jobs	
				Column A	Column B	Column C	Column D	Column E
	Year	School Year (YYYY-YYYY)	Tax Year (Actual tax year) YYYY	Number of Construction FTE's or man-hours (specify)	Average annual wage rates for construction workers	Number of non-qualifying jobs applicant estimates it will create (cumulative)	Number of new qualifying jobs applicant commits to create meeting all criteria of Sec. 313.021(3) (cumulative)	Average annual wage of new qualifying jobs
Pre-Year	0	2019-2020	2019					
	1	2020-2021	2020	150 FTEs	\$ 36,049.00	0	6	\$ 40,867.32
Qualified Investment Period	1	2021-2022	2021			0	6	\$ 40,867.32
Qualified Investment Period/VLP	2/1	2022-2023	2022			0	6	\$ 40,867.32
Value Limitation Period <i>The qualifying time period could overlap the value limitation period.</i>	2	2023-2024	2023			0	6	\$ 40,867.32
	3	2024-2025	2024			0	6	\$ 40,867.32
	4	2025-2026	2025			0	6	\$ 40,867.32
	5	2026-2027	2026			0	6	\$ 40,867.32
	6	2027-2028	2027			0	6	\$ 40,867.32
	7	2028-2029	2028			0	6	\$ 40,867.32
	8	2029-2030	2029			0	6	\$ 40,867.32
	9	2030-2031	2030			0	6	\$ 40,867.32
10	2031-2032	2031			0	6	\$ 40,867.32	
Years Following Value Limitation Period	11 through 25	2032-2047	2032-2046			0	6	\$ 40,867.32

Notes: See TAC 9.1051 for definition of non-qualifying jobs.
 Only include jobs on the project site in this school district.

- C1.** Are the cumulative number of qualifying jobs listed in Column D less than the number of qualifying jobs required by statute? (25 Yes No
 qualifying jobs in Subchapter B districts, 10 qualifying jobs in Subchapter C districts)
 If yes, answer the following two questions:
- C1a.** Will the applicant request a job waiver, as provided under 313.025(f-1)? Yes No
- C1b.** Will the applicant avail itself of the provision in 313.021(3)(F)? Yes No

Schedule D: Other Incentives (Estimated)

Date 9/20/2019
Applicant Name La Joya Windpower, LLC
ISD Name La Joya ISD

Form 50-296A
 Revised May 2014

State and Local Incentives for which the Applicant intends to apply (Estimated)						
Incentive Description	Taxing Entity (as applicable)	Beginning Year of Benefit	Duration of Benefit	Annual Tax Levy without Incentive	Annual Incentive	Annual Net Tax Levy
Tax Code Chapter 311	County:					
	City:					
	Other:					
Tax Code Chapter 312	County: Hidalgo County	2022	10 Years	\$ 1,073,520.00	80%	\$ 214,704.00
	City:					
	Other: South Texas College	2022	10 Years	\$ 388,500.00	80%	\$ 310,800.00
	Other:					
Local Government Code Chapters 380/381	County:					
	City:					
	Other:					
Freeport Exemptions						
Non-Annexation Agreements						
Enterprise Zone/Project						
Economic Development Corporation						
Texas Enterprise Fund						
Employee Recruitment						
Skills Development Fund						
Training Facility Space and Equipment						
Infrastructure Incentives						
Permitting Assistance						
Other:						
Other:						
Other:						
Other:						
TOTAL				\$ 1,462,020.00	80%	\$ 525,504.00

Additional information on incentives for this project:

Attachment 17

Signature and Certification Page signed and dated by Authorized School District Representative and Authorized Company Representative (applicant).

Please see attached.

SECTION 16: Authorized Signatures and Applicant Certification

After the application and schedules are complete, an authorized representative from the school district and the business should review the application documents and complete this authorization page. Attach the completed authorization page in Tab 17. NOTE: If you amend your application, you will need to obtain new signatures and resubmit this page, Section 16, with the amendment request.

1. Authorized School District Representative Signature

I am the authorized representative for the school district to which this application is being submitted. I understand that this application is a government record as defined in Chapter 37 of the Texas Penal Code.

print here Gisela Saenz
Print Name (Authorized School District Representative)
sign here [Handwritten Signature]
Signature (Authorized School District Representative)

Superintendent
Title
Date 9/23/19

2. Authorized Company Representative (Applicant) Signature and Notarization

I am the authorized representative for the business entity for the purpose of filing this application. I understand that this application is a government record as defined in Chapter 37 of the Texas Penal Code. The information contained in this application and schedules is true and correct to the best of my knowledge and belief.

I hereby certify and affirm that the business entity I represent is in good standing under the laws of the state in which the business entity was organized and that no delinquent taxes are owed to the State of Texas.

print here Milton Howard
Print Name (Authorized Company Representative (Applicant))
sign here [Handwritten Signature]
Signature (Authorized Company Representative (Applicant))

Vice President of Renewable Development
Title
Date 9/20/2019



(Notary Seal)

GIVEN under my hand and seal of office this, the

20th day of September 2019

Alexandria Alexis Hausman
Notary Public in and for the State of Texas

My Commission expires: 08.09.2021

If you make a false statement on this application, you could be found guilty of a Class A misdemeanor or a state jail felony under Texas Penal Code Section 37.10.

Attachment B

Franchise Tax Account Status



Franchise Tax Account Status

As of : 01/17/2020 10:37:47

This page is valid for most business transactions but is not sufficient for filings with the Secretary of State

LA JOYA WINDPOWER, LLC	
Texas Taxpayer Number	32066821250
Mailing Address	437 MADISON AVENUE 22ND DR STE A C/O TGPH II, LLC DALLAS, TX 75201-4701
Right to Transact Business in Texas	ACTIVE
State of Formation	DE
Effective SOS Registration Date	04/05/2018
Texas SOS File Number	0802987599
Registered Agent Name	COGENCY GLOBAL INC.
Registered Office Street Address	1601 ELM ST., SUITE 4360 DALLAS, TX 75201

Attachment C

State Comptroller's Certification



GLENN HEGAR TEXAS COMPTROLLER OF PUBLIC ACCOUNTS

P.O. Box 13528 • Austin, TX 78711-3528

October 25, 2019

Gisela Saenz
Superintendent
La Joya Independent School District
200 West Expressway 83
La Joya, TX 78560

Re: Certificate for Limitation on Appraised Value of Property for School District Maintenance and Operations taxes by and between La Joya Independent School District and La Joya Windpower, LLC, Application 1356

Dear Superintendent Saenz:

On September 24, 2019, the Comptroller issued written notice that La Joya Windpower, LLC (applicant) submitted a completed application (Application 1356) for a limitation on appraised value under the provisions of Tax Code Chapter 313.¹ This application was originally submitted on February 25, 2019, to the La Joya Independent School District (school district) by the applicant.

This presents the results of the Comptroller's review of the application and determinations required:

- 1) under Section 313.025(h) to determine if the property meets the requirements of Section 313.024 for eligibility for a limitation on appraised value under Chapter 313, Subchapter C; and
- 2) under Section 313.025(d), to issue a certificate for a limitation on appraised value of the property and provide the certificate to the governing body of the school district or provide the governing body a written explanation of the Comptroller's decision not to issue a certificate, using the criteria set out in Section 313.026.

Determination required by 313.025(h)

Sec. 313.024(a)	Applicant is subject to tax imposed by Chapter 171.
Sec. 313.024(b)	Applicant is proposing to use the property for an eligible project.

¹ All Statutory references are to the Texas Tax Code, unless otherwise noted.

Sec. 313.024(d) Applicant has requested a waiver to create the required number of new qualifying jobs and pay all jobs created that are not qualifying jobs a wage that exceeds the county average weekly wage for all jobs in the county where the jobs are located.

Sec. 313.024(d-2) Not applicable to Application 1356.

Based on the information provided by the applicant, the Comptroller has determined that the property meets the requirements of Section 313.024 for eligibility for a limitation on appraised value under Chapter 313, Subchapter C.

Certificate decision required by 313.025(d)

Determination required by 313.026(c)(1)

The Comptroller has determined that the project proposed by the applicant is reasonably likely to generate tax revenue in an amount sufficient to offset the school district's maintenance and operations *ad valorem* tax revenue lost as a result of the agreement before the 25th anniversary of the beginning of the limitation period, see Attachment B.

Determination required by 313.026(c)(2)

The Comptroller has determined that the limitation on appraised value is a determining factor in the applicant's decision to invest capital and construct the project in this state, see Attachment C.

Based on these determinations, the Comptroller issues a certificate for a limitation on appraised value. This certificate is contingent on the school district's receipt and acceptance of the Texas Education Agency's determination per 313.025(b-1).

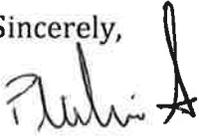
The Comptroller's review of the application assumes the accuracy and completeness of the statements in the application. If the application is approved by the school district, the applicant shall perform according to the provisions of the Texas Economic Development Act Agreement (Form 50-826) executed with the school district. The school district shall comply with and enforce the stipulations, provisions, terms, and conditions of the agreement, applicable Texas Administrative Code and Chapter 313, per TAC 9.1054(i)(3).

This certificate is no longer valid if the application is modified, the information presented in the application changes, or the limitation agreement does not conform to the application. Additionally, this certificate is contingent on the school district approving and executing the agreement within a year from the date of this letter.

Note that any building or improvement existing as of the application review start date of September 24, 2019, or any tangible personal property placed in service prior to that date may not become "Qualified Property" as defined by 313.021(2) and the Texas Administrative Code.

Should you have any questions, please contact Will Counihan, Director, Data Analysis & Transparency, by email at will.counihan@cpa.texas.gov or by phone toll-free at 1-800-531-5441, ext. 6-0758, or at 512-936-0758.

Sincerely,



for Lisa Craven
Deputy Comptroller

Enclosure

cc: Will Counihan

Attachment A – Economic Impact Analysis

The following tables summarize the Comptroller’s economic impact analysis of La Joya Windpower, LLC (project) applying to La Joya Independent School District (district), as required by Tax Code, 313.026 and Texas Administrative Code 9.1055(d)(2).

Table 1 is a summary of investment, employment and tax impact of La Joya Windpower, LLC.

Applicant	La Joya Windpower, LLC
Tax Code, 313.024 Eligibility Category	Renewable Energy Electric Generation
School District	La Joya ISD
2017-2018 Average Daily Attendance	26,150
County	Hidalgo
Proposed Total Investment in District	\$210,000,000
Proposed Qualified Investment	\$210,000,000
Limitation Amount	\$25,000,000
Qualifying Time Period (Full Years)	2021-2022
Number of new qualifying jobs committed to by applicant	6*
Number of new non-qualifying jobs estimated by applicant	0
Average weekly wage of qualifying jobs committed to by applicant	\$785.91
Minimum weekly wage required for each qualifying job by Tax Code, 313.021(5)(B)	\$757.39
Minimum annual wage committed to by applicant for qualified jobs	\$40,867.32
Minimum weekly wage required for non-qualifying jobs	\$663.25
Minimum annual wage required for non-qualifying jobs	\$34,489
Investment per Qualifying Job	\$35,000,000
Estimated M&O levy without any limit (15 years)	\$24,690,414
Estimated M&O levy with Limitation (15 years)	\$9,979,498
Estimated gross M&O tax benefit (15 years)	\$14,710,916

* Applicant is requesting district to waive requirement to create minimum number of qualifying jobs pursuant to Tax Code, 313.025 (f-1).

Table 2 is the estimated statewide economic impact of La Joya Windpower, LLC (modeled).

Year	Employment			Personal Income		
	Direct	Indirect + Induced	Total	Direct	Indirect + Induced	Total
2019	0	123	123	\$0	\$9,450,000	\$9,450,000
2020	156	183	338.73	\$5,652,554	\$17,977,446	\$23,630,000
2021	156	186	342	\$5,652,554	\$20,297,446	\$25,950,000
2022	6	29	35	\$245,204	\$5,804,796	\$6,050,000
2023	6	17	23	\$245,204	\$4,074,796	\$4,320,000
2024	6	5	11	\$245,204	\$2,634,796	\$2,880,000
2025	6	1	7	\$245,204	\$1,884,796	\$2,130,000
2026	6	1	7	\$245,204	\$1,554,796	\$1,800,000
2027	6	3	9	\$245,204	\$1,524,796	\$1,770,000
2028	6	6	12	\$245,204	\$1,674,796	\$1,920,000
2029	6	9	15	\$245,204	\$1,924,796	\$2,170,000
2030	6	12	18	\$245,204	\$2,204,796	\$2,450,000
2031	6	14	20	\$245,204	\$2,484,796	\$2,730,000
2032	6	14	20	\$245,204	\$2,454,796	\$2,700,000
2033	6	14	20	\$245,204	\$2,504,796	\$2,750,000

Source: CPA REMI, La Joya Windpower, LLC

Table 3 examines the estimated direct impact on ad valorem taxes to the region if all taxes are assessed.

Year	Estimated Taxable Value for I&S	Estimated Taxable Value for M&O	Tax Rate*	La Joya ISD I&S Tax Levy	La Joya ISD M&O Tax Levy	La Joya M&O and I&S Tax Levies	Hidalgo County Tax Levy	South Texas College Tax Levy	South Texas ISD Tax Levy	Estimated Total Property Taxes
				0.1410	1.0500		0.5800	0.1850	0.0492	
2020	\$200,000,000	\$200,000,000		\$282,000	\$2,100,000	\$2,382,000	\$1,160,000	\$370,000	\$98,400	\$4,010,400
2021	\$10,000,000	\$10,000,000		\$14,100	\$105,000	\$119,100	\$58,000	\$18,500	\$4,920	\$200,520
2022	\$199,500,000	\$199,500,000		\$281,295	\$2,094,750	\$2,376,045	\$1,157,100	\$369,075	\$98,154	\$4,000,374
2023	\$189,525,000	\$189,525,000		\$267,230	\$1,990,013	\$2,257,243	\$1,099,245	\$350,621	\$93,246	\$3,800,355
2024	\$180,048,750	\$180,048,750		\$253,869	\$1,890,512	\$2,144,381	\$1,044,283	\$333,090	\$88,584	\$3,610,338
2025	\$171,046,313	\$171,046,313		\$241,175	\$1,795,986	\$2,037,162	\$992,069	\$316,436	\$84,155	\$3,429,821
2026	\$162,493,997	\$162,493,997		\$229,117	\$1,706,187	\$1,935,304	\$942,465	\$300,614	\$79,947	\$3,258,330
2027	\$154,369,297	\$154,369,297		\$217,661	\$1,620,878	\$1,838,538	\$895,342	\$285,583	\$75,950	\$3,095,413
2028	\$146,650,832	\$146,650,832		\$206,778	\$1,539,834	\$1,746,611	\$850,575	\$271,304	\$72,152	\$2,940,642
2029	\$139,318,291	\$139,318,291		\$196,439	\$1,462,842	\$1,659,281	\$808,046	\$257,739	\$68,545	\$2,793,610
2030	\$132,352,376	\$132,352,376		\$186,617	\$1,389,700	\$1,576,317	\$767,644	\$244,852	\$65,117	\$2,653,930
2031	\$125,734,757	\$125,734,757		\$177,286	\$1,320,215	\$1,497,501	\$729,262	\$232,609	\$61,862	\$2,521,233
2032	\$119,448,019	\$119,448,019		\$168,422	\$1,254,204	\$1,422,626	\$692,799	\$220,979	\$58,768	\$2,395,172
2033	\$113,475,618	\$113,475,618		\$160,001	\$1,191,494	\$1,351,495	\$658,159	\$209,930	\$55,830	\$2,275,413
2034	\$107,801,837	\$107,801,837		\$152,001	\$1,131,919	\$1,283,920	\$625,251	\$199,433	\$53,039	\$2,161,642
2035	\$102,411,746	\$102,411,746		\$144,401	\$1,075,323	\$1,219,724	\$593,988	\$189,462	\$50,387	\$2,053,560
2036	\$97,291,158	\$97,291,158		\$137,181	\$1,021,557	\$1,158,738	\$564,289	\$179,989	\$47,867	\$1,950,882
			Total	\$3,315,570	\$24,690,414	\$28,005,984	\$13,638,514	\$4,350,216	\$1,156,922	\$47,151,636

Source: CPA, La Joya Windpower, LLC

*Tax Rate per \$100 Valuation

Table 4 examines the estimated direct impact on ad valorem taxes to the school district and Hidalgo County, with all property tax incentives sought being granted using estimated market value from the application. The project has applied for a value limitation under Chapter 313, Tax Code and tax abatement with the county and college.

The difference noted in the last line is the difference between the totals in Table 3 and Table 4.

Year	Estimated Taxable Value for I&S	Estimated Taxable Value for M&O	Tax Rate*	La Joya ISD I&S Tax Levy	La Joya ISD M&O Tax Levy	La Joya M&O and I&S Tax Levies	Hidalgo County Tax Levy	South Texas College Tax Levy	South Texas ISD Tax Levy	Estimated Total Property Taxes	
				0.1410	1.0500		0.5800	0.1850	0.0492		
2020	\$200,000,000	\$200,000,000		\$282,000	\$2,100,000	\$2,382,000	\$1,160,000	\$370,000	\$98,400	\$3,912,000	
2021	\$10,000,000	\$10,000,000		\$14,100	\$105,000	\$119,100	\$58,000	\$18,500	\$4,920	\$195,600	
2022	\$199,500,000	\$20,000,000		\$281,295	\$210,000	\$491,295	\$231,420	\$73,815	\$98,154	\$796,530	
2023	\$189,525,000	\$20,000,000		\$267,230	\$210,000	\$477,230	\$219,849	\$70,124	\$93,246	\$767,204	
2024	\$180,048,750	\$20,000,000		\$253,869	\$210,000	\$463,869	\$208,857	\$66,618	\$88,584	\$739,343	
2025	\$171,046,313	\$20,000,000		\$241,175	\$210,000	\$451,175	\$198,414	\$63,287	\$84,155	\$712,876	
2026	\$162,493,997	\$20,000,000		\$229,117	\$210,000	\$439,117	\$188,493	\$60,123	\$79,947	\$687,732	
2027	\$154,369,297	\$20,000,000		\$217,661	\$210,000	\$427,661	\$179,068	\$57,117	\$75,950	\$663,846	
2028	\$146,650,832	\$20,000,000		\$206,778	\$210,000	\$416,778	\$170,115	\$54,261	\$72,152	\$641,153	
2029	\$139,318,291	\$20,000,000		\$196,439	\$210,000	\$406,439	\$161,609	\$51,548	\$68,545	\$619,596	
2030	\$132,352,376	\$20,000,000		\$186,617	\$210,000	\$396,617	\$153,529	\$48,970	\$65,117	\$599,116	
2031	\$125,734,757	\$20,000,000		\$177,286	\$210,000	\$387,286	\$145,852	\$46,522	\$61,862	\$579,660	
2032	\$119,448,019	\$119,448,019		\$168,422	\$1,254,204	\$1,422,626	\$692,799	\$220,979	\$58,768	\$2,336,403	
2033	\$113,475,618	\$113,475,618		\$160,001	\$1,191,494	\$1,351,495	\$658,159	\$209,930	\$55,830	\$2,219,583	
2034	\$107,801,837	\$107,801,837		\$152,001	\$1,131,919	\$1,283,920	\$625,251	\$199,433	\$53,039	\$2,108,604	
2035	\$102,411,746	\$102,411,746		\$144,401	\$1,075,323	\$1,219,724	\$593,988	\$189,462	\$50,387	\$2,003,174	
2036	\$97,291,158	\$97,291,158		\$137,181	\$1,021,557	\$1,158,738	\$564,289	\$179,989	\$47,867	\$1,903,015	
				Total	\$3,315,570	\$9,979,498	\$13,295,068	\$6,209,691	\$1,980,677	\$1,156,922	\$21,485,436
				Diff	\$0	\$14,710,916	\$14,710,916	\$7,428,824	\$2,369,539	\$0	\$25,666,201

Source: CPA, La Joya Windpower, LLC

*Tax Rate per \$100 Valuation

Disclaimer: This examination is based on information from the application submitted to the school district and forwarded to the comptroller. It is intended to meet the statutory requirement of Chapter 313 of the Tax Code and is not intended for any other purpose.

Attachment B – Tax Revenue before 25th Anniversary of Limitation Start

This represents the Comptroller’s determination that La Joya Windpower, LLC (project) is reasonably likely to generate, before the 25th anniversary of the beginning of the limitation period, tax revenue in an amount sufficient to offset the school district maintenance and operations ad valorem tax revenue lost as a result of the agreement. This evaluation is based on an analysis of the estimated M&O portion of the school district property tax levy directly related to this project, using estimated taxable values provided in the application.

	Tax Year	Estimated ISD M&O Tax Levy Generated (Annual)	Estimated ISD M&O Tax Levy Generated (Cumulative)	Estimated ISD M&O Tax Levy Loss as Result of Agreement (Annual)	Estimated ISD M&O Tax Levy Loss as Result of Agreement (Cumulative)
Limitation Pre-Years	2019	\$0	\$0	\$0	\$0
	2020	\$2,100,000	\$2,100,000	\$0	\$0
	2021	\$105,000	\$2,205,000	\$0	\$0
Limitation Period (10 Years)	2022	\$210,000	\$2,415,000	\$1,884,750	\$1,884,750
	2023	\$210,000	\$2,625,000	\$1,780,013	\$3,664,763
	2024	\$210,000	\$2,835,000	\$1,680,512	\$5,345,274
	2025	\$210,000	\$3,045,000	\$1,585,986	\$6,931,261
	2026	\$210,000	\$3,255,000	\$1,496,187	\$8,427,448
	2027	\$210,000	\$3,465,000	\$1,410,878	\$9,838,325
	2028	\$210,000	\$3,675,000	\$1,329,834	\$11,168,159
	2029	\$210,000	\$3,885,000	\$1,252,842	\$12,421,001
	2030	\$210,000	\$4,095,000	\$1,179,700	\$13,600,701
	2031	\$210,000	\$4,305,000	\$1,110,215	\$14,710,916
Maintain Viable Presence (5 Years)	2032	\$1,254,204	\$5,559,204	\$0	\$14,710,916
	2033	\$1,191,494	\$6,750,698	\$0	\$14,710,916
	2034	\$1,131,919	\$7,882,617	\$0	\$14,710,916
	2035	\$1,075,323	\$8,957,941	\$0	\$14,710,916
	2036	\$1,021,557	\$9,979,498	\$0	\$14,710,916
Additional Years as Required by 313.026(c)(1) (10 Years)	2037	\$970,479	\$10,949,977	\$0	\$14,710,916
	2038	\$921,955	\$11,871,933	\$0	\$14,710,916
	2039	\$875,858	\$12,747,790	\$0	\$14,710,916
	2040	\$832,065	\$13,579,855	\$0	\$14,710,916
	2041	\$790,461	\$14,370,316	\$0	\$14,710,916
	2042	\$750,938	\$15,121,255	\$0	\$14,710,916
	2043	\$713,391	\$15,834,646	\$0	\$14,710,916
	2044	\$677,722	\$16,512,368	\$0	\$14,710,916
	2045	\$643,836	\$17,156,204	\$0	\$14,710,916
	2046	\$611,644	\$17,767,848	\$0	\$14,710,916

\$17,767,848

is greater than

\$14,710,916

Analysis Summary

Is the project reasonably likely to generate tax revenue in an amount sufficient to offset the M&O levy loss as a result of the limitation agreement?

Yes

NOTE: The analysis above only takes into account this project's estimated impact on the M&O portion of the school district property tax levy directly related to this project.

Source: CPA, La Joya Windpower, LLC

Disclaimer: This examination is based on information from the application submitted to the school district and forwarded to the comptroller. It is intended to meet the statutory requirement of Chapter 313 of the Tax Code and is not intended for any other purpose.

Attachment C – Limitation as a Determining Factor

Tax Code 313.026 states that the Comptroller may not issue a certificate for a limitation on appraised value under this chapter for property described in an application unless the comptroller determines that “the limitation on appraised value is a determining factor in the applicant's decision to invest capital and construct the project in this state.” This represents the basis for the Comptroller’s determination.

Methodology

Texas Administrative Code 9.1055(d) states the Comptroller shall review any information available to the Comptroller including:

- the application, including the responses to the questions in Section 8 (Limitation as a Determining Factor);
- public documents or statements by the applicant concerning business operations or site location issues or in which the applicant is a subject;
- statements by officials of the applicant, public documents or statements by governmental or industry officials concerning business operations or site location issues;
- existing investment and operations at or near the site or in the state that may impact the proposed project;
- announced real estate transactions, utility records, permit requests, industry publications or other sources that may provide information helpful in making the determination; and
- market information, raw materials or other production inputs, availability, existing facility locations, committed incentives, infrastructure issues, utility issues, location of buyers, nature of market, supply chains, other known sites under consideration.

Determination

The Comptroller **has determined** that the limitation on appraised value is a determining factor in the La Joya Windpower, LLC’s decision to invest capital and construct the project in this state. This is based on information available, including information provided by the applicant. Specifically, the comptroller notes the following:

- Per La Joya Windpower, LLC in Tab 5 of their Application for a Limitation on Appraised Value:
 - A. “La Joya Windpower, LLC was formed in 2018. In support of its creation, the participating members of Terra-Gen, executed documents necessary to form the entity including an Operating Agreement and a Development Agreement with La Joya Windpower, LLC.”
- “Terra-Gen studies and evaluates various competing sites throughout the market areas across the U.S. where wind development is attractive. Without a Value Limitation program, Terra-Gen would seek to move to alternative sites outside of the State of Texas.”
- “As such, the development resources necessary to advance the Project for a planned 210 MW could be redeployed to other renewable energy development projects in other power markets in the United States.”
- “Without the requested value limitation, the La Joya Windpower Project will be unable to generate sufficient operating margins and net income to produce economically competitive energy and associate returns necessary to attract tax and sponsor equity investment.”
- Supplemental information provided by the applicant stated the following:
 - A. The La Joya Windpower project is also known as Los Porciones Windpower, LLC.
 - B. The projects IGNR number is 191NR0132.

Supporting Information

- a) Section 8 of the Application for a Limitation on Appraised Value
- b) Attachments provided in Tab 5 of the Application for a Limitation on Appraised Value
- c) Additional information provided by the Applicant or located by the Comptroller

Disclaimer: This examination is based on information from the application submitted to the school district and forwarded to the comptroller. It is intended to meet the statutory requirement of Chapter 313 of the Tax Code and is not intended for any other purpose.

Supporting Information

**Section 8 of the Application for
a Limitation on Appraised Value**

SECTION 6: Eligibility Under Tax Code Chapter 313.024

1. Are you an entity subject to the tax under Tax Code, Chapter 171? Yes No
2. The property will be used for one of the following activities:
 - (1) manufacturing Yes No
 - (2) research and development Yes No
 - (3) a clean coal project, as defined by Section 5.001, Water Code Yes No
 - (4) an advanced clean energy project, as defined by Section 382.003, Health and Safety Code Yes No
 - (5) renewable energy electric generation Yes No
 - (6) electric power generation using integrated gasification combined cycle technology Yes No
 - (7) nuclear electric power generation Yes No
 - (8) a computer center that is used as an integral part or as a necessary auxiliary part for the activity conducted by applicant in one or more activities described by Subdivisions (1) through (7) Yes No
 - (9) a Texas Priority Project, as defined by 313.024(e)(7) and TAC 9.1051 Yes No
3. Are you requesting that any of the land be classified as qualified investment? Yes No
4. Will any of the proposed qualified investment be leased under a capitalized lease? Yes No
5. Will any of the proposed qualified investment be leased under an operating lease? Yes No
6. Are you including property that is owned by a person other than the applicant? Yes No
7. Will any property be pooled or proposed to be pooled with property owned by the applicant in determining the amount of your qualified investment? Yes No

SECTION 7: Project Description

1. In **Tab 4**, attach a detailed description of the scope of the proposed project, including, at a minimum, the type and planned use of real and tangible personal property, the nature of the business, a timeline for property construction or installation, and any other relevant information.
2. Check the project characteristics that apply to the proposed project:

<input checked="" type="checkbox"/> Land has no existing improvements	<input type="checkbox"/> Land has existing improvements (<i>complete Section 13</i>)
<input type="checkbox"/> Expansion of existing operation on the land (<i>complete Section 13</i>)	<input type="checkbox"/> Relocation within Texas

SECTION 8: Limitation as Determining Factor

1. Does the applicant currently own the land on which the proposed project will occur? Yes No
2. Has the applicant entered into any agreements, contracts or letters of intent related to the proposed project? Yes No
3. Does the applicant have current business activities at the location where the proposed project will occur? Yes No
4. Has the applicant made public statements in SEC filings or other documents regarding its intentions regarding the proposed project location? Yes No
5. Has the applicant received any local or state permits for activities on the proposed project site? Yes No
6. Has the applicant received commitments for state or local incentives for activities at the proposed project site? Yes No
7. Is the applicant evaluating other locations not in Texas for the proposed project? Yes No
8. Has the applicant provided capital investment or return on investment information for the proposed project in comparison with other alternative investment opportunities? Yes No
9. Has the applicant provided information related to the applicant's inputs, transportation and markets for the proposed project? Yes No
10. Are you submitting information to assist in the determination as to whether the limitation on appraised value is a determining factor in the applicant's decision to invest capital and construct the project in Texas? Yes No

Chapter 313.026(e) states "the applicant may submit information to the Comptroller that would provide a basis for an affirmative determination under Subsection (c)(2)." If you answered "yes" to any of the questions in Section 8, attach supporting information in Tab 5.

Supporting Information

Attachments provided in Tab 5
of the Application for a
Limitation on Appraised Value.

Attachment 5

Documentation to assist in determining if limitation is a determining factor.

Chapter 313.026(e) states “the applicant may submit information to the Comptroller that would provide a basis for an affirmative determination under Subsection (c) (2).” If you answered “yes” to any of the questions in Section 8, attach supporting information in Tab 5.

2. Has the applicant entered into any agreements, contracts or letters of intent related to the proposed project?

La Joya Windpower, LLC was formed in 2018. In support of its creation, the participating members of Terra-Gen, executed documents necessary to form the entity including an Operating Agreement and a Development Agreement with La Joya Windpower, LLC.

Terra-Gen has entered into the following representative agreements and contracts for the development of a project within La Joya ISD, and Edinburg CISD, and intends to assign these assets to La Joya Windpower, LLC:

- Grants of leases and easements covering approximately 36,000 acres of land
- Avian Study and contract
- Bat Acoustic Study and contract
- Threatened & Endangered Species Studies and contract
- Enterprise Zone with Hidalgo County Commissioners Court
- Interconnection Application with ERCOT
- Federal Aviation Studies

7. Is the applicant evaluating other locations not in Texas for the proposed project?

Yes. Terra-Gen management team is uniquely qualified to develop and construct wind and other renewable energy projects in the United States. In North America, Terra-Gen currently operates over 2,000 MW of renewable energy projects. Based on this experience the management team evaluates all potential projects for feasibility, finance-ability, and the economic returns they represent in comparison to other project opportunities both OUTSIDE the State of Texas as WITHIN the State of Texas. Other locations being evaluated include, but are not limited to:

California
Oklahoma
Louisiana
Colorado
Wyoming
Nevada

For these reasons, Terra-Gen studies and evaluates various competing sites throughout the market areas across the U.S. where wind development is attractive. Without a Value Limitation program, Terra-Gen would seek to move to alternative sites outside of the State of Texas.

La Joya Windpower is currently in a period of assessment to determine whether the identified site within La Joya ISD represents the best location or whether redeployment of its development resources and capital to other power markets in the United States is more advisable. As such, the development resources necessary to advance the Project for a planned 210 MW could be redeployed to other renewable energy development projects in other power markets in the United States.

Therefore, a 313 Limitation of Appraised Value Agreement is a vital tax incentive necessary to ensure the Project is economically competitive with other wind projects with similar incentives. Without the requested value limitation, the La Joya Windpower Project will be unable to generate sufficient operating margins and net income to produce economically competitive energy and associate returns necessary to attract tax and sponsor equity investment. Such third-party investment is mandatory to finance the projected capital costs of approximately \$210M needed to purchase wind turbines and other infrastructure, and to fund the construction of the facility.

10. Are you submitting information to assist in the determination as to whether the limitation on appraised value is a determining factor in the applicant's decision to invest capital and construct the project in Texas?

The information provided in this Attachment and throughout the Application has been assembled to provide the reviewer with the best possible information to make an assessment and determination of the critical nature of the Limitation on Appraised Value to the feasibility of the Project.

Supporting Information

Additional information
provided by the Applicant or
located by the Comptroller

COMPTROLLER QUERY RELATED TO TAX CODE CHAPTER 313.026(c)(2)
– La Joya ISD – La Joya Windpower, LLC App. #1356

Comptroller Questions (via email on October 16, 2019):

- 1. Is the La Joya Windpower project currently known by any other project names? If so please list any other names by which the project may have been known in the past (in media reports, investor presentations, or any listings with any federal or state agency).*
- 2. Has the project as applied to ERCOT at this time (if so please provide the project's IGNR number)?*

Applicant Response (via email on October 22, 2019):

- 1. Los Porciones Windpower, LLC.*
- 2. 19INR0132*

Attachment D

Summary of Financial Impact

**CHAPTER 313 PROPERTY VALUE LIMITATION
FINANCIAL IMPACT OF THE PROPOSED LA JOYA
WINDPOWER, LLC PROJECT IN THE LA JOYA
INDEPENDENT SCHOOL DISTRICT
(PROJECT # 1356)**

PREPARED BY



OCTOBER 29, 2019

Executive Summary

La Joya Windpower, LLC (Company) has requested that the La Joya Independent School District (LJISD) consider granting a property value limitation under Chapter 313 of the Tax Code, also known as the Texas Economic Development Act. In an application submitted to LJISD on February 25, 2019 the Company plans to invest \$210 million in additional taxable value to construct a renewable energy electric generation facility. Moak, Casey & Associates (MCA) has been retained to prepare an analysis of this value limitation and help the district navigate the overall application and agreement process.

The La Joya Windpower project is consistent with the state's goal to "encourage large scale capital investments in this state." When enacted as House Bill 1200 in 2001, Chapter 313 of the Tax Code granted eligibility to companies engaged in manufacturing, research and development, and renewable electric energy production to apply to school districts for property value limitations. Subsequent legislative changes expanded eligibility to clean coal projects, nuclear power generation and data centers, among others, although few of these other types of projects have been the basis for Chapter 313 applications.

Under the provisions of Chapter 313, LJISD may offer a minimum value limitation of \$20 million. This value limitation, under the proposed application, will begin in the 2022-23 school year and remain at that level of taxable value for Maintenance and Operations (M&O) tax purposes for ten years. The entire project value will remain taxable for I&S or debt service purposes for the term of the agreement.

MCA's initial school finance analysis is detailed in this report. This analysis incorporates to the fullest extent possible the changes approved in House Bill 3 as approved in 2019, the most significant school finance revisions in more than 30 years. The overall conclusions are as follows, but please read all of the subsequent details in the report below for more information.

Total Revenue Loss Payment owed to LJISD	\$4.8 million
Total Savings to Company after Revenue Loss Payment. (This does not include any supplemental benefit payments to the district.)	\$10.8 million

Application Process

After the school district has submitted an application to the Comptroller's Office (Comptroller), the Comptroller begins reviewing the application for completeness. The purpose of this review is to ensure all necessary information and attachments are included in the application before moving forward with the formal review process. The Completeness Letter for this project was issued on October 25, 2019.

The issuance of a Completeness Letter is important because it sets the timeline for the rest of process. From the date of issuance, the Comptroller has 90 days to conduct its full review of

the project and provide its certificate for a limitation on appraised value. After the certificate is received, the district has until the 150th day from the receipt of the Completeness Letter to adopt an agreement, although extensions may be requested by the Company and granted by the District. The Comptroller's Certificate was issued on October 25, 2019.

After the Comptroller's certificate is received, O'Hanlon, Demerath & Castillo will contact the school district to discuss the value limitation agreement and begin negotiations of the supplemental benefit payment with the Company. A final version of the agreement must be submitted to the Comptroller for review 30 days prior to final adoption by the school district's board of trustees.

Prior to final board meeting, O'Hanlon, Demerath & Castillo will provide the district with the necessary agenda language and any additional action items. The school board will review the Value Limitation Agreement and Findings of Fact that detail the project's conformance with state law. The school board will be asked to consider the adoption of a job waiver during this meeting.

How the 313 Agreement Interacts with Texas School Finance

A taxpayer receiving a value limitation pays M&O taxes on the reduced value for the project in years 1-10 and receives a tax bill for I&S taxes based on the full project value throughout the qualifying and value limitation period (and thereafter).

M&O funding for Texas schools relies on two methods of finance: local school district property taxes and state aid. State aid consists of two components: Tier I (based on ADA, special student populations and M&O taxes at the compressed tax rate) and Tier II (based on weighted ADA for each penny of tax effort above a specified level). Recapture costs are primarily a Tier I issue, although Tier II also can involve recapture costs for some school districts.

The basic allotment is now set at \$6,160 per weighted ADA (WADA) and is the basis for Tier I calculations. In the case of Tier II, the first eight cents of additional tax effort can be used to generate state aid of up to \$98.56 per WADA for what are known as "golden" pennies. Tax effort for golden pennies is not subject to recapture. Up to an additional nine cents may be levied to generate \$49.28 per WADA for what are known as "copper" pennies (generating half the revenue per WADA of the golden pennies).

Changes in the recapture calculation are an important part of HB 3, for those districts subject to recapture under the new law. Rather than being tied to property wealth exceeding an equalized wealth level per WADA, recapture is now defined as the amount of revenue collected in excess of a district's Tier I allotment, or for Tier II the amount of collections in excess of the entitlement provided for tax effort generating copper-penny level state aid. (Golden pennies are not subject to recapture.) The changes in the recapture methodology may affect the results of revenue protection payments relative to what was calculated when the equalized wealth level was used to determine the amount of recapture owed the state by school districts subject to recapture. It does not appear to be an issue for LJISD, based on the calculations shown below.

Another significant school funding change is establishing current-year property values to determine state funding and recapture under the Foundation School Program. The traditional

approach for the last 30 years has been to rely upon prior-year state property values as determined annually under the Comptroller's State Property Value Study (Section 403 of the Government Code). The change in House Bill 3 calls for using current-year property values as determined by the Comptroller's Property Value Study, without an explanation as to how the property value study is to be completed on a real-time basis.

While school district funding will now be determined based on current-year property values, House Bill 3 included language that addressed the property values to be used in determining calculating revenue protection payments under Chapter 313 agreements. This information is contained in Section 48.256(d), Education Code, as shown below:

- d) This subsection applies to a school district in which the board of trustees entered into a written agreement with a property owner under Section 313.027, Tax Code, for the implementation of a limitation on appraised value under Subchapter B or C, Chapter 313, Tax Code. For purposes of determining "DPV" under Subsection (a) for a school district to which this subsection applies, the commissioner shall exclude a portion of the market value of property not otherwise fully taxable by the district under Subchapter B or C, Chapter 313, Tax Code, before the expiration of the subchapter. The comptroller shall provide information to the agency necessary for this subsection. **A revenue protection payment required as part of an agreement for a limitation on appraised value shall be based on the district's taxable value of property for the preceding tax year [emphasis added].**

Given the directive regarding the use of preceding-tax-year values to calculate revenue protection payments required under Chapter 313 agreements, the amounts collected are expected to be consistent with the patterns shown since these calculations were first calculated under the standard Chapter 313 agreement language, dating back to 2004. The most significant impact is typically in the first limitation year, although major value increases in project values in later limitation years may also trigger a revenue protection payment. The additional factor that may generate a variance with the traditional pattern of revenue protection amounts is the new methodology in the calculation of recapture, as noted previously.

The calculations shown below are based on the Section 48.256(d), Education Code directive to use preceding-tax-year property values to determine the revenue protection payment, if any, owed to the school district under the terms of the Chapter 313 Agreement between the Applicant and the School District. These calculations are to be made for each of the 10 limitation years under the terms of the Agreement. Chapter 313 will be subject to legislative renewal in 2021 and any changes made may impact these calculations moving forward.

(For more detailed information on the school finance funding system, please review the Texas Education Agency's (TEA) website. [The current information is expected to be updated as the details of House Bill 3 implementation are determined by TEA.](#)

The implementation of recent legislative action on school funding in House Bill 3 could potentially affect the impact of the value limitation on the school district's finances and result in revenue-loss estimates that differ from the estimates presented in this report.

Underlying School District Data Assumptions

The agreement between the school district and the applicant calls for a calculation of the revenue impact of the value limitation in years 1-10 of the agreement, under whatever school finance and property tax laws are in effect in each of those years. The Basic Allotment is now set to \$6,160, the Tier II golden penny yield is set to \$98.56 per WADA for up to eight cents, while the copper penny yield is \$49.28 per WADA for up to nine cents of local tax effort. These are maintained for future years at this time.

Static school district enrollment and property values are used to isolate the effects of the value limitation under the school finance system. Any previously-approved Chapter 313 projects are also factored into the M&O tax bases used.

ADA:	25,505
Local M&O Tax Base	\$2.56 billion
2019-20 M&O Tax Rate:	\$1.0684 per \$100 of Taxable Value
2020-21 Projected M*O Tax Rate:	\$1.0548 per \$100 of Taxable Value
I&S Tax Rate:	\$0.1410 per \$100 of Taxable Value

Table 1 summarizes the enrollment and property value assumptions for the 15 years that are the subject of this analysis.

Table 1 – Base District Information with La Joya Windpower Project Value and Limitation Values

Year of Agreement	School Year	ADA	WADA	M&O Tax Rate	I&S Tax Rate	Sec. 48.256(d) District Revenue Protection District Property Value with Project	Sec. 48.256(d)	DPV Value with Project per WADA	DPV Value with Limitation per WADA
							District Revenue Protection District Property Value with Limitation		
QTP0	2019-20	25,505.04	38,293.93	\$1.0684	\$0.1410	\$2,499,743,174	\$2,499,743,174	\$65,278	\$65,278
QTP1	2020-21	25,505.04	37,738.67	\$1.0548	\$0.1410	\$2,499,743,174	\$2,499,743,174	\$66,238	\$66,238
QTP2	2021-22	25,505.04	37,738.67	\$1.0548	\$0.1410	\$2,499,743,174	\$2,499,743,174	\$66,238	\$66,238
VL1	2022-23	25,505.04	37,738.67	\$1.0548	\$0.1410	\$2,499,743,174	\$2,499,743,174	\$66,238	\$66,238
VL2	2023-24	25,505.04	37,738.67	\$1.0548	\$0.1410	\$2,709,743,174	\$2,519,743,174	\$71,803	\$66,768
VL3	2024-25	25,505.04	37,738.67	\$1.0548	\$0.1410	\$2,699,243,174	\$2,519,743,174	\$71,525	\$66,768
VL4	2025-26	25,505.04	37,738.67	\$1.0548	\$0.1410	\$2,689,268,174	\$2,519,743,174	\$71,260	\$66,768
VL5	2026-27	25,505.04	37,738.67	\$1.0548	\$0.1410	\$2,679,791,924	\$2,519,743,174	\$71,009	\$66,768
VL6	2027-28	25,505.04	37,738.67	\$1.0548	\$0.1410	\$2,670,789,487	\$2,519,743,174	\$70,771	\$66,768
VL7	2028-29	25,505.04	37,738.67	\$1.0548	\$0.1410	\$2,662,237,171	\$2,519,743,174	\$70,544	\$66,768
VL8	2029-30	25,505.04	37,738.67	\$1.0548	\$0.1410	\$2,654,112,471	\$2,519,743,174	\$70,329	\$66,768
VL9	2030-31	25,505.04	37,738.67	\$1.0548	\$0.1410	\$2,646,394,006	\$2,519,743,174	\$70,124	\$66,768
VL10	2031-32	25,505.04	37,738.67	\$1.0548	\$0.1410	\$2,639,061,465	\$2,519,743,174	\$69,930	\$66,768
VP1	2032-33	25,505.04	37,738.67	\$1.0548	\$0.1410	\$2,632,095,550	\$2,519,743,174	\$69,745	\$66,768
VP2	2033-34	25,505.04	37,738.67	\$1.0548	\$0.1410	\$2,625,477,931	\$2,625,477,931	\$69,570	\$69,570
VP3	2034-35	25,505.04	37,738.67	\$1.0548	\$0.1410	\$2,619,191,193	\$2,619,191,193	\$69,403	\$69,403
VP4	2035-36	25,505.04	37,738.67	\$1.0548	\$0.1410	\$2,613,218,792	\$2,613,218,792	\$69,245	\$69,245
VP5	2036-37	25,505.04	37,738.67	\$1.0548	\$0.1410	\$2,607,545,011	\$2,607,545,011	\$69,095	\$69,095

*Basic Allotment: \$6,160; Golden Penny Yield: \$98.56; Copper Penny Yield: \$49.28

QTP=	Qualifying Time Period
VL=	Value Limitation
VP=	Viable Presence

M&O Impact of the La Joya Windpower project on LJISD

A model is established to make a calculation of the “Baseline Revenue Model” (Table 2) by adding the total value of the project to the model, without assuming a value limitation is approved. A separate model is established to make a calculation of the “Value Limitation Revenue Model” (Table 3) by adding the project’s limited value of \$20 million to the model. The difference between the two models (Table 4) indicates there will be a total revenue loss of \$4.8 million over the course of the Agreement, with all the loss reflected in the first limitation year (2022-23).

Table 2- “Baseline Revenue Model” --Project Value Added to DPV with No Value Limitation

Year of Agreement	School Year	M&O Taxes @ Compressed Rate	State Aid	Recapture Costs	Additional Local M&O Collections	State Aid from Additional M&O Tax Collections	Recapture from Additional Local Tax Effort	Other State Aid (includes HH Funds)	Total General Fund
QTP0	2019-20	\$25,119,294	\$214,864,564	\$0	\$3,736,840	\$40,763,786	\$0	\$0	\$284,484,484
QTP1	2020-21	\$24,792,238	\$215,202,073	\$0	\$3,742,519	\$40,204,047	\$0	\$0	\$283,940,877
QTP2	2021-22	\$24,792,238	\$215,202,073	\$0	\$3,742,519	\$40,204,047	\$0	\$0	\$283,940,877
VL1	2022-23	\$26,713,218	\$215,202,073	\$0	\$4,032,501	\$43,317,442	\$0	\$0	\$289,265,234
VL2	2023-24	\$26,616,986	\$213,277,427	\$0	\$4,017,975	\$39,483,981	\$0	\$0	\$283,396,369
VL3	2024-25	\$26,525,565	\$213,373,659	\$0	\$4,004,174	\$39,549,937	\$0	\$0	\$283,453,335
VL4	2025-26	\$26,438,715	\$213,465,080	\$0	\$3,991,064	\$39,564,740	\$0	\$0	\$283,459,599
VL5	2026-27	\$26,356,208	\$213,551,930	\$0	\$3,978,609	\$39,578,803	\$0	\$0	\$283,465,550
VL6	2027-28	\$26,277,826	\$213,634,437	\$0	\$3,966,776	\$39,626,687	\$0	\$0	\$283,505,726
VL7	2028-29	\$26,203,364	\$213,712,819	\$0	\$3,955,536	\$39,655,321	\$0	\$0	\$283,527,040
VL8	2029-30	\$26,132,624	\$213,787,281	\$0	\$3,944,857	\$39,667,394	\$0	\$0	\$283,532,156
VL9	2030-31	\$26,065,421	\$213,858,021	\$0	\$3,934,712	\$39,713,413	\$0	\$0	\$283,571,567
VL10	2031-32	\$26,001,579	\$213,925,224	\$0	\$3,925,076	\$39,724,316	\$0	\$0	\$283,576,195
VP1	2032-33	\$25,921,547	\$213,989,066	\$0	\$3,912,994	\$39,734,675	\$0	\$0	\$283,558,282
VP2	2033-34	\$25,865,082	\$214,049,716	\$0	\$3,904,470	\$39,744,515	\$0	\$0	\$283,563,783
VP3	2034-35	\$25,811,440	\$214,107,334	\$0	\$3,896,373	\$39,753,864	\$0	\$0	\$283,569,011
VP4	2035-36	\$25,760,480	\$214,162,071	\$0	\$3,888,680	\$39,778,730	\$0	\$0	\$283,589,961
VP5	2036-37	\$25,712,068	\$214,214,071	\$0	\$3,881,373	\$39,821,760	\$0	\$0	\$283,629,272

QTP=	Qualifying Time Period
VL=	Value Limitation
VP=	Viable Presence

M&O Impact on the Taxpayer

Under the assumptions used here, the potential tax savings from the value limitation total \$15.7 million over the life of the agreement. The LJISD revenue losses are expected to total approximately \$4.8 million. The total potential net tax benefits (after hold-harmless payments are made) are estimated to reach \$10.8 million, prior to any negotiations with La Joya Windpower on supplemental payments. (See Table 5.)

It should be noted that a key element in the revenue-loss calculation appears to be linked to the retention of prior-year property values in the calculation of the revenue protection amount for the 2022-23 school year. Under the standard agreement, these calculations are based on whatever school finance and property tax laws are in effect each year. With a legislative session occurring in 2021, there could be changes made to current school finance law. While the District will still be protected against revenue losses, these calculations may be reduced below what we are projecting under what is now current law.

Table 3- "Value Limitation Revenue Model" --Project Value Added to DPV with Value Limitation in Effect

Year of Agreement	School Year	M&O Taxes @ Compressed Rate	State Aid	Recapture Costs	Additional Local M&O Collections	State Aid from Additional M&O Tax Collections	Recapture from the Additional Local Tax Effort	Other State Aid (includes HH Funds)	Total General Fund
QTP0	2019-20	\$25,119,294	\$214,864,564	\$0	\$3,736,840	\$40,763,786	\$0	\$0	\$284,484,484
QTP1	2020-21	\$24,792,238	\$215,202,073	\$0	\$3,742,519	\$40,204,047	\$0	\$0	\$283,940,877
QTP2	2021-22	\$24,792,238	\$215,202,073	\$0	\$3,742,519	\$40,204,047	\$0	\$0	\$283,940,877
VL1	2022-23	\$24,971,871	\$215,202,073	\$0	\$3,769,636	\$40,492,710	\$0	\$0	\$284,436,290
VL2	2023-24	\$24,971,871	\$215,018,774	\$0	\$3,769,636	\$40,139,432	\$0	\$0	\$283,899,713
VL3	2024-25	\$24,971,871	\$215,018,774	\$0	\$3,769,636	\$40,139,432	\$0	\$0	\$283,899,713
VL4	2025-26	\$24,971,871	\$215,018,774	\$0	\$3,769,636	\$40,139,432	\$0	\$0	\$283,899,713
VL5	2026-27	\$24,971,871	\$215,018,774	\$0	\$3,769,636	\$40,139,432	\$0	\$0	\$283,899,713
VL6	2027-28	\$24,971,871	\$215,018,774	\$0	\$3,769,636	\$40,139,432	\$0	\$0	\$283,899,713
VL7	2028-29	\$24,971,871	\$215,018,774	\$0	\$3,769,636	\$40,139,432	\$0	\$0	\$283,899,713
VL8	2029-30	\$24,971,871	\$215,018,774	\$0	\$3,769,636	\$40,139,432	\$0	\$0	\$283,899,713
VL9	2030-31	\$24,971,871	\$215,018,774	\$0	\$3,769,636	\$40,139,432	\$0	\$0	\$283,899,713
VL10	2031-32	\$24,971,871	\$215,018,774	\$0	\$3,769,636	\$40,139,432	\$0	\$0	\$283,899,713
VP1	2032-33	\$25,921,547	\$215,018,774	\$0	\$3,912,994	\$41,669,593	\$0	\$0	\$286,522,908
VP2	2033-34	\$25,865,082	\$214,049,716	\$0	\$3,904,470	\$39,744,515	\$0	\$0	\$283,563,783
VP3	2034-35	\$25,811,440	\$214,107,334	\$0	\$3,896,373	\$39,753,864	\$0	\$0	\$283,569,011
VP4	2035-36	\$25,760,480	\$214,162,071	\$0	\$3,888,680	\$39,778,730	\$0	\$0	\$283,589,961
VP5	2036-37	\$25,712,068	\$214,214,071	\$0	\$3,881,373	\$39,821,760	\$0	\$0	\$283,629,272

QTP= Qualifying Time Period
 VL= Value Limitation
 VP= Viable Presence

Table 4 - Value Limitation Revenue Model Less Baseline Revenue Model with No Limitation

Year of Agreement	School Year	M&O Taxes @ Compressed Rate	State Aid	Recapture Costs	Additional Local M&O Collections	State Aid from Additional M&O Tax Collections	Recapture from the Additional Local Tax Effort	Other State Aid (includes HH Funds)	Total General Fund
QTP0	2019-20	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
QTP1	2020-21	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
QTP2	2021-22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
VL1	2022-23	-\$1,741,347	\$0	\$0	-\$262,865	-\$2,824,732	\$0	\$0	-\$4,828,944
VL2	2023-24	-\$1,645,115	\$1,741,347	\$0	-\$248,339	\$655,451	\$0	\$0	\$503,344
VL3	2024-25	-\$1,553,694	\$1,645,115	\$0	-\$234,538	\$589,495	\$0	\$0	\$446,378
VL4	2025-26	-\$1,466,844	\$1,553,694	\$0	-\$221,428	\$574,692	\$0	\$0	\$440,114
VL5	2026-27	-\$1,384,337	\$1,466,844	\$0	-\$208,973	\$560,629	\$0	\$0	\$434,163
VL6	2027-28	-\$1,305,955	\$1,384,337	\$0	-\$197,140	\$512,745	\$0	\$0	\$393,987
VL7	2028-29	-\$1,231,493	\$1,305,955	\$0	-\$185,900	\$484,111	\$0	\$0	\$372,673
VL8	2029-30	-\$1,160,753	\$1,231,493	\$0	-\$175,221	\$472,038	\$0	\$0	\$367,557
VL9	2030-31	-\$1,093,550	\$1,160,753	\$0	-\$165,076	\$426,019	\$0	\$0	\$328,146
VL10	2031-32	-\$1,029,708	\$1,093,550	\$0	-\$155,440	\$415,116	\$0	\$0	\$323,518
VP1	2032-33	\$0	\$1,029,708	\$0	\$0	\$1,934,918	\$0	\$0	\$2,964,626
VP2	2033-34	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
VP3	2034-35	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
VP4	2035-36	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
VP5	2036-37	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

QTP= Qualifying Time Period
 VL= Value Limitation
 VP= Viable Presence

Table 5 - Estimated Financial Impact of the La Joya Windpower Project Property Value Limitation Request Submitted to LJISD at \$1.05485 M&O Tax Rate

Year of Agreement	School Year	Project Taxable Value for M&O If No Limitation	Project Taxable Value for M&O with Limitation	Assumed M&O Tax Rate	Tax Savings to Company	School District Revenue Protection	Estimated Net Tax Benefits
QTP0	2019-20	\$0	\$0	\$1.06835	\$0	\$0	\$0
QTP1	2020-21	\$0	\$0	\$1.05485	\$0	\$0	\$0
QTP2	2021-22	\$0	\$0	\$1.05485	\$0	\$0	\$0
VL1	2022-23	\$210,000,000	\$20,000,000	\$1.05485	\$2,004,212	-\$4,828,944	-\$2,824,732
VL2	2023-24	\$199,500,000	\$20,000,000	\$1.05485	\$1,893,453	\$0	\$1,893,453
VL3	2024-25	\$189,525,000	\$20,000,000	\$1.05485	\$1,788,232	\$0	\$1,788,232
VL4	2025-26	\$180,048,750	\$20,000,000	\$1.05485	\$1,688,272	\$0	\$1,688,272
VL5	2026-27	\$171,046,313	\$20,000,000	\$1.05485	\$1,593,310	\$0	\$1,593,310
VL6	2027-28	\$162,493,997	\$20,000,000	\$1.05485	\$1,503,096	\$0	\$1,503,096
VL7	2028-29	\$154,369,297	\$20,000,000	\$1.05485	\$1,417,393	\$0	\$1,417,393
VL8	2029-30	\$146,650,832	\$20,000,000	\$1.05485	\$1,335,974	\$0	\$1,335,974
VL9	2030-31	\$139,318,291	\$20,000,000	\$1.05485	\$1,258,627	\$0	\$1,258,627
VL10	2031-32	\$132,352,376	\$20,000,000	\$1.05485	\$1,185,147	\$0	\$1,185,147
VP1	2032-33	\$125,734,757	\$125,734,757	\$1.05485	\$0	\$0	\$0
VP2	2033-34	\$119,448,019	\$119,448,019	\$1.05485	\$0	\$0	\$0
VP3	2034-35	\$113,475,618	\$113,475,618	\$1.05485	\$0	\$0	\$0
VP4	2035-36	\$107,801,837	\$107,801,837	\$1.05485	\$0	\$0	\$0
VP5	2036-37	\$102,411,746	\$102,411,746	\$1.05485	\$0	\$0	\$0
\$15,667,716						-\$4,828,944	\$10,838,772

QTP=	Qualifying Time Period
VL=	Value Limitation
VP=	Viable Presence

Note: School district revenue-loss estimates are subject to change based on numerous factors, including:

- **Legislative and Texas Education Agency administrative changes to the underlying school finance formulas used in these calculations, which could be significant under HB 3.**
- **Legislative changes addressing property value appraisals and exemptions.**
- **Year-to-year appraisals of project values and district taxable values.**
- **Changes in school district tax rates and student enrollment.**

I&S Funding Impact on School District

The project remains fully taxable for debt services taxes, with LJISD currently levying a \$0.1410 per \$100 I&S rate. As shown in the Table 6 below, local taxpayers could receive a modest benefit from the addition of the La Joya Windpower project to the local I&S tax roll in the early years of the project. Even with the project in place, however, it is likely that under current law the additional taxable value from the project and the associated I&S taxes would offset state aid from the state’s facilities programs (EDA and IFA).

Continued expansion of the project and related development could result in additional employment in the area and an increase in the school-age population, but this project is unlikely to have much impact on a stand-alone basis.

Table 6 - Estimated Impact of the La Joya Windpower Project Property Value Limitation Request on LJISD I&S Tax Rate

Year of Agreement	School Year	I&S Rate w/out Project	Local Value w/out Project	I&S Taxes w/out Project	Project Full Taxable Value	I&S Rate with Project Value	Change in I&S Rate
QTP0	2019-20	\$0.1410	\$2,558,991,362	\$3,608,178	\$0	\$0.141000	\$0.0000
QTP1	2020-21	\$0.1410	\$2,558,991,362	\$3,608,178	\$0	\$0.141000	\$0.0000
QTP2	2021-22	\$0.1410	\$2,558,991,362	\$3,608,178	\$0	\$0.141000	\$0.0000
VL1	2022-23	\$0.1410	\$2,558,991,362	\$3,608,178	\$210,000,000	\$0.130307	-\$0.0107
VL2	2023-24	\$0.1410	\$2,558,991,362	\$3,608,178	\$199,500,000	\$0.130803	-\$0.0102
VL3	2024-25	\$0.1410	\$2,558,991,362	\$3,608,178	\$189,525,000	\$0.131277	-\$0.0097
VL4	2025-26	\$0.1410	\$2,558,991,362	\$3,608,178	\$180,048,750	\$0.131731	-\$0.0093
VL5	2026-27	\$0.1410	\$2,558,991,362	\$3,608,178	\$171,046,313	\$0.132166	-\$0.0088
VL6	2027-28	\$0.1410	\$2,558,991,362	\$3,608,178	\$162,493,997	\$0.132581	-\$0.0084
VL7	2028-29	\$0.1410	\$2,558,991,362	\$3,608,178	\$154,369,297	\$0.132978	-\$0.0080
VL8	2029-30	\$0.1410	\$2,558,991,362	\$3,608,178	\$146,650,832	\$0.133358	-\$0.0076
VL9	2030-31	\$0.1410	\$2,558,991,362	\$3,608,178	\$139,318,291	\$0.133720	-\$0.0073
VL10	2031-32	\$0.1410	\$2,558,991,362	\$3,608,178	\$132,352,376	\$0.134066	-\$0.0069
VP1	2032-33	\$0.1410	\$2,558,991,362	\$3,608,178	\$125,734,757	\$0.134396	-\$0.0066
VP2	2033-34	\$0.1410	\$2,558,991,362	\$3,608,178	\$119,448,019	\$0.134712	-\$0.0063
VP3	2034-35	\$0.1410	\$2,558,991,362	\$3,608,178	\$113,475,618	\$0.135013	-\$0.0060
VP4	2035-36	\$0.1410	\$2,558,991,362	\$3,608,178	\$107,801,837	\$0.135300	-\$0.0057
VP5	2036-37	\$0.1410	\$2,558,991,362	\$3,608,178	\$102,411,746	\$0.135574	-\$0.0054

IFA and EDA state aid are now based on current-year values, which could affect the tax rate needed for bond payments in districts eligible for these funds.

Attachment E

Taxable Value of Property

2018 ISD SUMMARY WORKSHEET

108-Hidalgo

108-912/La Joya ISD

Category	Local Tax Roll Value	2018 WTD Mean Ratio	2018 PTAD Value Estimate	2018 Value Assigned
A. SINGLE-FAMILY RESIDENCES	1,957,416,323	N/A	1,957,416,323	1,957,416,323
B. MULTIFAMILY RESIDENCES	84,066,326	N/A	84,066,326	84,066,326
C1. VACANT LOTS	134,848,772	N/A	134,848,772	134,848,772
C2. COLONIA LOTS	226,658	N/A	226,658	226,658
D1. QUALIFIED AG LAND	20,891,926	N/A	20,891,926	20,891,926
D2. REAL PROP:FARM & RANCH	4,250,738	N/A	4,250,738	4,250,738
E. REAL PROP NONQUAL ACREAGE	120,133,625	N/A	120,133,625	120,133,625
F1. COMMERCIAL REAL	351,360,214	N/A	351,360,214	351,360,214
F2. INDUSTRIAL REAL	68,117,358	N/A	68,117,358	68,117,358
G. OIL,GAS,MINERALS	46,856,734	N/A	46,856,734	46,856,734
J. UTILITIES	95,912,277	N/A	95,912,277	95,912,277
L1. COMMERCIAL PERSONAL	96,911,789	N/A	96,911,789	96,911,789
L2. INDUSTRIAL PERSONAL	24,147,207	N/A	24,147,207	24,147,207
M. MOBILE HOMES	16,940,638	N/A	16,940,638	16,940,638
N. INTANGIBLE PERSONAL PROP	0	N/A	0	0

O. RESIDENTIAL INVENTORY	13,021,624	N/A	13,021,624	13,021,624
S. SPECIAL INVENTORY	1,849,401	N/A	1,849,401	1,849,401
Subtotal	3,036,951,610	0	3,036,951,610	3,036,951,610
Less Total Deductions	537,208,436	0	537,208,436	537,208,436
Total Taxable Value	2,499,743,174	0	2,499,743,174	2,499,743,174

The taxable values shown here will not match the values reported by your appraisal district

See the ISD DEDUCTION Report for a breakdown of deduction values

Government code subsections 403.302(J) AND(K) require the Comptroller to certify alternative measures of school district wealth. These measures are reported for taxable values for maintenance and operation(M & O) tax purposes and for interest and sinking fund(I & S) tax purposes. For districts that have not entered into value limitation agreements, T1 through T4 will be the same as T7 through T10.

Value Taxable For M & O Purposes

T1	T2	T3	T4
2,638,089,104	2,499,743,174	2,638,089,104	2,499,743,174

Loss To the Additional \$10,000 Homestead Exemption	50% of the loss to the Local Optional Percentage Homestead Exemption
138,345,930	0

T1 = School district taxable value for M & O purposes before the loss to the additional \$10,000 homestead exemption

T2 = School district taxable value for M & O purposes after the loss to the additional \$10,000 homestead exemption and the tax ceiling reduction

T3 = T1 minus 50% of the loss to the local optional percentage homestead exemption

T4 = T2 minus 50% of the loss to the local optional percentage homestead exemption

Value Taxable For I & S Purposes

T7	T8	T9	T10
2,638,089,104	2,499,743,174	2,638,089,104	2,499,743,174

T7 = School district taxable value for I & S purposes before the loss to the additional \$10,000 homestead exemption

T8 = School district taxable value for I & S purposes after the loss to the additional \$10,000 homestead exemption and the tax ceiling reduction

T9 = T7 minus 50 % of the loss to the local optional percentage homestead exemption

T10 = T8 minus 50 % of the loss to the local optional percentage homestead exemption

THE PVS FOUND YOUR LOCAL VALUE TO BE VALID, AND LOCAL VALUE WAS CERTIFIED

108-912-02/La Joya ISD

Category	Local Tax Roll Value	2018 WTD Mean Ratio	2018 PTAD Value Estimate	2018 Value Assigned
A. SINGLE-FAMILY RESIDENCES	1,957,416,323	N/A	1,957,416,323	1,957,416,323
B. MULTIFAMILY RESIDENCES	84,066,326	N/A	84,066,326	84,066,326
C1. VACANT LOTS	134,848,772	N/A	134,848,772	134,848,772
C2. COLONIA LOTS	226,658	N/A	226,658	226,658
D1. QUALIFIED AG LAND	20,891,926	N/A	20,891,926	20,891,926
D2. REAL PROP:FARM & RANCH	4,250,738	N/A	4,250,738	4,250,738
E. REAL PROP NONQUAL ACREAGE	120,133,625	N/A	120,133,625	120,133,625
F1. COMMERCIAL REAL	351,360,214	N/A	351,360,214	351,360,214
F2. INDUSTRIAL REAL	68,117,358	N/A	68,117,358	68,117,358
G. OIL,GAS,MINERALS	46,856,734	N/A	46,856,734	46,856,734
J. UTILITIES	95,912,277	N/A	95,912,277	95,912,277
L1. COMMERCIAL PERSONAL	96,911,789	N/A	96,911,789	96,911,789
L2. INDUSTRIAL PERSONAL	24,147,207	N/A	24,147,207	24,147,207
M. MOBILE HOMES	16,940,638	N/A	16,940,638	16,940,638
N. INTANGIBLE PERSONAL PROP	0	N/A	0	0
O. RESIDENTIAL INVENTORY	13,021,624	N/A	13,021,624	13,021,624
S. SPECIAL INVENTORY	1,849,401	N/A	1,849,401	1,849,401
Subtotal	3,036,951,610		3,036,951,610	3,036,951,610
Less Total Deductions	537,208,436		537,208,436	537,208,436
Total Taxable Value	2,499,743,174		2,499,743,174	2,499,743,174

The taxable values shown here will not match the values reported by your appraisal district

See the ISD DEDUCTION Report for a breakdown of deduction values

Government code subsections 403.302(J) AND(K) require the Comptroller to certify alternative measures of school district wealth. These measures are reported for taxable values for maintenance and operation(M & O) tax purposes and for interest and sinking fund(I & S) tax purposes. For districts that have not entered into value limitation agreements, T1 through T4 will be the same as T7 through T10.

Value Taxable For M & O Purposes

T1	T2	T3	T4
2,638,089,104	2,499,743,174	2,638,089,104	2,499,743,174

Loss To the Additional \$10,000 Homestead Exemption	50 % of the loss to the Local Optional Percentage Homestead Exemption
138,345,930	0

T1 = School district taxable value for M & O purposes before the loss to the additional \$10, 000 homestead exemption

T2 = School district taxable value for M & O purposes after the loss to the additional \$10, 000 homestead exemption and the tax ceiling reduction

T3 = T1 minus 50 % of the loss to the local optional percentage homestead exemption

T4 = T2 minus 50 % of the loss to the local optional percentage homestead exemption

Value Taxable For I & S Purposes

T7	T8	T9	T10
2,638,089,104	2,499,743,174	2,638,089,104	2,499,743,174

T7 = School district taxable value for I & S purposes before the loss to the additional \$10, 000 homestead exemption

T8 = School district taxable value for I & S purposes after the loss to the additional \$10, 000 homestead exemption and the tax ceiling reduction

T9 = T7 minus 50 % of the loss to the local optional percentage homestead exemption

T10 = T8 minus 50 % of the loss to the local optional percentage homestead exemption

Attachment F

TEA's Facilities Value

IMPORTANT: Please keep this letter with your district's records. It must be accessible to the law firm working on the value limitation agreement.

September 27, 2019

Claudia Ochoa, President
Board of Trustees
La Joya Independent School District
201 East Expressway 83
La Joya, TX 78560-2009

Dear Ms. Ochoa:

As required by the Tax Code, §313.025 (b-1), the Texas Education Agency (TEA) has evaluated the impact of the proposed La Joya Windpower LLC project #1356 on the number and size of school facilities in La Joya Independent School District (LJISD). Based on an examination of LJISD enrollment and the number of potential new jobs, the TEA has determined that the La Joya Windpower LLC project should not have a significant impact on the number or size of school facilities in LJISD.

Please feel free to contact me by phone at (512) 463-8732 or by email at amy.copeland@tea.texas.gov if you have any questions.

Sincerely,



Amy Copeland
Assistant Director of State Funding

AC/rk
Cc: Gisela Saenz

Attachment G

Participation Agreement

**AGREEMENT FOR LIMITATION ON APPRAISED VALUE
OF PROPERTY FOR SCHOOL DISTRICT
MAINTENANCE AND OPERATIONS TAXES**

by and between

LA JOYA INDEPENDENT SCHOOL DISTRICT

and

LA JOYA WINDPOWER, LLC

(Texas Taxpayer ID #32066821250)

Comptroller Application # 1356

Dated

February 26, 2020

**AGREEMENT FOR LIMITATION ON APPRAISED VALUE OF PROPERTY FOR
SCHOOL DISTRICT MAINTENANCE AND OPERATIONS TAXES**

STATE OF TEXAS §
COUNTY OF HIDALGO §

THIS AGREEMENT FOR LIMITATION ON APPRAISED VALUE OF PROPERTY FOR SCHOOL DISTRICT MAINTENANCE AND OPERATIONS TAXES, hereinafter referred to as this “Agreement,” is executed and delivered by and between the **LA JOYA INDEPENDENT SCHOOL DISTRICT**, hereinafter referred to as the “District,” a lawfully created independent school district within the State of Texas operating under and subject to the TEXAS EDUCATION CODE, and **LA JOYA WINDPOWER, LLC**, Texas Taxpayer Identification Number 32066821250, hereinafter referred to as the “Applicant.” The Applicant and the District are hereinafter sometimes referred to individually as a “Party” and collectively as the “Parties.”

RECITALS

WHEREAS, on February 25, 2019, the Superintendent of Schools of the La Joya Independent School District, acting as agent of the Board of Trustees of the District, received from the Applicant an Application for Appraised Value Limitation on Qualified Property, pursuant to Chapter 313 of the TEXAS TAX CODE;

WHEREAS, on February 25, 2019, the Board of Trustees has acknowledged receipt of the Application, and along with the requisite application fee as established pursuant to Section 313.025(a) of the TEXAS TAX CODE and Local District Policy CCG (Local), and agreed to consider the Application;

WHEREAS, the Application was delivered to the Texas Comptroller’s Office for review pursuant to Section 313.025 of the TEXAS TAX CODE;

WHEREAS, the District and the Texas Comptroller’s Office have determined that the Application is complete and September 24, 2019 is the Application Review Start Date as that term is defined by 34 TEXAS ADMIN. CODE Section 9.1051;

WHEREAS, pursuant to 34 TEXAS ADMIN. CODE Section 9.1054, the Application was delivered to the Hidalgo County Appraisal District established in Hidalgo County, Texas (the “Hidalgo County Appraisal District”), pursuant to Section 6.01 of the TEXAS TAX CODE;

WHEREAS, the Texas Comptroller’s Office reviewed the Application pursuant to Section 313.025 of the TEXAS TAX CODE, conducted an economic impact evaluation pursuant to Section 313.026 of the TEXAS TAX CODE, and on October 25, 2019, issued a certificate for limitation on appraised value of the property described in the Application and provided the certificate to the District;

WHEREAS, the District's Board of Trustees, voted by Board dated February 26th, 2020, extended the statutory deadline by which the District must consider the Application until March 31, 2020 and the Comptroller was provided notice of such extension as set out under 34 TEXAS ADMIN. CODE Section 9.1054(d);

WHEREAS, the Board of Trustees has reviewed and carefully considered the economic impact evaluation and certificate for limitation on appraised value submitted by the Texas Comptroller's Office pursuant to Section 313.025 of the TEXAS TAX CODE;

WHEREAS, on February 26, 2020, the Board of Trustees conducted a public hearing on the Application at which it solicited input into its deliberations on the Application from all interested parties within the District;

WHEREAS, on February 26, 2020, the Board of Trustees made factual findings pursuant to Section 313.025(f) of the TEXAS TAX CODE, including, but not limited to findings that: (i) the information in the Application is true and correct; (ii) the Applicant is eligible for the limitation on appraised value of the Applicant's Qualified Property; (iii) the project proposed by the Applicant is reasonably likely to generate tax revenue in an amount sufficient to offset the District's maintenance and operations ad valorem tax revenue lost as a result of the Agreement before the 25th anniversary of the beginning of the limitation period; (iv) the limitation on appraised value is a determining factor in the Applicant's decision to invest capital and construct the project in this State; and (v) this Agreement is in the best interest of the District and the State of Texas;

WHEREAS, on February 26, 2020, pursuant to the provisions of 313.025(f-1) of the TEXAS TAX CODE, the Board of Trustees waived the job creation requirement set forth in Section 313.051(b) of the TEXAS TAX CODE;

WHEREAS, on January 31, 2020, the Texas Comptroller's Office approved the form of this Agreement for a Limitation on Appraised Value of Property for School District Maintenance and Operations Taxes; and

WHEREAS, on February 26, 2020, the Board of Trustees approved the form of this Agreement for a Limitation on Appraised Value of Property for School District Maintenance and Operations Taxes, and authorized the Board President and Secretary, or in the event the Board President and Secretary are unavailable or have disclosed a conflict of interest, the Board of Trustees has authorized the Board Vice President to execute and deliver such Agreement to the Applicant.

NOW, THEREFORE, for and in consideration of the premises and the mutual covenants and agreements herein contained, the Parties agree as follows:

ARTICLE I **DEFINITIONS**

Section 1.1. DEFINITIONS. Wherever used in this Agreement, the following terms shall have the following meanings, unless the context in which used clearly indicates another meaning. Words or

terms defined in 34 TEXAS ADMIN. CODE Section 9.1051 and not defined in this Agreement shall have the meanings provided by 34 TEXAS ADMIN. CODE Section 9.1051.

“Act” means the Texas Economic Development Act set forth in Chapter 313 of the TEXAS TAX CODE, as amended.

“Agreement” means this Agreement, as the same may be modified, amended, restated, amended and restated, or supplemented as approved pursuant to Sections 10.2 and 10.3.

“Applicant” means La Joya Windpower, LLC, (*Texas Taxpayer ID #32066821250*) the entity listed in the Preamble of this Agreement and that is listed as the Applicant on the Application as of the Application Approval Date. The term “Applicant” shall also include the Applicant’s assigns and successors-in-interest as approved according to Sections 10.2 and 10.3 of this Agreement.

“Applicant’s Qualified Investment” means the Qualified Investment of the Applicant during the Qualifying Time Period and as more fully described in **EXHIBIT 3** of this Agreement.

“Applicant’s Qualified Property” means the Qualified Property of the Applicant to which the value limitation identified in the Agreement will apply and as more fully described in **EXHIBIT 4** of this Agreement.

“Application” means the Application for Appraised Value Limitation on Qualified Property (Chapter 313, Subchapter B or C of the TEXAS TAX CODE) filed with the District by the Applicant on February 25, 2019. The term includes all forms required by the Comptroller, the schedules attached thereto, and all other documentation submitted by the Applicant for the purpose of obtaining an Agreement with the District. The term also includes all amendments and supplements thereto submitted by the Applicant.

“Application Approval Date” means the date that the Application is approved by the Board of Trustees of the District and as further identified in Section 2.3.B of this Agreement.

“Application Review Start Date” means the later date of either the date on which the District issues its written notice that the Applicant has submitted a completed Application or the date on which the Comptroller issues its written notice that the Applicant has submitted a completed Application and as further identified in Section 2.3.A of this Agreement.

“Appraised Value” shall have the meaning assigned to such term in Section 1.04(8) of the TEXAS TAX CODE.

“Appraisal District” means the Hidalgo County Appraisal District.

“Board of Trustees” means the Board of Trustees of the La Joya Independent School District.

“Commercial Operation” means the date on which the project becomes commercially operational, has installed or constructed Qualified Property on the Land, and is able to generate electricity and is connected to the grid with an interconnection agreement.

“Comptroller” means the Texas Comptroller of Public Accounts, or the designated representative of the Texas Comptroller of Public Accounts acting on behalf of the Comptroller.

“Comptroller’s Rules” means the applicable rules and regulations of the Comptroller set forth in Chapter 34 TEXAS ADMIN. CODE Chapter 9, Subchapter F, together with any court or administrative decisions interpreting same.

“County” means Hidalgo County, Texas.

“District” or “School District” means the La Joya Independent School District, being a duly authorized and operating school district in the State, having the power to levy, assess, and collect ad valorem taxes within its boundaries and to which Subchapter C of the Act applies. The term also includes any successor independent school district or other successor governmental authority having the power to levy and collect ad valorem taxes for school purposes on the Applicant’s Qualified Property or the Applicant’s Qualified Investment.

“Final Termination Date” means the last date of the final year in which the Applicant is required to Maintain Viable Presence and as further identified in Section 2.3.E of this Agreement.

“Force Majeure” means those causes generally recognized under Texas law as constituting impossible conditions. Each Party must inform the other in writing with proof of receipt within sixty (60) business days of the existence of such Force Majeure or otherwise waive this right as a defense.

“Land” means the real property described on **EXHIBIT 2**, which is attached hereto and incorporated herein by reference for all purposes.

“Maintain Viable Presence” means (i) the operation during the term of this Agreement of the facility or facilities for which the tax limitation is granted; and (ii) the Applicant’s maintenance of jobs and wages as required by the Act and as set forth in its Application.

“Market Value” shall have the meaning assigned to such term in Section 1.04(7) of the TEXAS TAX CODE.

“New Qualifying Jobs” means the total number of jobs to be created by the Applicant after the Application Approval Date in connection with the project that is the subject of its Application that meet the criteria of Qualifying Job as defined in Section 313.021(3) of the TEXAS TAX CODE and the Comptroller’s Rules.

“New Non-Qualifying Jobs” means the number of Non-Qualifying Jobs, as defined in 34 TEXAS ADMIN. CODE Section 9.1051(14), to be created by the Applicant after the Application Approval Date in connection with the project which is the subject of its Application.

“Qualified Investment” has the meaning set forth in Section 313.021(1) of the TEXAS TAX CODE, as interpreted by the Comptroller’s Rules.

“Qualified Property” has the meaning set forth in Section 313.021(2) of the TEXAS TAX CODE and as interpreted by the Comptroller’s Rules and the Texas Attorney General, as these provisions existed on the Application Review Start Date.

“Qualifying Time Period” means the period defined in Section 2.3.C, during which the Applicant shall make investment on the Land where the Qualified Property is located in the amount required by the Act, the Comptroller’s Rules, and this Agreement.

“State” means the State of Texas.

“Supplemental Payment” means any payments or transfers of things of value made to the District or to any person or persons in any form if such payment or transfer of thing of value being provided is in recognition of, anticipation of, or consideration for the Agreement and that is not authorized pursuant to Sections 313.027(f)(1) or (2) of the TEXAS TAX CODE, and specifically includes any payments required pursuant to Article VI of this Agreement.

“Tax Limitation Amount” means the maximum amount which may be placed as the Appraised Value on the Applicant’s Qualified Property for maintenance and operations tax assessment in each Tax Year of the Tax Limitation Period of this Agreement pursuant to Section 313.054 of the TEXAS TAX CODE.

“Tax Limitation Period” means the Tax Years for which the Applicant’s Qualified Property is subject to the Tax Limitation Amount and as further identified in Section 2.3.D of this Agreement.

“Tax Year” shall have the meaning assigned to such term in Section 1.04(13) of the TEXAS TAX CODE (*i.e.*, the calendar year).

“Taxable Value” shall have the meaning assigned to such term in Section 1.04(10) of the TEXAS TAX CODE.

Section 1.2. NEGOTIATED DEFINITIONS. Wherever used in Articles IV, V, and VI, the following terms shall have the following meanings, unless the context in which used clearly indicates another meaning or otherwise; provided however, if there is a conflict between a term defined in this section and a term defined in the Act, the Comptroller’s Rules, or Section 1.1 of Agreement, the conflict shall be resolved by reference to Section 10.9.C.

“Applicable School Finance Law” means Chapters 41, 42, 48 and 49 of the TEXAS EDUCATION CODE, the Texas Economic Development Act (Chapter 313 of the TEXAS TAX CODE), Chapter 403, Subchapter M, of the TEXAS GOVERNMENT CODE applicable to District, and the Constitution and general laws of the State applicable to the school districts of the State for each and every year of this Agreement, including specifically, the applicable rules and regulations of the agencies of the State having jurisdiction over any matters relating to the public school systems and school districts of the State, and judicial decisions construing or interpreting any of the above. The

term includes any and all amendments or successor statutes that may be adopted in the future that could impact or alter the calculation of Applicant's ad valorem tax obligation to District, either with or without the limitation of property values made pursuant to this Agreement. For each year of this Agreement, the "Applicable School Finance Law" shall be interpreted to include all provisions made applicable for any calculations made for the specific year for which calculations are being made.

"Cumulative Unadjusted Tax Benefit" means for each Tax Year of this Agreement, the Unadjusted Tax Benefit for such Tax Year added to the Unadjusted Tax Benefit for all previous Tax Years during the term of this Agreement.

"Maintenance and Operations Revenue" or "M&O Revenue" means (i) those revenues that the District receives from the levy of its annual ad valorem maintenance and operations tax pursuant to Texas Education Code §45.002 and Article VII §3 of the Texas Constitution, plus (ii) all State revenues to which the District is or may be entitled under Chapter 42 of the Texas Education Code or any other statutory provision, as well as any amendment or successor statute to these provisions, plus (iii) any indemnity payments received by the District under other agreements similar to this Agreement to the extent that such payments are designed to replace District M&O Revenue lost as a result of such similar agreements, less (iv) any amounts necessary to reimburse the State of Texas or another school district for the education of additional students pursuant to Chapter 41 of the Texas Education Code.

"Debt Service Tax" means ad valorem property taxes from the application of the District's Interest and Sinking Fund tax rate, if any.

"Net Aggregate Limit" means, for any Tax Year of this Agreement, the cumulative total of the Annual Limit amount for such Tax Year and all previous years of the Agreement, less all amounts previously paid by the Applicant to or on behalf of the District under Article VI, below.

"Net Tax Benefit" means, (i) the amount of maintenance and operations *ad valorem* taxes that the Applicant would have paid to the District for all Tax Years if this Agreement had not been entered into by the Parties, (ii) less the sum of (A) all maintenance and operations ad valorem school taxes actually due to the District or any other governmental entity, including the State of Texas, for all Tax Years of this Agreement, plus (B) any payments due to the District under Articles IV and V under this Agreement.

"New M&O Revenue" means the total State and local Maintenance and Operations Revenue that District would have actually received for such school year, if calculated using prior year taxable values.

"Original M&O Revenue" means the total State and local Maintenance & Operations Revenue that the District would have received for the school year under the Applicable School Finance Law had this Agreement not been entered into by the Parties and the Qualified Property and/or Qualified Investment been subject to the ad valorem maintenance & operations tax at the tax rate actually adopted by the District for the applicable year. For purposes of this calculation, the Third Party will base its calculations upon taxable values for the prior school year as certified by the County Appraisal District for all other taxable accounts in the District, save and except for the Qualified Property subject to this Agreement, plus the taxable value of the Qualified Property for the

prior school year subject to this Agreement. (For clarification, the taxable value used by the District in calculating the taxes payable for Interest and Sinking Fund taxation purposes on Applicant's Qualified Property will be used for the Qualified Property in lieu of the property's M&O taxable value.)

"Revenue Protection Amount" has the meaning assigned to such term in Section 4.2.A of this Agreement.

"Unadjusted Tax Benefit" means for each year of this Agreement the total of all gross tax savings calculated for each year of the Agreement by multiplying the Applicant's Taxable Value for debt service taxes for each applicable Tax Year, minus the Tax Limitation Amount defined in Section 2.4, below, as Twenty-Five Million Dollars (\$25,000,000.00), multiplied by the District's Maintenance & Operations tax rate for the applicable Tax Year.

ARTICLE II **AUTHORITY, PURPOSE AND LIMITATION AMOUNTS**

Section 2.1. AUTHORITY. This Agreement is executed by the District as its written agreement with the Applicant pursuant to the provisions and authority granted to the District in Section 313.027 of the TEXAS TAX CODE.

Section 2.2. PURPOSE. In consideration of the execution and subsequent performance of the terms and obligations by the Applicant pursuant to this Agreement, identified in Sections 2.5 and 2.6 and as more fully specified in this Agreement, the value of the Applicant's Qualified Property listed and assessed by the County Appraiser for the District's maintenance and operation ad valorem property tax shall be the Tax Limitation Amount as set forth in Section 2.4 of this Agreement during the Tax Limitation Period.

Section 2.3. TERM OF THE AGREEMENT.

- A. The Application Review Start Date for this Agreement is September 24, 2019, which will be used to determine the eligibility of the Applicant's Qualified Property and all applicable wage standards.
- B. The Application Approval Date for this Agreement is February 26, 2020.
- C. The Qualifying Time Period for this Agreement:
 - i. Starts on January 1, 2021, a date not later than January 1 of the fourth Tax Year following the Application approval Date for deferrals, as authorized by §313.027(h) of the Texas Tax Code; and
 - ii. Ends on December 31, 2022, the last day of the second complete Tax Year following the Qualifying Time Period start date.

D. The Tax Limitation Period for this Agreement:

- i. Starts on January 1, 2022, the first complete Tax Year that begins after the date of the commencement of Commercial Operation; and
- ii. Ends on December 31, 2031.

E. The Final Termination Date for this Agreement is December 31, 2036.

F. This Agreement, and the obligations and responsibilities created by this Agreement, shall be and become effective on the Application Approval Date identified in Section 2.3.B. This Agreement, and the obligations and responsibilities created by this Agreement, terminate on the Final Termination Date identified in Section 2.3.E, unless extended by the express terms of this Agreement.

Section 2.4. TAX LIMITATION. So long as the Applicant makes the Qualified Investment as required by Section 2.5, during the Qualifying Time Period, and unless this Agreement has been terminated as provided herein before such Tax Year, on January 1 of each Tax Year of the Tax Limitation Period, the Appraised Value of the Applicant's Qualified Property for the District's maintenance and operations ad valorem tax purposes shall not exceed the lesser of:

- A. The Market Value of the Applicant's Qualified Property; or
- B. Twenty-Five Million Dollars (\$25,000,000) based on Section 313.054 of the TEXAS TAX CODE.

This Tax Limitation Amount is based on the limitation amount for the category that applies to the District on the Application Approval Date, as set out by Section 313.052.

Section 2.5. TAX LIMITATION ELIGIBILITY. In order to be eligible and entitled to receive the value limitation identified in Section 2.4 for the Qualified Property identified in Article III, the Applicant shall:

- A. have completed the Applicant's Qualified Investment in the amount of \$20,000,000 during the Qualifying Time Period;
- B. have created and maintained, subject to the provisions of Section 313.0276 of the TEXAS TAX CODE, New Qualifying Jobs as required by the Act; and
- C. pay an average weekly wage of at least \$663.25 for all New Non-Qualifying Jobs created by the Applicant.

Section 2.6. TAX LIMITATION OBLIGATIONS. In order to receive and maintain the limitation authorized by Section 2.4, Applicant shall:

- A. provide payments to District sufficient to protect future District revenues through payment of revenue offsets and other mechanisms as more fully described in Article IV;
- B. provide payments to the District that protect the District from the payment of extraordinary education- related expenses related to the project, as more fully specified in Article V;
- C. provide such Supplemental Payments as more fully specified in Article VI;
- D. create and Maintain Viable Presence on or with the Qualified Property and perform additional obligations as more fully specified in Article VIII of this Agreement; and
- E. No additional conditions are identified in the certificate for a limitation on appraised value by the Comptroller for this project.

ARTICLE III **QUALIFIED PROPERTY**

Section 3.1. LOCATION WITHIN ENTERPRISE OR REINVESTMENT ZONE. At the time of the Application Approval Date, the Land is within an area designated either as an enterprise zone, pursuant to Chapter 2303 of the TEXAS GOVERNMENT CODE, or a reinvestment zone, pursuant to Chapter 311 or 312 of the TEXAS TAX CODE. The legal description, and information concerning the designation, of such zone is attached to this Agreement as **EXHIBIT 1** and is incorporated herein by reference for all purposes.

Section 3.2. LOCATION OF QUALIFIED PROPERTY AND INVESTMENT. The Land on which the Qualified Property shall be located and on which the Qualified Investment shall be made is described in **EXHIBIT 2**, which is attached hereto and incorporated herein by reference for all purposes. The Parties expressly agree that the boundaries of the Land may not be materially changed from its configuration described in **EXHIBIT 2** unless amended pursuant to the provisions of Section 10.2 of this Agreement.

Section 3.3. DESCRIPTION OF QUALIFIED PROPERTY. The Qualified Property that is subject to the Tax Limitation Amount is described in **EXHIBIT 4**, which is attached hereto and incorporated herein by reference for all purposes. Property which is not specifically described in **EXHIBIT 4** shall not be considered by the District or the Appraisal District to be part of the Applicant's Qualified Property for purposes of this Agreement, unless by official action the Board of Trustees provides that such other property is a part of the Applicant's Qualified Property for purposes of this Agreement in compliance with Section 313.027(e) of the TEXAS TAX CODE, the Comptroller's Rules, and Section 10.2 of this Agreement.

Section 3.4. CURRENT INVENTORY OF QUALIFIED PROPERTY. In addition to the requirements of Section 10.2 of this Agreement, if there is a material change in the Qualified Property described in **EXHIBIT 4**, then within 60 days from the date commercial operation begins, the Applicant shall provide to the District, the Comptroller, the Appraisal District or the State Auditor's

Office a specific and detailed description of the tangible personal property, buildings, and/or permanent, nonremovable building components (including any affixed to or incorporated into real property) on the Land to which the value limitation applies including maps or surveys of sufficient detail and description to locate all such described property on the Land.

Section 3.5. QUALIFYING USE. The Applicant's Qualified Property described in Section 3.3 qualifies for a tax limitation agreement under Section 313.024(b)(5) property used for renewable energy electric generation.

ARTICLE IV

PROTECTION AGAINST LOSS OF FUTURE DISTRICT REVENUES

Section 4.1. INTENT OF THE PARTIES. Subject only to the limitations contained in Section 7.1 of this Agreement, it is the intent of the Parties that the District shall, in accordance with the provisions of Section 313.027(f)(1) of the TEXAS TAX CODE, be compensated by Applicant for any loss that District incurs in its Maintenance and Operations Revenue in each year of this Agreement for which this Agreement was, in any manner, a producing cause, solely and directly resulting because of or on account of the execution of this Agreement. Such payments shall be independent of, and in addition to such other payments as set forth in Article V and Article VI in this Agreement. Subject only to the limitations contained in Section 7.1 of this Agreement, it is the intent of the Parties that the risk of any and all negative financial consequences to the District's total annual Maintenance and Operations Revenue, for which the execution of this Agreement was a sole and direct producing cause, will be borne solely by Applicant and not by District.

The Parties hereto expressly understand and agree that, for all years to which this Agreement may apply, the calculation of negative financial consequences will be defined for each applicable year in accordance with the Applicable School Finance Law, as defined in Section 1.2 above, and that such definition specifically contemplates that calculations made under this Agreement may well periodically change in accordance with changes made from time to time in the Applicable School Finance Law. The Parties further agree that the printouts and projections produced during the negotiations and approval of this Agreement are: (i) for illustrative purposes only, are not intended to be relied upon, and have not been relied upon by the Parties as a prediction of future consequences to either Party to the Agreement; (ii) are based upon current Applicable School Finance Law, which is subject to change by statute, by administrative regulation, or by judicial decision at any time; and (iii) may change in future years to reflect changes in the Applicable School Finance Law.

Section 4.2. CALCULATING THE AMOUNT OF LOSS OF REVENUES BY THE DISTRICT

A. Calculation of the Revenue Protection Amount.

The amount to be paid by the Applicant to compensate the District for loss of Maintenance and Operations Revenue resulting from, or on account of, this Agreement for each year during the term of this Agreement (the "Revenue Protection Amount") shall be determined in compliance with the Applicable School Finance Law in effect for such year and according to the following formula:

The Revenue Protection Amount owed by the Applicant to District means the Original M&O Revenue minus the New M&O Revenue;

Where:

1. *"Original M&O Revenue"* means the total State and local Maintenance & Operations Revenue that the District would have received for the school year under the Applicable School Finance Law had this Agreement not been entered into by the Parties and the Qualified Property and/or Qualified Investment been subject to the ad valorem maintenance & operations tax at the tax rate actually adopted by the District for the applicable year. For purposes of this calculation, the Third Party will base its calculations upon taxable values for the prior school year as certified by the County Appraisal District for all other taxable accounts in the District, save and except for the Qualified Property subject to this Agreement, plus the taxable value of the Qualified Property for the prior school year subject to this Agreement. (For clarification, the taxable value used by the District in calculating the taxes payable for Interest and Sinking Fund taxation purposes on Applicant's Qualified Property will be used for the Qualified Property in lieu of the property's M&O taxable value.)

2. *"New M&O Revenue"* means the total State and local Maintenance & Operations Revenue that the District would have actually received for such school year, if calculated using prior year taxable values.

B. In making the calculations required by this Section 4.2 of this Agreement:

- i. The Taxable Value of property for each school year will be determined under the Applicable School Finance Law as that law exists for each year for which the calculation is made.
- ii. For purposes of this calculation, the tax collection rate on the Applicant's Qualified Property will be presumed to be one hundred percent (100%).
- iii. If, for any year of this Agreement, the difference between the Original M&O Revenue and the New M&O Revenue, as calculated under this Section 4.2 of this Agreement, results in a negative number, the negative number will be considered to be zero.
- iv. For all calculations made for years during the Tax Limitation Period under Section 4.2 of this Agreement, Subsection ii of this subsection will reflect the Tax Limitation Amount for such year.

Section 4.3. CALCULATIONS TO BE MADE BY THIRD PARTY. All calculations under this Agreement shall be made annually by an independent third party (the "Third Party") approved each year by the District. To the extent not inconsistent with a statutory change to Applicable School Finance Law, all calculations made by the Third Party under this Agreement shall be made using a methodology which isolates only the revenue impact caused by this Agreement. Applicant shall not

be responsible to reimburse District for other revenue losses created by other agreements or any other factors.

Section 4.4. DATA USED FOR CALCULATIONS. The calculations for payments under this Agreement shall be initially based upon the valuations placed upon the Applicant's Qualified Investment and/or the Applicant's Qualified Property by the Appraisal District in its annual certified tax roll submitted to the District for each Tax Year pursuant to Texas Tax Code § 26.01 on or about July 25 of each year of this Agreement. Immediately upon receipt of the valuation information by the District, the District shall submit the valuation information to the Third Party selected under Section 4.5. The certified tax roll data shall form the basis of the calculation of any and all amounts due under this Agreement. All other data utilized by the Third Party to make the calculations contemplated by this Agreement shall be based upon the best available current estimates. The data utilized by the Third Party shall be adjusted from time to time by the Third Party to reflect actual amounts, subsequent adjustments by the Appraisal District to the District's certified tax roll or any other changes in student counts, tax collections, or other data.

Section 4.5. DELIVERY OF CALCULATIONS. On or before November 1 of each year for which this Agreement is effective, the Third Party appointed pursuant to Section 4.3 of this Agreement shall forward to the Parties a certification containing the calculations required under Article IV, Article VI, and/or Section 7.1 of this Agreement in sufficient detail to allow the Parties to understand the manner in which the calculations were made. The Third Party shall simultaneously submit his, her or its invoice for fees for services rendered to the Parties, if any fees are being claimed, which fee shall be the sole responsibility of the Applicant, but subject to the provisions of Section 4.7, below. Upon reasonable prior notice, the employees and agents of the Applicant shall have access, at all reasonable times, to the Third Party's calculations, records, and correspondence pertaining to the calculation and fee for the purpose of verification. The Third Party shall maintain supporting data consistent with generally accepted accounting practices, and the employees and agents of the Applicant shall have the right to reproduce and retain for purpose of audit, any of these documents. The Third Party shall preserve all documents pertaining to the calculation until the Final Termination Date of this Agreement. The Applicant shall not be liable for any of the Third Party's costs resulting from an audit of the Third Party's books, records, correspondence, or work papers pertaining to the calculations contemplated by this Agreement.

Section 4.6. PAYMENT BY APPLICANT. The Applicant shall pay any amount determined by the Third Party to be due and owing to the District under this Agreement on or before the January 31 next following the tax levy for each year for which this Agreement is effective; provided, however, that the District and the Applicant may mutually agree in writing to extend the date of payment. By such date, the Applicant shall also pay any amount billed by the Third Party, plus any reasonable and necessary legal expenses paid by the District to its attorneys, auditors, or financial consultants for the preparation and filing of any financial reports, disclosures, or other reimbursement applications filed with or sent to the State of Texas which are, or may be required under the terms or because of the execution of this Agreement. For no Tax Year during the term of this Agreement shall the Applicant be responsible for the payment of an aggregate amount of fees and expenses under this Section 4.6 which exceeds Fifteen Thousand Dollars (\$15,000.00). For any Tax Year outside of the Tax Limitation Period, Applicant shall not be responsible for the payment of an aggregate amount of fees

and expenses under this Section 4.6 which exceeds Seven Thousand Five Hundred Dollars (\$7,500.00).

Section 4.7. EFFECT OF PROPERTY VALUE APPEAL OR OTHER ADJUSTMENT. If at the time the Third Party selected under Section 4.6 makes its calculations under this Agreement, the Applicant has appealed any matter relating to the valuations placed by the Appraisal District on the Applicant's Qualified Property, and/or the Applicant's Qualified Property and such appeal remains unresolved, the Third Party shall base its calculations upon the values placed upon the Applicant's Qualified Property and/or the Applicant's Qualified Property by the Appraisal District.

If as a result of an appeal or for any other reason, the Taxable Value of the Applicant's Qualified Investment and/or the Applicant's Qualified Property is changed, once the determination of the new Taxable Value becomes final, the Parties shall immediately notify the Third Party who shall immediately issue new calculations for the applicable year or years using the new Taxable Value. In the event the new calculations result in a change in any amount paid or payable by the Applicant under this Agreement, the Party from whom the adjustment is payable shall remit such amounts to the other Party within thirty (30) days of the receipt of the new calculations from the Third Party.

Section 4.8. STATUTORY CHANGES AFFECTING M&O REVENUE. Notwithstanding any other provision in this Agreement, but subject to the limitations contained in Section 7.1 of this Agreement, in the event that, by virtue of statutory changes to the Applicable School Finance Law, administrative interpretations by Comptroller, Commissioner of Education, or the Texas Education Agency, or for any other reason attributable to statutory change, District will receive less Maintenance and Operations Revenue, or, if applicable, will be required to increase its payment of funds to the State, as a sole and direct cause of its participation in this Agreement, Applicant shall make payments to District, up to the limit set forth in Section 7.1, that are necessary to offset any negative impact on District's Maintenance and Operations Revenue, as a sole and direct cause of its participation in this Agreement. Such calculation shall take into account any adjustments to the amount calculated for the current fiscal year that should be made in order to reflect the actual impact on District.

Section 4.9. CUMULATIVE PAYMENT LIMITATION. In no event shall the Cumulative Payments made by Applicant to the District exceed an amount equal to One Hundred Percent (100%) of Applicant's Cumulative Unadjusted Tax Benefit under this Agreement from the Commencement Date through Tax Year 2031. For each year of this Agreement, amounts due and owing by Applicant to the District which, by virtue of the application of payment limitation set forth in this Section are not payable to the District for a given year, shall be carried forward to future years, but shall be subject, in each subsequent year to the limit set forth in this Section.

ARTICLE V

PAYMENT OF EXTRAORDINARY EDUCATION-RELATED EXPENSES

Section 5.1. EXTRAORDINARY EXPENSES. In addition to the amounts determined pursuant to Section 4.2 of this Agreement above, Applicant on an annual basis shall also indemnify and reimburse District for the following: all non-reimbursed costs, certified by District's external auditor to have been incurred by District for extraordinary education-related expenses related to the project that are

not directly funded in state aid formulas, including expenses for the purchase of portable classrooms and the hiring of additional personnel to accommodate a temporary increase in student enrollment attributable to the project during any project construction year.

ARTICLE VI
SUPPLEMENTAL PAYMENTS

Section 6.1. INTENT OF PARTIES WITH RESPECT TO SUPPLEMENTAL PAYMENTS

A. Amounts Exclusive of Indemnity Amounts. In addition to undertaking the responsibility for the payment of all of the amounts set forth under Articles IV and V, and as further consideration for the execution of this Agreement by the District, the Applicant shall also be responsible for the supplemental payments set forth in this Article VI, (the “Supplemental Payments”). The Applicant shall not be responsible to the District or to any other person or persons in any form for the payment or transfer of money or any other thing of value in recognition of, anticipation of, or consideration for this Agreement for limitation on appraised value made pursuant to Chapter 313, Texas Tax Code, unless it is explicitly set forth in this Agreement. It is the express intent of the Parties that the Applicant’s obligation to make Supplemental Payments under this Article VI is separate and independent of the obligation of the Applicant to pay the amounts described in Articles IV and V; provided, however, that all payments under Articles IV and V are subject to the limitations contained in Section 7.1, and that all payments under this Article IV are subject to the separate limitations contained in Section 6.2.

B. Adherence to Statutory Limits on Supplemental Payments. It is the express intent of the Parties that any Supplemental Payments made to or on behalf of the District by the Applicant under this Article VI shall not exceed the limit imposed by the provisions of Texas Tax Code §313.027(i), as such limit is allowed to be increased by the legislature for any future year of this Agreement.

Section 6.2. SUPPLEMENTAL PAYMENT LIMITATION. Notwithstanding the foregoing:

A. The total of the Supplemental Payments made pursuant to this Article shall: not exceed for any calendar year of this Agreement an amount equal to the greater of One Hundred Dollars (\$100.00) per student per year in average daily attendance, as defined by Section 42.005 of the TEXAS EDUCATION CODE, or Fifty Thousand Dollars (\$50,000.00) per year times the number of years beginning with the first complete or partial year of the Qualifying Time Period identified in Section 2.3.C and ending with the year for which the Supplemental Payment is being calculated minus all Supplemental Payments previously made by the Application;

B. Supplemental Payments may only be made during the period starting the first year of the Qualifying Time Period and ending December 31 of the third year following the end of the Tax Limitation Period;

C. The limitation in Section 6.2.A does not apply to amounts described by Section 313.027(f)(1)– (2) of the TEXAS TAX CODE as implemented in Articles IV and V of this Agreement; and

D. For purposes of this Agreement, the calculation of the limit of the annual Supplemental Payment shall be the greater of \$50,000 or \$100 multiplied by the District’s Average Daily Attendance as calculated pursuant to Section 42.005 of the TEXAS EDUCATION CODE, based upon the District’s Average Daily Attendance for the previous school year.

Section 6.3. STIPULATED SUPPLEMENTAL PAYMENT AMOUNT - SUBJECT TO SUPPLEMENTAL PAYMENT LIMITATION.

A. During the entire term of this Agreement, District shall, subject to the limitations set forth in Sections 6.3(B) and Section 7.1, below, be entitled to receive supplemental payments equal to the Annual Limit, as defined in Section 6.2(D), above.

B. Beginning with the first year of the Tax Limitation Period, as defined in Section 2.3(D)(1), above, and continuing thereafter until December 31 of the third year following the end of the Tax Limitation Period, Applicant’s Supplemental Payment Obligation, set forth in Subsection 6.3.(A) shall be further limited to an amount not to exceed Forty Percent (40%) of Applicant’s Net Tax Benefit, as the term is defined in Section 1.2, above.

Each such payment shall be referred to herein as a “Supplemental Payment.”

Section 6.4. PROCEDURES FOR SUPPLEMENTAL PAYMENT CALCULATIONS

A. All calculations required by this Article shall be calculated by the Third Party selected pursuant to Section 4.3, above.

B. The calculations made by the Third Party shall be made at the same time and on the same schedule as the calculations made pursuant to Section 4.6, above.

C. The payment of all amounts due under this Article shall be made shall be paid on the same date established by Section 4.6 for such Tax Year.

Section 6.5. DISTRICT’S OPTION TO DESIGNATE SUCCESSOR BENEFICIARY. At any time during this Agreement, the District’s Board of Trustees may, in its sole discretion, so long as such decision does not result in additional costs to the Applicant under this Agreement, direct that the Applicant’s payment obligations under Article VI of this agreement be made to its educational foundation, or to a similar entity. The alternative entity may only use such funds received under this Article to support the educational mission of the District and its students. Any designation of an alternative entity must be made by recorded vote of the District’s Board of Trustees at a properly posted public Board meeting. Any such designation will become effective after public vote and the delivery of notice of said vote to the Applicant in conformance with the provisions of Section 10.1, below. Such designation may be rescinded, with respect to future payments only, by action of the District’s Board of Trustees at any time.

Any designation of a successor beneficiary under this Section shall not alter the Supplemental

Payments calculated as described in Section 6.5, above.

Section 6.6. APPLICATION OF AGGREGATE LIMIT. For each Tax Year during the term of this Agreement beginning with the Tax Year 2021, which is the Tax Year that includes the date on which the Qualifying Time Period commences under this Agreement as provided in Section 2.3.C.i, and ending with Tax Year 2034, which is the third Tax Year following the end of the Tax Limitation Period, the District, or its successor beneficiary should one be designated under Section 6.7 below shall not be entitled to receive Supplemental Payments, computed under Sections 6.2 and 6.3 above, that exceed the Aggregate Limit.

If, for any Tax Year during the term of this Agreement the amount of the Applicant's Stipulated Supplemental Payment Amount, calculated under Sections 6.2 and 6.3 above for such Tax Year, exceeds the Aggregate Limit for such Tax Year, the difference between the Applicant's Stipulated Supplemental Payment Amount so calculated and the Aggregate Limit for such Tax Year, shall be carried forward from year-to-year into subsequent Tax Years during the term of this Agreement, and to the extent not limited by the Aggregate Limit in any subsequent Tax Year during the term of this Agreement, shall be paid to the District. If there are changes in Chapter 313 of the Texas Tax Code that increase or decrease the limit on the amount of the Supplemental Payments that may be made to or on behalf of the District by the Applicant under this Article VI, any higher or lower amount of Supplemental Payments that first became due hereunder prior to the effective date of any such statutory change will not be adjusted.

Any of the Applicant's Stipulated Supplemental Payment Amounts which cannot be paid to the District prior to the end of the third full Tax Year following the end of the Tax Limitation Period, as defined in Section 2.3(D)(ii), because such payment would exceed the Aggregate Limit, will be deemed to have been cancelled by operation of law, and the Applicant shall have no further obligation with respect thereto.

Section 6.7. DISTRICT'S OPTION TO DESIGNATE SUCCESSOR BENEFICIARY. At any time during this Agreement, the District's Board of Trustees may, in its sole discretion, so long as such decision does not result in additional costs to the Applicant under this Agreement, direct that the Applicant's payment obligations under Article VI of this agreement be made to its educational foundation, or to a similar entity. The alternative entity may only use such funds received under this Article to support the educational mission of the District and its students. Any designation of an alternative entity must be made by recorded vote of the District's Board of Trustees at a properly posted public Board meeting. Any such designation will become effective after public vote and the delivery of notice of said vote to the Applicant in conformance with the provisions of Section 10.1, below. Such designation may be rescinded, with respect to future payments only, by action of the District's Board of Trustees at any time.

Any designation of a successor beneficiary under this Section shall not alter the Supplemental Payments calculated as described in Section 6.5, above.

Notwithstanding the foregoing, any payments made by the Applicant shall be made in the manner and to the Party designated in this Agreement unless the Applicant receives unambiguous written notice from the District that such payments are to be made to a different party.

ARTICLE VII
ANNUAL LIMITATION OF PAYMENTS BY APPLICANT

Section 7.1. ANNUAL LIMITATION. Notwithstanding anything contained in this Agreement to the contrary, and with respect to each Tax Year of the Tax Limitation Period beginning after the first Tax Year of the Tax Limitation Period, in no event shall (i) the sum of the maintenance and operations ad valorem taxes paid by the Applicant to the District for such Tax Year, plus the sum of all payments otherwise due from the Applicant to the District under Articles IV, V, and VI of this Agreement with respect to such Tax Year, exceed (ii) the amount of the maintenance and operations ad valorem taxes that the Applicant would have paid to the District for such Tax Year (determined by using the District's actual maintenance and operations tax rate for such Tax Year) if the Parties had not entered into this Agreement. The calculation and comparison of the amounts described in clauses (i) and (ii) of the preceding sentence shall be included in all calculations made pursuant to Article IV of this Agreement, and in the event the sum of the amounts described in said clause (i) exceeds the amount described in said clause (ii), then the payments otherwise due from the Applicant to the District under Articles IV, V, and VI shall be reduced until such excess is eliminated.

Section 7.2. OPTION TO TERMINATE AGREEMENT. In the event that any payment otherwise due from the Applicant to the District under Article IV, Article V, or Article VI of this Agreement with respect to a Tax Year is subject to reduction in accordance with the provisions of Section 7.1, then the Applicant shall have the option to terminate this Agreement. The Applicant may exercise such option to terminate this Agreement by notifying the District of its election in writing not later than the July 31 of the year following the Tax Year with respect to which a reduction under Section 7.1 is applicable. Any termination of this Agreement under the foregoing provisions of this Section 7.2 shall be effective immediately prior to the second Tax Year next following the Tax Year in which the reduction giving rise to the option occurred.

Section 7.3. EFFECT OF OPTIONAL TERMINATION. Upon the exercise of the option to terminate pursuant to Section 7.2, this Agreement shall terminate and be of no further force or effect; provided, however, that:

A. the Parties respective rights and obligations under this Agreement with respect to the Tax Year or Tax Years (as the case may be) through and including the Tax Year during which such notification is delivered to the District, shall not be impaired or modified as a result of such termination and shall survive such termination unless and until satisfied and discharged; and

B. the provisions of this Agreement regarding payments (including liquidated damages and tax payments), records and dispute resolution shall survive the termination or expiration of this Agreement.

ARTICLE VIII
ADDITIONAL OBLIGATIONS OF APPLICANT

Section 8.1. APPLICANT'S OBLIGATION TO MAINTAIN VIABLE PRESENCE. In order to receive and maintain the limitation authorized by Section 2.4 in addition to the other obligations required by this Agreement, the Applicant shall Maintain Viable Presence in the District commencing at the start of the Tax Limitation Period through the Final Termination Date of this Agreement. Notwithstanding anything contained in this Agreement to the contrary, the Applicant shall not be in breach of, and shall not be subject to any liability for failure to Maintain Viable Presence to the extent such failure is caused by Force Majeure, provided the Applicant makes commercially reasonable efforts to remedy the cause of such Force Majeure.

Section 8.2. REPORTS. In order to receive and maintain the limitation authorized by Section 2.4 in addition to the other obligations required by this Agreement, the Applicant shall submit all reports required from time to time by the Comptroller, listed in 34 TEXAS ADMIN. CODE Section 9.1052 and as currently located on the Comptroller's website, including all data elements required by such form to the satisfaction of the Comptroller on the dates indicated on the form or the Comptroller's website and starting on the first such due date after the Application Approval Date.

Section 8.3. COMPTROLLER'S REPORT ON CHAPTER 313 AGREEMENTS. During the term of this Agreement, both Parties shall provide the Comptroller with all information reasonably necessary for the Comptroller to assess performance under this Agreement for the purpose of issuing the Comptroller's report, as required by Section 313.032 of the TEXAS TAX CODE.

Section 8.4. DATA REQUESTS. Upon the written request of the District, the State Auditor's Office, the Appraisal District, or the Comptroller during the term of this Agreement, the Applicant, the District or any other entity on behalf of the District shall provide the requesting party with all information reasonably necessary for the requesting party to determine whether the Applicant is in compliance with its rights, obligations or responsibilities, including, but not limited to, any employment obligations which may arise under this Agreement.

Section 8.5. SITE VISITS AND RECORD REVIEW. The Applicant shall allow authorized employees of the District, the Comptroller, the Appraisal District, and the State Auditor's Office to have reasonable access to the Applicant's Qualified Property and business records from the Application Review Start Date through the Final Termination Date, in order to inspect the project to determine compliance with the terms hereof or as necessary to properly appraise the Taxable Value of the Applicant's Qualified Property.

A. All inspections will be made at a mutually agreeable time after the giving of not less than forty-eight (48) hours prior written notice and will be conducted in such a manner so as not to unreasonably interfere with either the construction or operation of the Applicant's Qualified Property.

B. All inspections may be accompanied by one or more representatives of the Applicant and shall be conducted in accordance with the Applicant's safety, security, and operational standards. Notwithstanding the foregoing, nothing contained in this Agreement shall require the Applicant to provide the District, the Comptroller, or the Appraisal District with any technical or business

information that is proprietary, a trade secret, or is subject to a confidentiality agreement with any third party.

Section 8.6. RIGHT TO AUDIT; SUPPORTING DOCUMENTS; AUTHORITY OF STATE AUDITOR. By executing this Agreement, implementing the authority of, and accepting the benefits provided by Chapter 313 of the TEXAS TAX CODE, the Parties agree that this Agreement and their performance pursuant to its terms are subject to review and audit by the State Auditor as if they are parties to a State contract and subject to the provisions of Section 2262.154 of the TEXAS GOVERNMENT CODE and Section 313.010(a) of the TEXAS TAX CODE. The Parties further agree to comply with the following requirements:

A. The District and the Applicant shall maintain and retain supporting documents adequate to ensure that claims for the Tax Limitation Amount are in accordance with applicable Comptroller and State of Texas requirements. The Applicant and the District shall maintain all such documents and other records relating to this Agreement and the State's property for a period of four (4) years after the latest occurring date of:

- i. date of submission of the final payment;
- ii. Final Termination Date; or
- iii. date of resolution of all disputes or payment.

B. During the time period defined under Section 8.6.A, the District and the Applicant shall make available at reasonable times and upon reasonable notice, and for reasonable periods, all information related to this Agreement; the Applicant's Application; and the Applicant's Qualified Property, Qualified Investment, New Qualifying Jobs, and wages paid for New Non-Qualifying Jobs such as work papers, reports, books, data, files, software, records, calculations, spreadsheets and other supporting documents pertaining to this Agreement, for purposes of inspecting, monitoring, auditing, or evaluating by the Comptroller, State Auditor's Office, State of Texas or their authorized representatives. The Applicant and the District shall cooperate with auditors and other authorized Comptroller and State of Texas representatives and shall provide them with prompt access to all of such property as requested by the Comptroller or the State of Texas. By example and not as an exclusion to other breaches or failures, the Applicant's or the District's failure to comply with this Section shall constitute a Material Breach of this Agreement.

C. In addition to and without limitation on the other audit provisions of this Agreement, the acceptance of tax benefits or funds by the Applicant or the District or any other entity or person directly under this Agreement acts as acceptance of the authority of the State Auditor, under the direction of the legislative audit committee, to conduct an audit or investigation in connection with those funds. Under the direction of the legislative audit committee, the Applicant or the District or other entity that is the subject of an audit or investigation by the State Auditor must provide the State Auditor with access to any information the State Auditor considers relevant to the investigation or audit. The Parties agree that this Agreement shall for its duration be subject to all rules and procedures of the State Auditor acting under the direction of the legislative audit committee.

D. The Applicant shall include the requirements of this Section 8.6 in its subcontract with any entity whose employees or subcontractors are subject to wage requirements under the Act, the Comptroller's Rules, or this Agreement, or any entity whose employees or subcontractors are included in the Applicant's compliance with job creation or wage standard requirement of the Act, the Comptroller's Rules, or this Agreement.

Section 8.7. FALSE STATEMENTS; BREACH OF REPRESENTATIONS. The Parties acknowledge that this Agreement has been negotiated, and is being executed, in reliance upon the information contained in the Application, and any supplements or amendments thereto, without which the Comptroller would not have approved this Agreement and the District would not have executed this Agreement. By signature to this Agreement, the Applicant:

A. represents and warrants that all information, facts, and representations contained in the Application are true and correct to the best of its knowledge;

B. agrees and acknowledges that the Application and all related attachments and schedules are included by reference in this Agreement as if fully set forth herein; and

C. acknowledges that if the Applicant submitted its Application with a false statement, signs this Agreement with a false statement, or submits a report with a false statement, or it is subsequently determined that the Applicant has violated any of the representations, warranties, guarantees, certifications, or affirmations included in the Application or this Agreement, the Applicant shall have materially breached this Agreement and the Agreement shall be invalid and void except for the enforcement of the provisions required by Section 9.2 of this Agreement.

ARTICLE IX

MATERIAL BREACH OR EARLY TERMINATION

Section 9.1. EVENTS CONSTITUTING MATERIAL BREACH OF AGREEMENT. The Applicant shall be in Material Breach of this Agreement if it commits one or more of the following acts or omissions (each a "Material Breach"):

A. The Application, any Application Supplement, or any Application Amendment on which this Agreement is approved is determined to be inaccurate as to any material representation, information, or fact or is not complete as to any material fact or representation or such application;

B. The Applicant failed to complete Qualified Investment as required by Section 2.5.A. of this Agreement during the Qualifying Time Period;

C. The Applicant failed to create and maintain the number of New Qualifying Jobs required by the Act;

D. The Applicant failed to create and maintain the number of New Qualifying Jobs specified in Schedule C of the Application;

E. The Applicant failed to pay at least the average weekly wage of all jobs in the county in which the jobs are located for all New Non-Qualifying Jobs created by the Applicant;

F. The Applicant failed to provide payments to the District sufficient to protect future District revenues through payment of revenue offsets and other mechanisms as more fully described in Article IV of this Agreement;

G. The Applicant failed to provide the payments to the District that protect the District from the payment of extraordinary education-related expenses related to the project to the extent and in the amounts that the Applicant agreed to provide such payments in Article V of this Agreement;

H. The Applicant failed to provide the Supplemental Payments to the extent and in the amounts that the Applicant agreed to provide such Supplemental Payments in Article VI of this Agreement;

I. The Applicant failed to create and Maintain Viable Presence on or with the Qualified Property as more fully specified in Article VIII of this Agreement;

J. The Applicant failed to submit the reports required to be submitted by Section 8.2 to the satisfaction of the Comptroller;

K. The Applicant failed to provide the District or the Comptroller with all information reasonably necessary for the District or the Comptroller to determine whether the Applicant is in compliance with its obligations, including, but not limited to, any employment obligations which may arise under this Agreement;

L. The Applicant failed to allow authorized employees of the District, the Comptroller, the Appraisal District, or the State Auditor's Office to have access to the Applicant's Qualified Property or business records in order to inspect the project to determine compliance with the terms hereof or as necessary to properly appraise the Taxable Value of the Applicant's Qualified Property under Sections 8.5 and 8.6;

M. The Applicant failed to comply with a request by the State Auditor's office to review and audit the Applicant's compliance with this Agreement;

N. The Applicant has made any payments to the District or to any other person or persons in any form for the payment or transfer of money or any other thing of value in recognition of, anticipation of, or consideration for this Agreement for limitation on Appraised Value made pursuant to Chapter 313 of the TEXAS TAX CODE, in excess of the amounts set forth in Articles IV, V and VI of this Agreement;

O. The Applicant failed to comply with the conditions included in the certificate for limitation issued by the Comptroller.

Section 9.2. DETERMINATION OF BREACH AND TERMINATION OF AGREEMENT.

A. Prior to making a determination that the Applicant has failed to comply in any material respect with the terms of this Agreement or to meet any material obligation under this Agreement, the District shall provide the Applicant with a written notice of the facts which it believes have caused the breach of this Agreement, and if cure is possible, the cure proposed by the District. After receipt of the notice, the Applicant shall be given ninety (90) days to present any facts or arguments to the Board of Trustees showing that it is not in breach of its obligations under this Agreement, or that it has cured or undertaken to cure any such breach.

B. If the Board of Trustees is not satisfied with such response or that such breach has been cured, then the Board of Trustees shall, after reasonable notice to the Applicant, conduct a hearing called and held for the purpose of determining whether such breach has occurred and, if so, whether such breach has been cured. At any such hearing, the Applicant shall have the opportunity, together with their counsel, to be heard before the Board of Trustees. At the hearing, the Board of Trustees shall make findings as to:

- i. whether or not a breach of this Agreement has occurred;
- ii. whether or not such breach is a Material Breach;
- iii. the date such breach occurred, if any; and
- iv. whether or not any such breach has been cured.

C. In the event that the Board of Trustees determines that such a breach has occurred and has not been cured, it shall at that time determine:

- i. the amount of recapture taxes under Section 9.4.C (net of all credits under Section 9.4.C);
- ii. the amount of any penalty or interest under Section 9.4.E that are owed to the District; and
- iii. in the event of a finding of a Material Breach, whether to terminate this Agreement.

D. After making its determination regarding any alleged breach, the Board of Trustees shall cause the Applicant to be notified in writing of its determination (a “Determination of Breach and Notice of Contract Termination”) and provide a copy to the Comptroller.

Section 9.3. DISPUTE RESOLUTION.

A. After receipt of notice of the Board of Trustee’s Determination of Breach and Notice of Contract Termination under Section 9.2, the Applicant shall have thirty (30) days in which either to tender payment or evidence of its efforts to cure, or to initiate mediation of the dispute by written notice to the District, in which case the District and the Applicant shall be required to make a good

faith effort to resolve, without resort to litigation and within thirty (30) days after the Applicant initiates mediation, such dispute through mediation with a mutually agreeable mediator and at a mutually convenient time and place for the mediation. If the Parties are unable to agree on a mediator, a mediator shall be selected by the senior state district court judge then presiding in Hidalgo County. The Parties agree to sign a document that provides the mediator and the mediation will be governed by the provisions of Chapter 154 of the TEXAS CIVIL PRACTICE AND REMEDIES CODE and such other rules as the mediator shall prescribe. With respect to such mediation, (i) the District shall bear one-half of such mediator's fees and expenses and the Applicant shall bear one-half of such mediator's fees and expenses and (ii) otherwise each Party shall bear all of its costs and expenses (including attorneys' fees) incurred in connection with such mediation.

B. In the event that any mediation is not successful in resolving the dispute or that payment is not received within the time period described for mediation in Section 9.3.A, either the District or the Applicant may seek a judicial declaration of their respective rights and duties under this Agreement or otherwise, in a judicial proceeding in a state district court in Hidalgo County, assert any rights or defenses, or seek any remedy in law or in equity, against the other Party with respect to any claim relating to any breach, default, or nonperformance of any contract, agreement or undertaking made by a Party pursuant to this Agreement.

C. If payments become due under this Agreement and are not received before the expiration of the 30 days provided for such payment in Section 9.3.A, and if the Applicant has not contested such payment calculations under the procedures set forth herein, including judicial proceedings, the District shall have the remedies for the collection of the amounts determined under Section 9.4 as are set forth in Chapter 33, Subchapters B and C, of the TEXAS TAX CODE for the collection of delinquent taxes. In the event that the District successfully prosecutes legal proceedings under this section, the Applicant shall also be responsible for the payment of attorney's fees to the attorneys representing the District pursuant to Section 6.30 of the TEXAS TAX CODE and a tax lien shall attach to the Applicant's Qualified Property and the Applicant's Qualified Investment pursuant to Section 33.07 of the TEXAS TAX CODE to secure payment of such fees.

Section 9.4. CONSEQUENCES OF EARLY TERMINATION OR OTHER BREACH BY APPLICANT.

A. In the event that the Applicant terminates this Agreement without the consent of the District, except as provided in Section 7.2 of this Agreement, the Applicant shall pay to the District liquidated damages for such failure within thirty (30) days after receipt of the notice of breach.

B. In the event that the District determines that the Applicant has failed to comply in any material respect with the terms of this Agreement or to meet any material obligation under this Agreement, the Applicant shall pay to the District liquidated damages, as calculated by Section 9.4.C, prior to, and the District may terminate the Agreement effective on the later of: (i) the expiration of the thirty (30) days provided for in Section 9.3.A, and (ii) thirty (30) days after any mediation and judicial proceedings initiated pursuant to Sections 9.3.A and 9.3.B are resolved in favor of the District.

C. The sum of liquidated damages due and payable shall be the sum total of the District ad valorem taxes for all of the Tax Years for which a tax limitation was granted pursuant to this Agreement prior to the year in which the default occurs that otherwise would have been due and payable by the Applicant to the District without the benefit of this Agreement, including penalty and interest, as calculated in accordance with Section 9.4.E. For purposes of this liquidated damages calculation, the Applicant shall be entitled to a credit for all payments made to the District pursuant to Articles IV, V, and VI. Upon payment of such liquidated damages, the Applicant's obligations under this Agreement shall be deemed fully satisfied, and such payment shall constitute the District's sole remedy.

D. In the event that the District determines that the Applicant has committed a Material Breach identified in Section 9.1, after the notice and mediation periods provided by Sections 9.2 and 9.3, then the District may, in addition to the payment of liquidated damages required pursuant to Section 9.4.C, terminate this Agreement.

E. In determining the amount of penalty or interest, or both, due in the event of a breach of this Agreement, the District shall first determine the base amount of recaptured taxes less all credits under Section 9.4.C owed for each Tax Year during the Tax Limitation Period. The District shall calculate penalty or interest for each Tax Year during the Tax Limitation Period in accordance with the methodology set forth in Chapter 33 of the TEXAS TAX CODE, as if the base amount calculated for such Tax Year less all credits under Section 9.4.C had become due and payable on February 1 of the calendar year following such Tax Year. Penalties on said amounts shall be calculated in accordance with the methodology set forth in Section 33.01(a) of the TEXAS TAX CODE, or its successor statute. Interest on said amounts shall be calculated in accordance with the methodology set forth in Section 33.01(c) of the TEXAS TAX CODE, or its successor statute.

Section 9.5. LIMITATION OF OTHER DAMAGES. Notwithstanding anything contained in this Agreement to the contrary, in the event of default or breach of this Agreement by the Applicant, the District's damages for such a default shall under no circumstances exceed the amounts calculated under Section 9.4. In addition, the District's sole right of equitable relief under this Agreement shall be its right to terminate this Agreement. The Parties further agree that the limitation of damages and remedies set forth in this Section 9.5 shall be the sole and exclusive remedies available to the District, whether at law or under principles of equity.

Section 9.6. STATUTORY PENALTY FOR INADEQUATE QUALIFIED INVESTMENT. Pursuant to Section 313.0275 of the TEXAS TAX CODE, in the event that the Applicant fails to make \$20,000,000 of Qualified Investment, in whole or in part, during the Qualifying Time Period, the Applicant is liable to the State for a penalty. The amount of the penalty is the amount determined by: (i) multiplying the maintenance and operations tax rate of the school district for that tax year that the penalty is due by (ii) the amount obtained after subtracting (a) the Tax Limitation Amount identified in Section 2.4.B from (b) the Market Value of the property identified on the Appraisal District's records for the Tax Year the penalty is due. This penalty shall be paid on or before February 1 of the year following the expiration of the Qualifying Time Period and is subject to the delinquent penalty provisions of Section 33.01 of the TEXAS TAX CODE. The Comptroller may grant a waiver of this penalty in the event of Force Majeure which prevents compliance with this provision.

Section 9.7. REMEDY FOR FAILURE TO CREATE AND MAINTAIN REQUIRED NEW QUALIFYING JOBS. Pursuant to Section 313.0276 of the TEXAS TAX CODE, for any full Tax Year that commences after the project has become operational, in the event that it has been determined that the Applicant has failed to meet the job creation or retention requirements defined in Sections 9.1.C, the Applicant shall not be deemed to be in Material Breach of this Agreement until such time as the Comptroller has made a determination to rescind this Agreement under Section 313.0276 of TEXAS TAX CODE, and that determination is final.

Section 9.8. REMEDY FOR FAILURE TO CREATE AND MAINTAIN COMMITTED NEW QUALIFYING JOBS

A. In the event that the Applicant fails to create and maintain the number of New Qualifying Jobs specified in Schedule C of the Application, an event constituting a Material Breach as defined in Section 9.1.D, the Applicant and the District may elect to remedy the Material Breach through a penalty payment.

B. Following the notice and mediation periods provided by Sections 9.2 and 9.3, the District may request the Applicant to make a payment to the State in an amount equal to: (i) multiplying the maintenance and operations tax rate of the school district for that Tax Year that the Material Breach occurs by (ii) the amount obtained after subtracting (a) the Tax Limitation Amount identified in Section 2.4.B from (b) the market value of the property identified on the Appraisal District's records for each tax year the Material Breach occurs.

C. In the event that there is no tax limitation in place for the tax year that the Material Breach occurs, the payment to the State shall be in an amount equal to: (i) multiplying the maintenance and operations tax rate of the School District for each tax year that the Material Breach occurs by (ii) the amount obtained after subtracting (a) the tax limitation amount identified in Section 2.4.B from (b) the Market Value of the property identified on the Appraisal District's records for the last Tax Year for which the Applicant received a tax limitation.

D. The penalty shall be paid no later than 30 days after the notice of breach and is subject to the delinquent penalty provisions of Section 33.01 of the TEXAS TAX CODE.

ARTICLE X.
MISCELLANEOUS PROVISIONS

Section 10.1. INFORMATION AND NOTICES.

A. Unless otherwise expressly provided in this Agreement, all notices required or permitted hereunder shall be in writing and deemed sufficiently given for all purposes hereof if (i) delivered in person, by courier (*e.g.*, by Federal Express) or by registered or certified United States Mail to the Party to be notified, with receipt obtained, or (ii) sent by facsimile or email transmission, with notice of receipt obtained, in each case to the appropriate address or number as set forth below. Each notice shall be deemed effective on receipt by the addressee as aforesaid; provided that, notice received by facsimile or email transmission after 5:00 p.m. at the location of the addressee of such

notice shall be deemed received on the first business day following the date of such electronic receipt.

B. Notices to the District shall be addressed to the District's Authorized Representative as follows:

Dr. Gisela Saenz
Superintendent
La Joya Independent School District
201 E. Expwy. 83
La Joya, TX 78560
Phone: (956) 323-2000
Email: g.saenz2@lajoyaisd.net

C. Notices to the Applicant shall be addressed to its Authorized Representative as follows:

Milton Howard
Vice President of Renewable Development
Terra-Gen, LLC
11455 El Camino Real, Suite 160
San Diego, CA 92130
Phone: (856) 764-3754
Email: mhoward@terra-gen.com

or at such other address or to such other facsimile transmission number and to the attention of such other person as a Party may designate by written notice to the other.

D. A copy of any notice delivered to the Applicant shall also be delivered to any lender for which the Applicant has provided the District notice of collateral assignment information pursuant to Section 10.3.C, below.

Section 10.2. AMENDMENTS TO APPLICATION AND AGREEMENT; WAIVERS.

A. This Agreement may not be modified or amended except by an instrument or instruments in writing signed by all of the Parties and after completing the requirements of Section 10.2.B. Waiver of any term, condition, or provision of this Agreement by any Party shall only be effective if in writing and shall not be construed as a waiver of any subsequent breach of, or failure to comply with, the same term, condition, or provision, or a waiver of any other term, condition, or provision of this Agreement.

B. By official action of the District's Board of Trustees, the Application and this Agreement may only be amended according to the following:

i. The Applicant shall submit to the District and the Comptroller:

a. a written request to amend the Application and this Agreement, which shall specify the changes the Applicant requests;

b. any changes to the information that was provided in the Application that was approved by the District and considered by the Comptroller;

c. and any additional information requested by the District or the Comptroller necessary to evaluate the amendment or modification;

ii. The Comptroller shall review the request and any additional information for compliance with the Act and the Comptroller's Rules and provide a revised Comptroller certificate for a limitation within 90 days of receiving the revised Application and, if the request to amend the Application has not been approved by the Comptroller by the end of the 90-day period, the request is denied; and

iii. If the Comptroller has not denied the request, the District's Board of Trustees shall approve or disapprove the request before the expiration of 150 days after the request is filed.

C. Any amendment of the Application and this Agreement adding additional or replacement Qualified Property pursuant to this Section 10.2 of this Agreement shall:

i. require that all property added by amendment be eligible property as defined by Section 313.024 of the TEXAS TAX CODE; and

ii. clearly identify the property, investment, and employment information added by amendment from the property, investment, and employment information in the original Agreement.

D. The Application and this Agreement may not be amended to extend the value limitation time period beyond its ten-year statutory term.

E. The Comptroller determination made under Section 313.026(c)(2) of the TEXAS TAX CODE in the original certificate for a limitation satisfies the requirement of the Comptroller to make the same determination for any amendment of the Application and this Agreement, provided that the facts upon which the original determination was made have not changed.

Section 10.3. ASSIGNMENT.

A. Any assignment of any rights, benefits, obligations, or interests of the Parties in this Agreement, other than a collateral assignment purely for the benefit of creditors of the project, is considered an amendment to the Agreement and such Party may only assign such rights, benefits, obligations, or interests of this Agreement after complying with the provisions of Section 10.2 regarding amendments to the Agreement. Other than a collateral assignment to a creditor, this

Agreement may only be assigned to an entity that is eligible to apply for and execute an agreement for limitation on appraised value pursuant to the provisions of Chapter 313 of the TEXAS TAX CODE and the Comptroller's Rules.

B. In the event of a merger or consolidation of the District with another school district or other governmental authority, this Agreement shall be binding on the successor school district or other governmental authority.

C. In the event of an assignment to a creditor, the Applicant must notify the District and the Comptroller in writing no later than 30 days after the assignment. This Agreement shall be binding on the assignee.

Section 10.4. MERGER. This Agreement contains all of the terms and conditions of the understanding of the Parties relating to the subject matter hereof. All prior negotiations, discussions, correspondence, and preliminary understandings between the Parties and others relating hereto are superseded by this Agreement.

Section 10.5. GOVERNING LAW. This Agreement and the transactions contemplated hereby shall be governed by and interpreted in accordance with the laws of the State of Texas without giving effect to principles thereof relating to conflicts of law or rules that would direct the application of the laws of another jurisdiction. Venue in any legal proceeding shall be in a state district court in Hidalgo County.

Section 10.6. AUTHORITY TO EXECUTE AGREEMENT. Each of the Parties represents and warrants that its undersigned representative has been expressly authorized to execute this Agreement for and on behalf of such Party.

Section 10.7. SEVERABILITY. If any term, provision or condition of this Agreement, or any application thereof, is held invalid, illegal, or unenforceable in any respect under any Law (as hereinafter defined), this Agreement shall be reformed to the extent necessary to conform, in each case consistent with the intention of the Parties, to such Law, and to the extent such term, provision, or condition cannot be so reformed, then such term, provision, or condition (or such invalid, illegal or unenforceable application thereof) shall be deemed deleted from (or prohibited under) this Agreement, as the case may be, and the validity, legality, and enforceability of the remaining terms, provisions, and conditions contained herein (and any other application such term, provision, or condition) shall not in any way be affected or impaired thereby. Upon such determination that any term or other provision is invalid, illegal, or incapable of being enforced, the Parties hereto shall negotiate in good faith to modify this Agreement in an acceptable manner so as to effect the original intent of the Parties as closely as possible so that the transactions contemplated hereby are fulfilled to the extent possible. As used in this Section 10.7, the term "Law" shall mean any applicable statute, law (including common law), ordinance, regulation, rule, ruling, order, writ, injunction, decree, or other official act of or by any federal, state or local government, governmental department, commission, board, bureau, agency, regulatory authority, instrumentality, or judicial or administrative body having jurisdiction over the matter or matters in question.

Section 10.8. PAYMENT OF EXPENSES. Except as otherwise expressly provided in this Agreement, or as covered by the application fee, each of the Parties shall pay its own costs and expenses relating to this Agreement, including, but not limited to, its costs and expenses of the negotiations leading up to this Agreement, and of its performance and compliance with this Agreement.

Section 10.9. INTERPRETATION.

A. When a reference is made in this Agreement to a Section, Article, or Exhibit, such reference shall be to a Section or Article of, or Exhibit to, this Agreement unless otherwise indicated. The headings contained in this Agreement are for reference purposes only and shall not affect in any way the meaning or interpretation of this Agreement.

B. The words “include,” “includes,” and “including” when used in this Agreement shall be deemed in such case to be followed by the phrase, “but not limited to”. Words used in this Agreement, regardless of the number or gender specifically used, shall be deemed and construed to include any other number, singular or plural, and any other gender, masculine, feminine or neuter, as the context shall require.

C. The provisions of the Act and the Comptroller’s Rules are incorporated by reference as if fully set forth in this Agreement. In the event of a conflict, the conflict will be resolved by reference to the following order of precedence:

- i. The Act;
- ii. The Comptroller’s Rules as they exist at the time the Agreement is executed, except as allowed in the definition of Qualified Property in Section 1.1; and
- iii. This Agreement and its Attachments including the Application as incorporated by reference.

Section 10.10. EXECUTION OF COUNTERPARTS. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, and all of which, taken together, shall constitute but one and the same instrument, which may be sufficiently evidenced by one counterpart.

Section 10.11. PUBLICATION OF DOCUMENTS. The Parties acknowledge that the District is required to publish the Application and its required schedules, or any amendment thereto; all economic analyses of the proposed project submitted to the District; and the approved and executed copy of this Agreement or any amendment thereto, as follows:

A. Within seven (7) days of receipt of such document, the District shall submit a copy to the Comptroller for publication on the Comptroller’s Internet website;

B. The District shall provide on its website a link to the location of those documents posted on the Comptroller’s website;

C. This Section does not require the publication of information that is confidential under Section 313.028 of the TEXAS TAX CODE.

Section 10.12. CONTROL; OWNERSHIP; LEGAL PROCEEDINGS. The Applicant shall immediately notify the District in writing of any actual or anticipated change in the control or ownership of the Applicant and of any legal or administrative investigations or proceedings initiated against the Applicant related to the project regardless of the jurisdiction from which such proceedings originate.

Section 10.13. DUTY TO DISCLOSE. If circumstances change or additional information is obtained regarding any of the representations and warranties made by the Applicant in the Application or this Agreement, or any other disclosure requirements, subsequent to the date of this Agreement, the Applicant's duty to disclose continues throughout the term of this Agreement.

Section 10.14. CONFLICTS OF INTEREST.

A. The District represents that, after diligent inquiry, each local public official or local government officer, as those terms are defined in Chapters 171 and 176 of the TEXAS LOCAL GOVERNMENT CODE, has disclosed any conflicts of interest in obtaining or performing this Agreement and related activities, appropriately recused from any decisions relating to this Agreement when a disclosure has been made, and the performance of this Agreement will not create any appearance of impropriety. The District represents that it, the District's local public officials or local government officer, as those terms are defined in Chapters 171 and 176 of the TEXAS LOCAL GOVERNMENT CODE, have not given, nor intend to give, at any time hereafter, any future employment, gift, loan, gratuity, special discount, trip, favor, or service to a public servant, employee, or representative of the other Party or the State of Texas in connection with this Agreement.

B. The Applicant represents that, after diligent inquiry, each of its agents, as defined in Chapter 176 of the TEXAS LOCAL GOVERNMENT CODE, involved in the representation of the Applicant with the District has complied with the provisions of Chapter 176 of the TEXAS LOCAL GOVERNMENT CODE. The Applicant represents that it and its agents, as defined in Chapter 176 of the TEXAS LOCAL GOVERNMENT CODE, have not given, nor intend to give, at any time hereafter, any future employment, gift, loan, gratuity, special discount, trip, favor, or service to a public servant, employee, or representative of the other Party or the State of Texas in connection with this Agreement.

C. The District and the Applicant each separately agree to notify the other Party and the Comptroller immediately upon learning of any conflicts of interest.

Section 10.15. PROVISIONS SURVIVING EXPIRATION OR TERMINATION. Notwithstanding the expiration or termination (by agreement, breach, or operation of time) of this Agreement, the provisions of this Agreement regarding payments (including liquidated damages and tax payments), reports, records, and dispute resolution of the Agreement shall survive the termination or expiration dates of this Agreement until the following occurs:

A. all payments, including liquidated damage and tax payments, have been made;

B. all reports have been submitted;

C. all records have been maintained in accordance with Section 8.6.A; and

D. all disputes in controversy have been resolved.

Section 10.16. FACSIMILE OR ELECTRONIC DELIVERY.

A. This Agreement may be duly executed and delivered in person, by mail, or by facsimile or other electronic format (including portable document format (pdf) transmitted by e-mail). The executing Party must promptly deliver a complete, executed original or counterpart of this Agreement to the other executing Parties. This Agreement shall be binding on and enforceable against the executing Party whether or not it delivers such original or counterpart.

B. Delivery is deemed complete as follows:

- i. When delivered if delivered personally or sent by express courier service;
- ii. Three (3) business days after the date of mailing if sent by registered or certified U.S. mail, postage prepaid, with return receipt requested;
- iii. When transmitted if sent by facsimile, provided a confirmation of transmission is produced by the sending machine; or
- iv. When the recipient, by an e-mail sent to the e-mail address for the executing Parties acknowledges having received that e-mail (an automatic “read receipt” does not constitute acknowledgment of an e-mail for delivery purposes).

IN WITNESS WHEREOF, this Agreement has been executed by the Parties in multiple originals on this 26th day of February, 2020.

LA JOYA WINDPOWER, LLC

By: Esperanza Dehaan

LA JOYA INDEPENDENT SCHOOL DISTRICT

By: [Signature]
PRESIDENT, BOARD OF TRUSTEES

By: [Signature]

ATTEST: [Signature]
By: [Signature]
SECRETARY, BOARD OF TRUSTEES

IN THE EVENT OF CONFLICT

By: _____
VICE PRESIDENT, BOARD OF TRUSTEES

EXHIBIT 1

DESCRIPTION AND LOCATION OF ENTERPRISE OR REINVESTMENT ZONE

At the time of the Application Approval Date, Hidalgo County has been designated as an Enterprise Zone. A map of this Enterprise Zone is attached as the last page of this **EXHIBIT 1** following the legal description of the zone. All of the Applicant's Qualified Property and Applicant's Qualified Investment that is subject to this Agreement will be located within the boundaries of the Enterprise Zone and the boundaries of the District.

Attachment 16a

a. Evidence that the area qualifies as an enterprise zone as defined by the Governor's Office

Hidalgo County is a designated enterprise zone county as defined under the Texas Governor's "[Governor's Economic Development Finance department online](#)" link provided by Texas Comptroller website under "[The Texas Enterprise Zone Program](#)." The Governor's website "Texas Enterprise Zone Program" - "[Economic Zone Program Rules, 10 TAC 176](#)" according to section (b), subsection (11); which defines a distressed county as: "a county that has a poverty rate above 15.4 percent based on the most recent decennial census; in which at least 25.4 percent of the adult population does not hold a high school diploma or high school equivalency certificate based on the most recent decennial census; and that has an unemployment rate that has remained above 4.9 percent during the preceding five years, based on Texas Workforce Commission data."

Source: <https://businessintexas.com/services/tax-incentives?view=texas%20enterprise%20zone%20program>

Hidalgo County meets the guidelines as "Distressed County" under Texas Government Code Chapter 2303.003 (1-c). Where a "Distressed County" means a County:

(A) The Poverty rate in Hidalgo County is currently 29.5%

All Topics	Hidalgo County, Texas	UNITED STATES
Median household income (in 2017 dollars), 2013-2017	\$37,097	\$57,652
Income & Poverty		
Median household income (in 2017 dollars), 2013-2017	\$37,097	\$57,652
Per capita income in past 12 months (in 2017 dollars), 2013-2017	\$15,883	\$31,177
Persons in poverty, percent	29.5%	12.3%

Source: <https://www.census.gov/quickfacts/fact/table/hidalgocountytexas,US/INC110217>

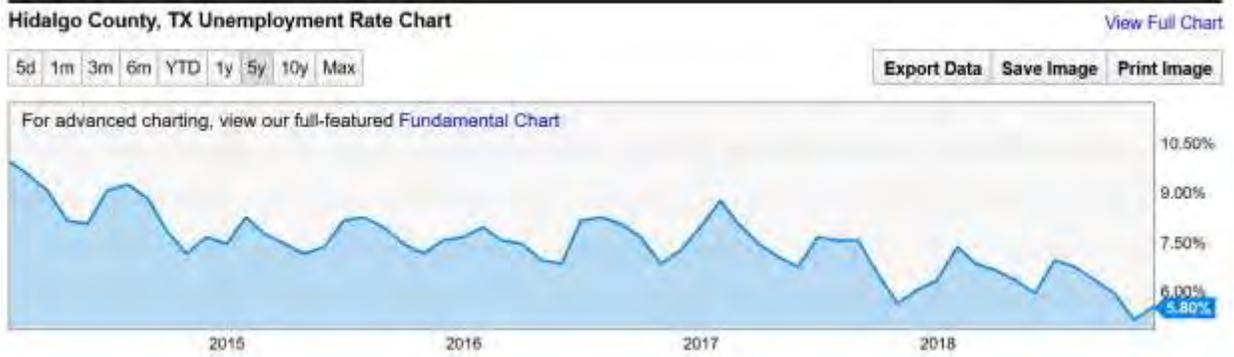
(B) The adult population that does not hold a high school diploma or high school equivalency certificate in Hidalgo County; persons of age 25 years+ were: 36.3%* during 2013-2017.

*(100% of Hidalgo County population – 63.7% of Hidalgo County population that is a high school graduate or higher)

All Topics	Hidalgo County, Texas	UNITED STATES
Median household income (in 2017 dollars), 2013-2017	\$37,097	\$57,652
Education		
High school graduate or higher, percent of persons age 25 years+, 2013-2017	63.7%	87.3%
Bachelor's degree or higher, percent of persons age 25 years+, 2013-2017	17.8%	30.9%

Source: <https://www.census.gov/quickfacts/fact/table/hidalgocountytexas,US/INC110217>

(C) The unemployment rate in Hidalgo County during the preceding 5 years has been from 2014 at 10.2% to 2019 at 5.80%.



Source: https://ycharts.com/indicators/hidalgo_county_tx_unemployment_rate

Legal Descriptions for La Joya Windpower, LLC are as follows:

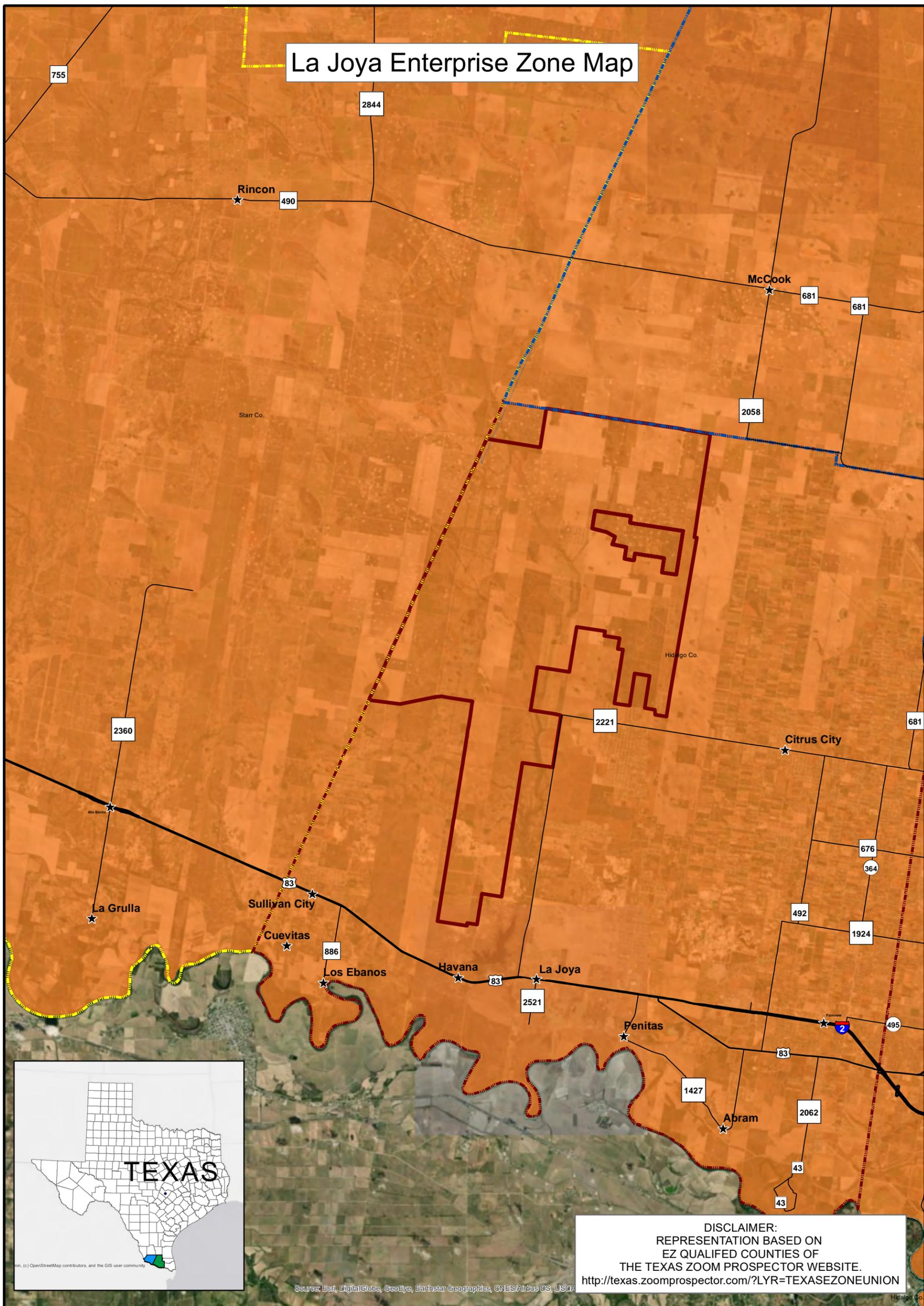
PORCION 42 & 43 IN HIDALGO CO OUT OF
W4123.57'-N3683.67' 345.78 AC NET
PORCION 45 W 61.445 LOT 1 61.45AC GR
56.35AC NET
PORCION 45 W 61.445 LOT 2 61.45AC GR
56.35AC NET
PORCION 45 W 61.445 LOT 3 61.45AC GR
56.35AC NET
PORCION 45 W 61.445 AC LOT 4 61.45AC GR
56.35AC NET
PORCION 45 W 61.445 LOT 5 61.45AC GR
56.35AC NET
PORCION 45 W 61.445 AC LOT 6 61.45AC GR
56.35AC NET
PORCION 45 W 61.445 LOT 7 61.45AC GR
56.35AC NET
PORCION 45 W 61.445 LOT 8 61.45AC GR
56.35AC NET
PORCION 45 W 61.445 AC LOT 9 61.45AC GR
56.35AC NET
PORCION 45 W 61.445 AC LOT 10 61.45AC GR
56.35AC NET
PORCION 45 W 61.445 LOT 11 61.45AC GR
56.35AC NET
PORCION 45 W 61.445 LOT 12 61.45AC GR
56.35AC NET
PORCION 45 W 61.445 AC LOT 13 61.45AC GR
56.35AC NET
PORCION 45 W 61.445 AC LOT 14 61.45AC GR
56.35AC NET
PORCION 45 W 61.445 AC LOT 15 61.45AC GR
56.35AC NET
PORCION 45 W 61.445 AC LOT 16 61.45AC GR
56.35AC NET
PORCION 45 W 61.445 AC LOT 17 61.45AC GR
56.35AC NET
PORCION 45 W 61.445 AC LOT 18 61.45AC GR
56.35AC NET
PORCION 45 N1012.99'-W1849.50' LOT 19
37.67 AC NET
LOS GUAGES & MAGUELLES E1486.75'-
W2973.5' SEC 38 160AC
STRATTON TRACT LT 20 POR 74 75 40.0 AC
STRATTON TRACT LT 21 POR 74 75 40.0 AC
STRATTON TRACT W 60.00 AC LT 22 POR 74 75
STRATTON TRACT LT 30 POR 74 120.0 AC

PORCION 47 W3800.3'-N6718.2'-S OF MILE 7-
600AC-3002.5AC TR EXC 4.21ACS IN AN IRR TR
600 AC GR 595.79 AC NET
JUAN L GARZA S1050.2'-R/S LT 17 LT 8 POR 46
EXC E29' 28.60AC NET
PORCION 47 W3890.3'-S6718.2'-N12381.2' EXC
1AC H/S 599AC NET
PORCION 46 AN IRR TR N10931.03' N OF EXPWY
83 530.04AC NET
JUAN L GARZA R/S LT 17 LT 7 POR 46 R/S OF LT
17 69.96 AC
LOS GUAGES & MAGUELLES W1486.75' EXC
S932.83'-W1401.62' SEC 38 129.98AC NET
SCHUNIOR S1363.72' SH 11 & W1010.8'-
S1123.72' SH 13 171.93AC GR 170.68AC NET
A/K/A TR 1
SCHUNIOR N1365.72'-SH 11,S250'-SH 12 &
W1010.8'-N1114.88'-S2238.6' SH 13 171.93AC
GR 170.68AC NET A/K/A TR 2
SCHUNIOR N1277.17' SH 12 & W3004.94'-
S533.72' IRR TR SH 13 171.93AC GR 170.78AC
NET A/K/A TR 3
PORCION 42 & 43 AN IRR TR S11, 642.60'-N34,
150.24' - W4123.57 1044.28 AC GR 1040.20 AC
NET
PORCION 76 BNG AN IRR IR E1915.11'-
W3360.8'-S22915'-N32570' 947AC
STRATTON TRACT S134.12AC-LOT 3 POR 75
PORCION 42 & 43 SE 139.44AC IN HIDALGO CO
OUT OF N11,369.02'-W3,963.50' 139.44AC
AB 414 POR 43 A VILLARREAL 7620-00010-01
AB 415 POR 42 D ZAMORA 7630-00010-01
LOS GUAGES & MAGUELLES AN IRR TR E2644'-
N2878.44'- SEC 37 203AC GR 201.79AC NET
STRATTON TRACT LT 10 POR 74 75 20.00 AC
STRATTON TRACT LT 13 POR 74 75
STRATTON TRACT LT 14 POR 74 75 20.0 AC
STRATTON TRACT LT 15 POR 74 75 20.0 AC
STRATTON TRACT LT 16 POR 74 75 EXC S457.10'
26.67 AC NET
STRATTON TRACT EXC S457.10' LT 18 POR 74
26.67 AC NET
STRATTON TRACT LOT 7 POR 75 40.0AC
STRATTON TRACT LOT 12 POR 75 40.00AC
STRATTON TRACT LT 17 POR 75 EXC S457.10'
26.67 AC NET

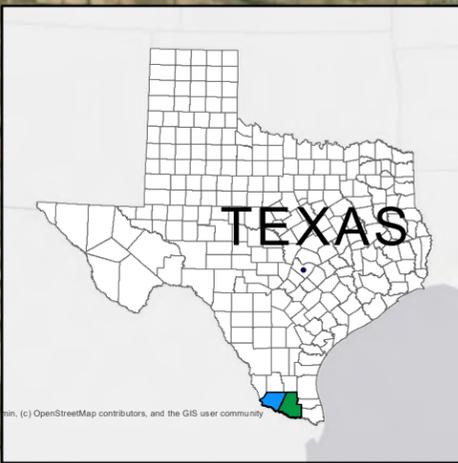
STRATTON TRACT LOT 8 & 11 POR 75 40.00AC
LOS GUAGES & MAGUELLES E1/2 SEC 38 320AC
PORCION 45 S 10 AC OF W 61.445 AC OF LT 22
PORCION 45 W 61.445 LT 23
PORCION 45 E 61.445 AC LT 23
PORCION 45 W 61.445 AC LT 24
PORCION 45 E 61.445 AC LT 24
PORCION 45 W 61.445 AC LT 25
PORCION 45 E 61.445 AC LT 25
PORCION 45 W 61.445 AC LT 26
PORCION 45 E 61.445 AC LT 26
PORCION 45 W 61.445 AC LT 27
PORCION 45 E 61.445 AC LT 27
PORCION 45 W 61.445 AC LOT 28
PORCION 45 E 61.445 AC LT 28
PORCION 45 W 61.445 AC LT 29
PORCION 45 E 61.445 AC LT 29
PORCION 45 W 61.445 AC LOT 30
PORCION 45 E 61.445 AC LT 30
PORCION 45 W 61.445 AC LT 31
PORCION 45 E 61.445 AC LOT 31
PORCION 45 W 61.445 AC LT 32
PORCION 45 E 61.445 AC LT 32
PORCION 45 W 61.445 AC LOT 33
PORCION 45 E 61.445 AC LT 33
PORCION 45 W 61.445 AC LT 34
PORCION 45 E 61.445 AC LOT 34
PORCION 45 W 61.445 AC LT 35
PORCION 45 E 61.445 AC LOT 35
PORCION 45 W 61.445 AC LT 36
PORCION 45 E 61.445 AC LT 36
PORCION 45 W 61.445 AC LT 37
PORCION 45 E 61.445 LT 37
PORCION 45 W 61.445 AC LT 38
PORCION 45 E 61.445 AC LT 38
PORCION 45 W 61.445 AC LOT 39
PORCION 45 E 61.445 AC LT 39
PORCION 45 W 61.445 AC LT 40
PORCION 45 E 61.445 AC LOT 40
PORCION 45 LT 41 122.89 AC NET
PORCION 42 & 43 AN IRR TR S6967.61'-
N18337.08'-W4038.83' 488.45 AC NET
PORCION 45 E 61.445 AC LT 5
PORCION 45 E 61.445 AC LT 10
PORCION 45 E 61.445 LT 1
PORCION 45 E 61.445 AC LT 6
PORCION 45 E 61.445 AC LT 8
PORCION 45 E 61.445 AC LT 9

PORCION 45 SE 30.722AC LOT 11 29.97AC NET
PORCION 45 E 61.445 AC LT 17
PORCION 45 E 61.445 AC LT 19
PORCION 45 E 61.445 LT 7
PORCION 45 E 61.445 AC LT 20
PORCION 45 E 61.445 AC LT 18
PORCION 45 E 61.445 AC LT 15
PORCION 45 E 61.445 AC LT 21
PORCION 45 E 61.445 AC LT 4
PORCION 45 E 61.445 LT 3
PORCION 45 E 61.445 LT 2
PORCION 45 E 61.445 AC LT 12
PORCION 45 E 61.445 AC LT 13
PORCION 45 E 61.445 AC LT 14
PORCION 45 E 61.445 LT 16
PORCION 46 AN IRR TR S5041'-N12 515'-
W3485.6' 595.22AC
PORCION 46 N7 473.8'-W3 568.2' & E106.2'-W3
587.7'-N1 330.7' 600AC NET
SCHUNIOR LT 1 SH 5 164.75 AC
SCHUNIOR LT 2 SH 5 164.75 AC
SCHUNIOR W1/2-164.75AC LOT 3 SH 5 82.37AC
SCHUNIOR E1/2-164.75AC LOT 3 SH 5 82.38AC
SCHUNIOR LT 4 SH 5 164.75 AC
SCHUNIOR W886.33'SH 5 117.61AC GR 117AC
NET
PORCION 47 TR 2 496.95 AC EXC 1.0 AC 495.95
AC
SCHUNIOR SH 15 1650.00 AC
SCHUNIOR 441.26AC EXC 1AC 440.26AC NET
TEX-MEX SURVEY ABST 658 1281.34AC - ABST
658 & 211.64AC N OF ABST 658 & S OF LOT 38-
39 LOS GUAJES 1492.98AC NET

La Joya Enterprise Zone Map



DISCLAIMER:
 REPRESENTATION BASED ON
 EZ QUALIFIED COUNTIES OF
 THE TEXAS ZOOM PROSPECTOR WEBSITE.
<http://texas.zoomprospector.com/?LYR=TEXASEZONEUNION>



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA



Legend

- ★ City
- Edinburg CISD
- La Joya ISD
- Rio Grande City CISD
- Other School Districts
- Project Boundary
- Windfarm Bndry
- Qualified Counties

Terra-Gen, LLC
La Joya Project
 Phase 1 - 210MW

Project Location: Hidalgo & Starr County, Texas

Disclaimer - This map should not be used for legal purposes. It is intended for general reference use only.

Prepared by: MBJ Date: 09/20/2019

EXHIBIT 2

DESCRIPTION AND LOCATION OF LAND

The Land on which the Qualified Property that is subject to this Agreement shall be located and on which the Qualified Investment that is subject to this Agreement shall be made is described by the map attached to **Exhibit 1**, which is within the boundaries of the District.

EXHIBIT 3

APPLICANT'S QUALIFIED INVESTMENT

Applicant's Qualified Investment shall be all tangible personal property first placed in service after February 26, 2020, that is owned by the Applicant, as more fully described in Tab #7 of the Application, and located within the boundaries of the La Joya Independent School District and the enterprise zone and project boundaries depicted on the map attached to **Exhibits 1 and 4**.

The Applicant is requesting an appraised value limitation on all of the property constructed or placed upon the real property within La Joya ISD, which is located in Hidalgo and Starr Counties, Texas.

The property for which the Applicant is requesting an appraised value limitation shall include, but is NOT limited to, the following: up to 86 wind turbines, with a combined make up of 79- 2.2 MW wind turbines and 7- 3.45 MW wind turbines and a combined total generating capacity of approximately 210 MW; up to 86 steel reinforced concrete foundations supporting the weight of each turbine tower; up to 86 electric power transformers; underground conductor cables used to transport electricity from each turbine tower to an electrical substation; and a new electrical substation interconnected to the ETT Lobo to Palmetto, 345kV transmission line located in Hidalgo County.

Additionally, the map provided does not represent the final location of the improvements; however, all of the improvements that make up the amount of Qualified Investment will be made within the Project Investment Area as shown on Map Exhibit on Attachment 11a.

The Applicant intends to construct a Maintenance and Operations building to house equipment i.e. junction boxes, transformer equipment, and turbine electronic controls. The Applicant will also be constructing an electrical substation facility for integration and transmission of power into the electrical grid.

EXHIBIT 4

DESCRIPTION AND LOCATION OF QUALIFIED PROPERTY

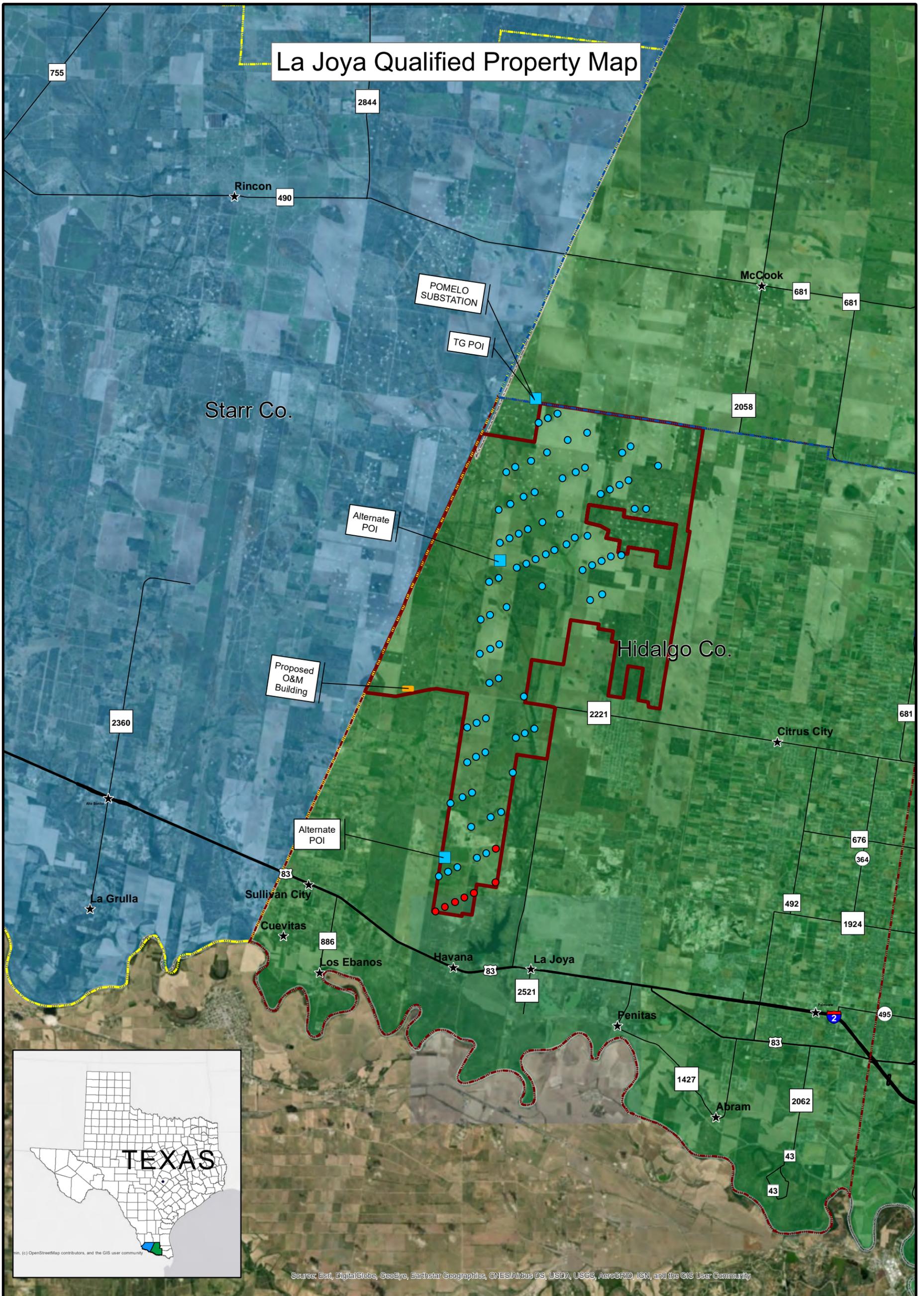
This Agreement covers all qualified property in the Hidalgo Enterprise Zone and project boundaries within La Joya ISD depicted on the map attached to this **EXHIBIT 4** necessary for the commercial operations of the wind-powered electric generating facility.

La Joya Windpower, LLC plans to construct an estimated 210 MW wind farm in Hidalgo County, located within La Joya ISD, and Edinburg CISD boundaries. Additional improvements of Qualified Property located within La Joya ISD boundary include:

- 86 Wind Turbines: 79 wind turbines with a nameplate capacity of 2.2MW and 7 wind turbines with a nameplate capacity of 3.45MW;
- 86 Wind Turbine Foundations;
- Several thousand feet of Transmission Collection System cable & Junction Boxes;
- Overhead Transmission and Interconnection infrastructure;
- Meteorological towers;
- All weather Road work sloped for drainage;
- Operations and maintenance building for storage of control systems necessary for commercial generation of electricity;
- Electric substation including power transformers, associated circuit breakers, switches, reactive power compensation equipment and control building & fencing of perimeter.

La Joya Windpower anticipates using 86 wind turbines with a nameplate capacity of 2.2 MW and 7 wind turbines with a nameplate capacity of 3.45 MW. Although final turbine selection and location of the infrastructure may change, 93% of equipment outlined above is expected to be located within La Joya ISD, and the remaining 7% is anticipated to be within the Edinburg CISD boundaries. Current plans are to install turbines in one phase.

The exact placement of turbines is subject to ongoing planning, wind resource evaluation, engineering, land leasing, and turbine selection. The final number and location of turbines and supporting structures will be determined before construction begins. However, any changes in the number and location of turbines will not have a significant impact on the total investment. La Joya intends to connect to ETT Lobo to Palmetto, 345kV transmission line internal to the Project, located within La Joya ISD, and Edinburg CISD boundaries. All of the infrastructure will remain within the project boundary and within the Hidalgo County Enterprise Zones. The map in Attachment 11b shows the proposed project area with the anticipated improvement locations.



La Joya Qualified Property Map



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

	<p>Legend</p> <ul style="list-style-type: none"> ★ City ● V112-3.45MW WTG (7) ● V120-2.2MW WTG (86) ■ O & M BUILDING ⊠ MET TOWER ■ POI ▭ Edinburg CISD ▭ La Joya ISD ▭ Rio Grande City CISD ▭ Other School Districts ▭ Project Boundary ▭ Windfarm Bndry ▭ Hidalgo Co. ▭ Starr Co. 	<p>Terra-Gen, LLC La Joya Project Phase 1 - 210MW</p>	<p>Project Location: Hidalgo & Starr County, Texas</p> <p>CONFIDENTIAL</p> <p>Disclaimer - This map should not be used for legal purposes. It is intended for general reference use only.</p> <p>Prepared by: MBJ Date: 09/20/2019</p>
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Attachment H

Consultant Verification Letter



LYNN M. MOAK, PARTNER

DANIEL T. CASEY, PARTNER

February 12, 2020

President and Members
Board of Trustees
La Joya Independent School District
200 West Expressway 83
La Joya, Texas 78560

Re: Recommendations and Findings of the Firm Concerning the Application of La Joya Windpower, LLC (#1356) for a Limitation on Appraised Value of Property for School District Maintenance and Operations Taxes

Dear President and Members of the Board of Trustees:

Please accept this letter as formal notification of the completion of due diligence research on behalf of the La Joya Independent School District, with respect to the pending Application of La Joya Windpower, LLC for a Limitation on Appraised Value of Property for School District Maintenance and Operations Taxes. Since our engagement on behalf of the District, we have been actively engaged in reviewing the pending Application and verifying its contents. Based upon our review, we have drawn the following conclusions:

1. All statements of current fact contained in the Application are true and correct.
2. The project proposed in the Application meets all applicable eligibility criteria of Chapter 313 of the Texas Tax Code.
3. The Applicant has the current means and ability to complete the proposed project.
4. All applicable school finance implications arising from the contemplated Agreement have been explored.
5. The proposed Agreement contains adequate revenue protection provisions to protect the interests of the District over the course of the Agreement.

Because of the foregoing, it is our recommendation that the Board of Trustees approve the Application of La Joya Windpower, LLC for a Limitation on Appraised Value of Property for School District Maintenance and Operations Taxes.

Sincerely,

A handwritten signature in blue ink that reads "Daniel T. Casey".

Daniel T. Casey
Partner

www.moakcasey.com

O'HANLON, DEMERATH & CASTILLO

ATTORNEYS & COUNSELORS AT LAW

808 WEST AVE

AUSTIN, TEXAS 78701

TELEPHONE: (512) 494-9949

FACSIMILE: (512) 494-9919

KEVIN O'HANLON
CERTIFIED, CIVIL APPELLATE
CERTIFIED, CIVIL TRIAL

JUSTIN DEMERATH

BENJAMIN CASTILLO

February 12, 2020

President and Members
Board of Trustees
La Joya Independent School District
200 West Expressway 83
La Joya, Texas 78560

Re: Recommendations and Findings of the Firm Concerning the Application of La Joya Windpower, LLC (#1356) for a Limitation on Appraised Value of Property for School District Maintenance and Operations Taxes

Dear President and Members of the Board of Trustees:

Please accept this letter as formal notification of the completion of due diligence research on behalf of the La Joya Independent School District, with respect to the pending Application of La Joya Windpower, LLC for a Limitation on Appraised Value of Property for School District Maintenance and Operations Taxes. Since our engagement on behalf of the District, we have been actively engaged in reviewing the pending Application and verifying its contents. We have also negotiated an Agreement between the District and La Joya Windpower, LLC. Based upon our review we have drawn the following conclusions:

1. All statements of current fact contained in the Application are true and correct.
2. The project proposed in the Application meets all applicable eligibility criteria of Chapter 313 of the Texas Tax Code.
3. The Applicant has the current means and ability to complete the proposed project.
4. All applicable school finance implications arising from the contemplated Agreement have been explored.

5. The proposed Agreement contains adequate legal provisions to protect the interests of the District.

As a result of the foregoing conclusions it is our recommendation that the Board of Trustees approve the Application of La Joya Windpower, LLC for a Limitation on Appraised Value of Property for School District Maintenance and Operations Taxes.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kevin O'Hanlon', written in a cursive style.

Kevin O'Hanlon
For the Firm

Attachment I

Agreement Review Letter



GLENN HEGAR TEXAS COMPTROLLER OF PUBLIC ACCOUNTS

P.O. Box 13528 • Austin, TX 78711-3528

January 31, 2020

Gisela Saenz
Superintendent
La Joya Independent School District
200 West Expressway 83
La Joya, TX 78560

Re: Agreement for Limitation on Appraised Value of Property for School District Maintenance and Operations taxes by and between La Joya Independent School District and La Joya Windpower, LLC, Application 1356

Dear Superintendent Saenz:

This office has been provided with the Agreement for Limitation on Appraised Value of Property for School District Maintenance and Operations taxes by and between La Joya Independent School District and La Joya Windpower, LLC (Agreement). As requested, the Agreement has been reviewed pursuant to 34 TAC 9.1055(e)(1).

Based on our review, this office concludes that the Agreement complies with the provisions of Tax Code, Chapter 313 and 34 TAC Chapter 9, Subchapter F.

Should you have any questions, please contact Desiree Caufield with our office. She can be reached by email at desiree.caufield@cpa.texas.gov or by phone at 1-800-531-5441, ext. 6-8597, or at 512-936-8597.

Sincerely,

A handwritten signature in cursive script that reads "Will Counihan".

Will Counihan
Director
Data Analysis & Transparency Division

cc: Kevin O'Hanlon, O'Hanlon, Demerath & Castillo
Milton Howard, Terra-Gen, LLC
Damon Huplosky, Terra-Gen, LLC
Robert Pena, Texas Energy Consultants

Attachment J

Conflict Of Interest Disclosure

Conflicts of Interest Disclosure Procedure

In its recent audits of Chapter 313 Agreements, The Texas State Auditor's Office has required documentation of inquiries concerning Board Member conflicts of interest at critical junctions in the Chapter 313 approval process. A local public official or a person related to a local public official in the first degree by either affinity or consanguinity has a substantial interest in a business entity or in real property, the local public official, before a vote or decision on any matter involving the business entity or the real property, is required to file an affidavit with an official Board record keeper stating the nature and extent of the interest and shall abstain from further participation in the matter if:

1. In the case of a substantial interest in a business entity, the action on the matter will have a special economic effect on the business entity that is distinguishable from the effect on the public; or
2. In the case of a substantial interest in real property, it is reasonably foreseeable that an action on the matter will have a special economic effect on the value of the property, distinguishable from its effect on the public.
3. A person has a substantial interest in a business entity if:
The person owns at least:
 - a. Ten percent of the voting stock or shares of the business entity, or
 - b. Either ten percent or \$15,000 of the fair market value of the business entity; or
 - c. Funds received by the person from the business entity exceed ten percent of the person's gross income for the previous year.
4. In the case of a substantial interest in real property, it is reasonably foreseeable that an action on the matter will have a special economic effect on the value of the property, distinguishable from its effect on the public.

The Board may contract with a business entity in which a Trustee has a substantial interest if the Trustee follows the disclosure and abstention procedure set out above.

Does any Board Member have a conflict of interest as defined above?

If so, has the required Affidavit, set forth at District Policy BBFA (Exhibit) been filed?

Please have the answers to the foregoing 2 questions and a copy of this Procedure included in the minutes of this meeting.