



October 17, 2019

Mr. John Villarreal  
Chapter 313 Manager  
Local Government Assistance and  
Economic Development Division  
Texas Comptroller of Public Accounts  
111 E. 17<sup>th</sup> Street  
Austin, Texas 78774

*VIA FEDERAL EXPRESS  
AND VIA E-MAIL DELIVERY:  
John.Villarreal@cpa.texas.gov*

Re: Knippa Independent School District (“District”) / Tax Limitation Agreement:  
OCI Sunray, LLC (“Applicant”)

Dear Mr. Villarreal:

Pursuant to Tax Code §313.025(b) and 34 TAC Rules §9.1053(a)(2) and 9.1054(c),  
attached are the following:

1. One (1) copy of the Application for Appraised Value Limitation on Qualified Property (“Application”) containing non-confidential information submitted to the Knippa Independent District by OCI Sunray, LLC for public posting.
2. One (1) copy of confidential Application Materials submitted under separate cover.
3. One (1) electronically digitized copy of the Application containing non-confidential materials, including pertinent financial schedules in Excel format.
4. One (1) electronically digitized and clearly marked copy of the confidential materials **not** for public posting.

### **Confidentiality Transmittal**

Please note the Applicant has submitted a request to keep a portion of Tab 11 confidential under Section 552.104 of the Texas Government Code. 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. The confidential materials are being submitted separately to protect against unintended disclosure.

Mr. John Villarreal  
October 17, 2019  
Page 2

Section 552.104 of the Texas Government Code provides that information is excepted from disclosure if it would give advantage to a competitor. For the same reasons stated above, the Applicant contends that maintaining the confidential status of the underlying data is critical to maintaining OCI Sunray, LLC's competitive position in the market. The Applicant contends that the public release of this information would cause the company to suffer substantial competitive harm and weaken its position in competitive siting decisions.

The Application was received on October 10, 2019. The Board of Trustees of the District elected to consider the application on October 10, 2019. The District determined the Application was complete on October 14, 2019.

The District requests that the Comptroller provide an economic impact evaluation.

By copy of this letter, we are notifying the Applicant that the District has submitted the Application to the Comptroller and to the Uvalde County Appraisal District.

Please call if you have any questions.

Sincerely,

  
EDDY HERNANDEZ PEREZ

EHP/paw  
Enclosures

cc: Elda Alejandro, Interim Superintendent of Schools, San Perlita Independent School District  
(Via Certified Mail No. 7017 2620 0000 2496 6697; Return Receipt Requested)

Chris Grammer, Culwell Consulting  
(Via Certified Mail No. 7017 2620 0000 2496 6703; Return Receipt Requested)

Blas Ortiz, Popp Hutcheson PLC  
(Via Certified Mail No. 7017 2620 0000 2496 6710; Return Receipt Requested)

Sabah Mahmood, OPI Solar Power, LLC  
(Via Certified Mail No. 7017 2620 0000 2496 6727; Return Receipt Requested)

Uvalde County Appraisal District  
Chief Appraiser: Alberto Mireles  
209 N. High Street  
Uvalde, Texas 78801-5207  
(VIA U.S. POSTAL SERVICE)

# TAB 01

OCI SUNRAY, LLC

CHAPTER 313

APPLICATION FOR APPRAISED  
VALUE LIMITATION ON QUALIFIED PROPERTY

KNIPPA INDEPENDENT SCHOOL DISTRICT

# 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 his 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/](http://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

October 10, 2019

Date Application Received by District

Elda

Alejandro

First Name

Last Name

Superintendent

Title

Knippa Independent School District

School District Name

100 Kessler Lane

Street Address

100 Kessler Lane

Mailing Address

Knippa

TX

78870

City

State

ZIP

(830) 934-2176

(830) 934-2490

Phone Number

Fax Number

Elda.Alejandro@knippaisd.net

Mobile Number (optional)

Email Address

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)**

Eddy <small>First Name</small> Associate <small>Title</small> Walsh Gallegos Trevino Russo & Kyle P.C <small>Firm Name</small> (210) 979-6633 <small>Phone Number</small>  Mobile Number (optional)	Hernandez-Perez <small>Last Name</small>  (210) 979-7024 <small>Fax Number</small> EPerez@wabsa.com <small>Email Address</small>
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4. On what date did the district determine this application complete? ..... October 14, 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)**

Sabah <small>First Name</small> Sr. Director, Project Development and EPC <small>Title</small> 300 Convent St., Suite 1900 <small>Street Address</small> 300 Convent St., Suite 1900 <small>Mailing Address</small> San Antonio <small>City</small> (210) 453-3162 <small>Phone Number</small>  Mobile Number (optional)	Mahmood <small>Last Name</small> OCI Solar Power, LLC <small>Organization</small>  Texas <small>State</small> 78205 <small>ZIP</small>  smahmood@ocisolarpower.com <small>Business Email Address</small>
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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.

James <small>First Name</small> Sr. Project Development Manager <small>Title</small> 300 Convent St., Suite 1900 <small>Street Address</small> 300 Convent St., Suite 1900 <small>Mailing Address</small> San Antonio <small>City</small> (210) 453-3202 <small>Phone Number</small>  Mobile Number (optional)	Scott <small>Last Name</small> OCI Solar Power, LLC <small>Organization</small>  Texas <small>State</small> 78205 <small>ZIP</small>  jscott@ocisolarpower.com <small>Business Email Address</small>
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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)

Blas \_\_\_\_\_ Ortiz \_\_\_\_\_  
 First Name Last Name  
 Property Tax Incentives Manager  
 Title  
 Popp Hutcheson PLLC  
 Firm Name  
 (512) 473-2661 \_\_\_\_\_ (512) 879-8013 \_\_\_\_\_  
 Phone Number Fax Number  
 blas.ortiz@property-tax.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? OCI SunRay LLC  
 2. List the Texas Taxpayer I.D. number of entity subject to Tax Code, Chapter 171 (11 digits) 32071529922  
 3. List the NAICS code 221114  
 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 Company  
 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 type="checkbox"/> Land has no existing improvements	<input checked="" 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 ..... Q1 2020
- 2. Commencement of construction ..... Q1 2021
- 3. Beginning of qualifying time period ..... 01/01/2021
- 4. First year of limitation ..... 01/01/2022
- 5. Begin hiring new employees ..... Q3 2021
- 6. Commencement of commercial operations ..... Q4 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? ..... Q4 2021

SECTION 10: The Property

- 1. Identify county or counties in which the proposed project will be located Uvalde County
- 2. Identify Central Appraisal District (CAD) that will be responsible for appraising the property Uvalde County Appraisal District
- 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: <u>UVALDE CO, 0.6158, 100%</u> <small>(Name, tax rate and percent of project)</small>	City: <u>N/A</u> <small>(Name, tax rate and percent of project)</small>
Hospital District: _____ <small>(Name, tax rate and percent of project)</small>	Water District: <u>UVALDE CO UWCD, 0.0126, 100%</u> <small>(Name, tax rate and percent of project)</small>
Other (describe): <u>UVALDE CO ROAD, 0.135, 100%</u> <small>(Name, tax rate and percent of project)</small>	Other (describe): <u>SWTJC, 0.1614, 100%</u> <small>(Name, tax rate and percent of project)</small>
- 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/](http://comptroller.texas.gov/economy/local/ch313/).

- 1. At the time of application, what is the estimated minimum qualified investment required for this school district? ..... 10,000,000.00
- 2. What is the amount of appraised value limitation for which you are applying? ..... 20,000,000.00
- 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? ..... Application approval date

**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): ..... \$ 290,145.00
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? ..... 1
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 ..... 661.50  
 b. 110% of the average weekly wage for manufacturing jobs in the county is ..... 606.93  
 c. 110% of the average weekly wage for manufacturing jobs in the region is ..... 901.24
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? ..... 46,864.40
10. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? ..... 46,865.00
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**.

## APPLICATION TAB ORDER FOR REQUESTED ATTACHMENTS

TAB	ATTACHMENT
1	Pages 1 through 11 of Application
2	Proof of Payment of Application Fee
3	Documentation of Combined Group membership under Texas Tax Code 171.0001(7), history of tax default, delinquencies and/or material litigation <i>(if applicable)</i>
4	Detailed description of the project
5	Documentation to assist in determining if limitation is a determining factor
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 <i>(if applicable)</i>
7	Description of Qualified Investment
8	Description of Qualified Property
9	Description of Land
10	Description of all property not eligible to become qualified property <i>(if applicable)</i>
11	<p>Maps that clearly show:</p> <ul style="list-style-type: none"> <li>a) Project vicinity</li> <li>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</li> <li>c) Qualified property including location of new buildings or new improvements</li> <li>d) Existing property</li> <li>e) Land location within vicinity map</li> <li>f) Reinvestment or Enterprise Zone within vicinity map, showing the actual or proposed boundaries and size</li> </ul> <p><b>Note:</b> Electronic maps should be high resolution files. Include map legends/markers.</p>
12	Request for Waiver of Job Creation Requirement and supporting information <i>(if applicable)</i>
13	Calculation of three possible wage requirements with TWC documentation
14	Schedules A1, A2, B, C and D completed and signed Economic Impact <i>(if applicable)</i>
15	Economic Impact Analysis, other payments made in the state or other economic information <i>(if applicable)</i>
16	<p>Description of Reinvestment or Enterprise Zone, including:</p> <ul style="list-style-type: none"> <li>a) evidence that the area qualifies as a enterprise zone as defined by the Governor's Office</li> <li>b) legal description of reinvestment zone*</li> <li>c) order, resolution or ordinance establishing the reinvestment zone*</li> <li>d) guidelines and criteria for creating the zone*</li> </ul> <p><b>* To be submitted with application or before date of final application approval by school board</b></p>
17	Signature and Certification page, signed and dated by Authorized School District Representative and Authorized Company Representative <i>(applicant)</i>

# TAB 02

## Proof of Payment of Application Fee

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)*

# TAB 03

Combined Group membership documentation

-Not Applicable-

# TAB 04

## Project Description

#### **TAB 04 - PROJECT DESCRIPTION:**

This proposed project provides for the design and construction of a solar energy facility, and associated infrastructure, with an approximate total generation capacity of 200 megawatts AC located in a proposed, contiguous reinvestment zone. The total estimated qualified investment for this project will be located within the boundaries of Knippa Independent School District.

If approved, the project will be executed in one phase and estimated to commence construction on or about Q1 2021 with completion on or about Q4 2021.

#### **Site Information:**

If approved, the proposed solar energy facility would be constructed in what is generally described as approx. 1,900 acres of vacant and/or irrigated cropland located exclusively within *Precinct No. 3, Uvalde County, Texas*. The legal description of the proposed reinvestment zone can be found in Tab 16.

#### **Proposed Improvements and Tangible Personal Property:**

Potential project-related improvements and tangible personal property for which this value limitation is sought includes, but is not limited to, the following: photovoltaic solar panel modules, DC to AC inverters, tracker racking systems, mounting structures, medium- and high-voltage electric cabling, substation, high voltage transformer, switchgear, transmission equipment, telecom, SCADA equipment, high voltage transmission line, meteorological equipment, other associated safety, operations, and maintenance equipment.

Additional support infrastructure related to the project may also include: underground collection systems for cables, perimeter fencing, foundations, and security equipment. All qualified property and investment would reside within the contiguous reinvestment zone and school district boundary.

#### **Items For Which Value Limitation Is Requested:**

The Applicant requests that a value limitation be approved for all items mentioned above as well as any additional qualified project-related items.

# TAB 05

Limitation as a determining factor

**TAB 05 - LIMITATION AS A DETERMINING FACTOR:**

OCI Solar Power, LLC (“OCISP”), the solar power platform of OCI Company Ltd., is the exclusive owner of OCI SunRay, LLC and an experienced pioneer in developing, constructing, financing, owning and operating utility-scale solar photovoltaic (“PV”) facilities in the United States and abroad. Founded in 2011, OCISP became the first developer to bring utility scale solar to Texas by signing a Power Purchase Agreement with the City of San Antonio, acting through the largest municipal gas and electric provider in the U.S., CPS Energy. The following year, OCISP initiated the “Alamo Project”, a series of eight solar facilities to be constructed in Texas and totaling 560 megawatts (MW). The Alamo Project saw the completion of Alamo 6, the largest dual-axis solar farm in the United States. Finally, in 2015 it entered China’s decentralized solar PV generation market by completing a 2.6 MW facility in Jiaying, Zhejiang China.

OCISP’s global presence and business diversification provide ample opportunities for capital investment in marketable regions with competitive incentives packages. There is ongoing deliberation regarding the proposed capital investment for the OCI SunRay project since other avenues for investment in alternative sites are still available. Currently, OCISP is evaluating expanding in markets where it has been successful with earlier developments including Georgia and New Jersey. OCISP is also evaluating strong market opportunities in Missouri, Illinois, Indiana, Pennsylvania, Maryland, Virginia and North Carolina. All of these opportunities compete for available development capital.

Essential project attributes directly affecting return on investment are considered during the solar development process. Critical project economic factors include low wholesale power prices in Texas, attaining third-party investment, energy market competition, and high Texas property tax burdens. Therefore, tax incentives play a vital role in the development of utility-scale solar energy projects. The Chapter 313 value limitation incentive program is specifically considered an important component that contributes to the viability, marketability, and success of this type of project. To help mitigate the challenges associated with solar development in Texas, OCISP has determined that the Chapter 313 value limitation incentive plays a significant function in the decision to invest capital for the OCI SunRay project.

Finally, OCISP is in the process of conducting certain preliminary studies at the proposed location. Local and state regulatory permits, other due diligence items, and tax incentive agreements will be pursued, when appropriate.

# TAB 06

Description of Project located in more than one District

**TAB 06 - DESCRIPTION OF PROJECT LOCATED IN MORE THAN ONE DISTRICT:**

N/A

# TAB 07

## Description of Qualified Investment

## **TAB 07 - DESCRIPTION OF QUALIFIED INVESTMENT:**

This proposed project provides for the design and construction of a solar energy facility, and associated infrastructure, with an approximate total generation capacity of 200 megawatts AC located in a proposed, contiguous reinvestment zone. The total estimated qualified investment for this project will be located within the boundaries of Knippa Independent School District.

If approved, the project will be executed in one phase and estimated to commence construction on or about Q1 2021 with completion on or about Q4 2021.

### **Site Information:**

If approved, the proposed solar energy facility would be constructed in what is generally described as approx. 1,900 acres of vacant and/or irrigated cropland located exclusively within *Precinct No. 3, Uvalde County, Texas*. The legal description of the proposed reinvestment zone can be found in Tab 16.

Potential project-related improvements and tangible personal property for which this value limitation is sought includes, but is not limited to, the following:

- Photovoltaic solar panel modules (approx. 710,000 based on current panel technology configuration);
- DC to AC inverters;
- Tracker racking systems and mounting structures;
- medium- and high-voltage electric cabling;
- Substation;
- High voltage transformer;
- Switchgear;
- Transmission equipment;
- Telecom and SCADA equipment;
- High voltage transmission line;
- Meteorological equipment; and
- other associated safety, operations, and maintenance equipment.

### **Additional support infrastructure related to the project may also include:**

- underground collection systems for cables;
- perimeter fencing;
- foundations; and
- security equipment

Based on the current project configuration and attributes, the productive life range for this project is estimated at 30-35 years.

# TAB 08

## Description of Qualified Property

## **TAB 08 - DESCRIPTION OF QUALIFIED PROPERTY:**

This proposed project provides for the design and construction of a solar energy facility, and associated infrastructure, with an approximate total generation capacity of 200 megawatts AC located in a proposed, contiguous reinvestment zone. The total estimated qualified investment for this project will be located within the boundaries of Knippa Independent School District.

If approved, the project will be executed in one phase and estimated to commence construction on or about Q1 2021 with completion on or about Q4 2021.

### **Site Information:**

If approved, the proposed solar energy facility would be constructed in what is generally described as approx. 1,900 acres of vacant and/or irrigated cropland located exclusively within *Precinct No. 3, Uvalde County, Texas*. The legal description of the proposed reinvestment zone can be found in Tab 16.

Potential project-related improvements and tangible personal property for which this value limitation is sought includes, but is not limited to, the following:

- Photovoltaic solar panel modules (approx. 710,000 based on current panel technology configuration);
- DC to AC inverters;
- Tracker racking systems and mounting structures;
- medium- and high-voltage electric cabling;
- Substation;
- High voltage transformer;
- Switchgear;
- Transmission equipment;
- Telecom and SCADA equipment;
- High voltage transmission line;
- Meteorological equipment; and
- other associated safety, operations, and maintenance equipment.

### **Additional support infrastructure related to the project may also include:**

- underground collection systems for cables;
- perimeter fencing;
- foundations; and
- security equipment

Based on the current project configuration and attributes, the productive life range for this project is estimated at 30-35 years.

# TAB 09

## Description of Land

**TAB 09 - DESCRIPTION OF LAND:**

The associated land accounts for the proposed project are generally described as vacant and/or irrigated cropland located within Uvalde County, Texas, Knippa Independent School District, and the proposed contiguous reinvestment zone. The legal description of the land can be found in Tab 16. Currently, there are no existing project-related or Applicant-owned improvements on the land designated for the proposed project. The land upon which the new buildings or new improvements will be built is not part of the qualified property.

Below are the Uvalde County Appraisal District parcel identification numbers for the designated land:

- 19334
- 19335
- 19338
- 19339
- 19340
- 19341
- 19342
- 19343
- 19353
- 19354
- 20287
- 20329
- 20330
- 20939
- 20951
- 21936

# TAB 10

Description of any Existing Improvements

# Uvalde CAD Property Search

Property ID: 19334 For Year 2019

Map



## Property Details

Account	
Property ID:	19334
Legal Description:	A0242 ABSTRACT 0242 SURVEY 667 A-242 S-667 117.58 AC
Geographic ID:	A0242-0002-00
Agent Code:	
Type:	Real
Location	
Address:	FM 1049 (B4) CR302 FM 1049 (b S KNIPPA, TX
Map ID:	2014
Neighborhood CD:	KKD00
Owner	
Owner ID:	150563
Name:	CARGIL STEVE
Mailing Address:	PO BOX 1146 UVALDE, TX 78802-1146
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

## Property Values

<b>Improvement Homesite Value:</b>	\$0
<b>Improvement Non-Homesite Value:</b>	\$28,470
<b>Land Homesite Value:</b>	\$0
<b>Land Non-Homesite Value:</b>	\$4,867
<b>Agricultural Market Valuation:</b>	\$363,650
<b>Market Value:</b>	\$396,987
<b>Ag Use Value:</b>	\$50,729
<b>Appraised Value:</b>	\$84,066
<b>Homestead Cap Loss:</b>	\$0
<b>Assessed Value:</b>	\$84,066

**DISCLAIMER** Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

## Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	Appraisal District	0.000000	\$396,987	\$84,066	\$0.00	
GU	COUNTY OF UVALDE	0.615700	\$396,987	\$84,066	\$517.59	
IK	KNIPPA ISD	1.208500	\$396,987	\$84,066	\$1,015.94	
S1	SWTJC	0.016140	\$396,987	\$84,066	\$13.57	
SE	UVALDE CO UNDGR WATER CONS DIS	0.012600	\$396,987	\$84,066	\$10.59	
SU	UVALDE CO. ROAD/FLD	0.120200	\$396,987	\$84,066	\$101.05	

**Total Tax Rate:** 1.973140 **Estimated Taxes With Exemptions:** \$1,658.74 **Estimated Taxes Without Exemptions:** \$7,833.11

## Property Improvement - Building

**Description:** FARM & RANCH IMPROVEM ON ACREA **Type:** FARM & RANCH IMPROVEM ON ACREA **State Code:** D2 **Living Area:** 950.00sqft  
**Value:** \$28,470

Type	Description	Class CD	Year Built	SQFT
SHE	SHED BUILDING	*	2008	950.00
ESB	ENCL EQUIPMENT SHED BUILDIN	ESB	0	950.00
OSS	OPEN SHED-STEEL	*	2008	2,850.00

## Property Land

Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
IRRCP	IRRIGATED CROPLAND	94.49	4,115,984.40	0.00	0.00	\$306,578	\$47,498
FM	FM	1.5	65,340.00	0.00	0.00	\$4,867	\$0
DRYCROP	DRY CROPLAND	17.59	766,220.40	0.00	0.00	\$57,072	\$3,231

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$28,470	\$368,517	\$50,729	\$84,066	\$0	\$84,066
2018	\$29,538	\$368,517	\$49,857	\$84,262	\$0	\$84,262
2017	\$30,250	\$368,517	\$48,493	\$83,610	\$0	\$83,610
2016	\$30,961	\$309,553	\$45,160	\$80,209	\$0	\$80,209
2015	\$30,961	\$309,553	\$46,979	\$82,028	\$0	\$82,028
2014	\$32,928	\$181,244	\$51,774	\$87,014	\$0	\$87,014
2013	\$33,411	\$181,244	\$49,914	\$85,637	\$0	\$85,637
2012	\$33,895	\$181,244	\$48,719	\$84,926	\$0	\$84,926
2011	\$34,378	\$181,244	\$48,561	\$85,251	\$0	\$85,251

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
1/29/2007	SPEC	SPECIAL WARRANTY DEED	GERBER JOSEPH JR	CARGIL STEVE			2007000430
11/1/1988	UNK	UNKNOWN		GERBER, JOSEPH JR.	0289	0751	

## Estimated Tax Due

### **\*\*ATTENTION\*\***

Indicated amount may not reflect delinquent tax due beyond a 5-year history. Partial payments or contract payments may not be reflected. Quarter payments that are made according to Section 31.031 of the Texas Property Tax Code are not considered delinquent.

**\*\*PRIOR TO MAKING FULL OR PARTIAL PAYMENTS PLEASE CONTACT OUR OFFICE FOR A CURRENT AMOUNT DUE\*\***

**\*\*WE CANNOT GUARANTEE THE ACCURACY OF THE AMOUNT DUE LISTED BELOW\*\***

If Paid: 9/24/2019 

 Pay Previous Years Taxes ()

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	Amount Due
2020	Appraisal District	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2020	COUNTY OF UVALDE	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2020	KNIPPA ISD	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2020	SWTJC	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2020	UVALDE CO UNDGR WATER CONS DIS	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2020	UVALDE CO. ROAD/FLD	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	<b>2020 Total:</b>		N/A	N/A	N/A	N/A	N/A	N/A
2019	Appraisal District	\$84,066	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	COUNTY OF UVALDE	\$84,066	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	KNIPPA ISD	\$84,066	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	SWTJC	\$84,066	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	UVALDE CO UNDGR WATER CONS DIS	\$84,066	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	UVALDE CO. ROAD/FLD	\$84,066	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2019 Total:</b>		N/A	N/A	N/A	N/A	N/A	N/A
2018	Appraisal District	\$84,262	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	COUNTY OF UVALDE	\$84,262	\$518.81	\$518.81	\$0.00	\$0.00	\$0.00	\$0.00
2018	KNIPPA ISD	\$84,262	\$1,103.84	\$1,103.84	\$0.00	\$0.00	\$0.00	\$0.00
2018	SWTJC	\$84,262	\$139.20	\$139.20	\$0.00	\$0.00	\$0.00	\$0.00

2018	UVALDE CO UNDGR WATER CONS DIS	\$84,262	\$10.28	\$10.28	\$0.00	\$0.00	\$0.00	\$0.00
2018	UVALDE CO. ROAD/FLD	\$84,262	\$101.28	\$101.28	\$0.00	\$0.00	\$0.00	\$0.00
	2018 Total:		\$1,873.41	\$1,873.41	\$0.00	\$0.00	\$0.00	\$0.00
2017	Appraisal District	\$83,610	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	COUNTY OF UVALDE	\$83,610	\$518.97	\$518.97	\$0.00	\$0.00	\$0.00	\$0.00
2017	KNIPPA ISD	\$83,610	\$1,095.29	\$1,095.29	\$0.00	\$0.00	\$0.00	\$0.00
2017	SWTJC	\$83,610	\$138.12	\$138.12	\$0.00	\$0.00	\$0.00	\$0.00
2017	UVALDE CO UNDGR WATER CONS DIS	\$83,610	\$10.03	\$10.03	\$0.00	\$0.00	\$0.00	\$0.00
2017	UVALDE CO. ROAD/FLD	\$83,610	\$100.50	\$100.50	\$0.00	\$0.00	\$0.00	\$0.00
	2017 Total:		\$1,862.91	\$1,862.91	\$0.00	\$0.00	\$0.00	\$0.00
2016	Appraisal District	\$80,209	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016	COUNTY OF UVALDE	\$80,209	\$464.00	\$464.00	\$0.00	\$0.00	\$0.00	\$0.00
2016	KNIPPA ISD	\$80,209	\$1,050.74	\$1,050.74	\$0.00	\$0.00	\$0.00	\$0.00
2016	SWTJC	\$80,209	\$128.33	\$128.33	\$0.00	\$0.00	\$0.00	\$0.00
2016	UVALDE CO UNDGR WATER CONS DIS	\$80,209	\$9.63	\$9.63	\$0.00	\$0.00	\$0.00	\$0.00
2016	UVALDE CO. ROAD/FLD	\$80,209	\$101.62	\$101.62	\$0.00	\$0.00	\$0.00	\$0.00
	2016 Total:		\$1,754.32	\$1,754.32	\$0.00	\$0.00	\$0.00	\$0.00
2015	Appraisal District	\$82,028	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2015	COUNTY OF UVALDE	\$82,028	\$474.53	\$474.53	\$0.00	\$0.00	\$0.00	\$0.00
2015	KNIPPA ISD	\$82,028	\$1,074.57	\$1,074.57	\$0.00	\$0.00	\$0.00	\$0.00
2015	SWTJC	\$82,028	\$106.64	\$106.64	\$0.00	\$0.00	\$0.00	\$0.00
2015	UVALDE CO UNDGR WATER CONS DIS	\$82,028	\$12.30	\$12.30	\$0.00	\$0.00	\$0.00	\$0.00
2015	UVALDE CO. ROAD/FLD	\$82,028	\$103.93	\$103.93	\$0.00	\$0.00	\$0.00	\$0.00
	2015 Total:		\$1,771.97	\$1,771.97	\$0.00	\$0.00	\$0.00	\$0.00
2014	Appraisal District	\$87,014	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2014	COUNTY OF UVALDE	\$87,014	\$543.84	\$543.84	\$0.00	\$0.00	\$0.00	\$0.00
2014	KNIPPA ISD	\$87,014	\$1,139.89	\$1,139.89	\$0.00	\$0.00	\$0.00	\$0.00
2014	SWTJC	\$87,014	\$113.12	\$113.12	\$0.00	\$0.00	\$0.00	\$0.00
2014	UVALDE CO UNDGR WATER CONS DIS	\$87,014	\$13.57	\$13.57	\$0.00	\$0.00	\$0.00	\$0.00
2014	UVALDE CO. ROAD/FLD	\$87,014	\$110.25	\$110.25	\$0.00	\$0.00	\$0.00	\$0.00
	2014 Total:		\$1,920.67	\$1,920.67	\$0.00	\$0.00	\$0.00	\$0.00
2013	Appraisal District	\$85,637	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2013	COUNTY OF UVALDE	\$85,637	\$544.56	\$544.56	\$0.00	\$0.00	\$0.00	\$0.00
2013	KNIPPA ISD	\$85,637	\$1,121.84	\$1,121.84	\$0.00	\$0.00	\$0.00	\$0.00
2013	SWTJC	\$85,637	\$111.33	\$111.33	\$0.00	\$0.00	\$0.00	\$0.00
2013	UVALDE CO UNDGR WATER CONS DIS	\$85,637	\$13.36	\$13.36	\$0.00	\$0.00	\$0.00	\$0.00
2013	UVALDE CO. ROAD/FLD	\$85,637	\$108.50	\$108.50	\$0.00	\$0.00	\$0.00	\$0.00
	2013 Total:		\$1,899.59	\$1,899.59	\$0.00	\$0.00	\$0.00	\$0.00
2012	Appraisal District	\$84,926	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2012	COUNTY OF UVALDE	\$84,926	\$540.13	\$540.13	\$0.00	\$0.00	\$0.00	\$0.00
2012	KNIPPA ISD	\$84,926	\$1,112.53	\$1,112.53	\$0.00	\$0.00	\$0.00	\$0.00
2012	SWTJC	\$84,926	\$110.40	\$110.40	\$0.00	\$0.00	\$0.00	\$0.00
2012	UVALDE CO UNDGR WATER CONS DIS	\$84,926	\$13.67	\$13.67	\$0.00	\$0.00	\$0.00	\$0.00
2012	UVALDE CO. ROAD/FLD	\$84,926	\$107.60	\$107.60	\$0.00	\$0.00	\$0.00	\$0.00
	2012 Total:		\$1,884.33	\$1,884.33	\$0.00	\$0.00	\$0.00	\$0.00
2011	Appraisal District	\$85,251	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2011	COUNTY OF UVALDE	\$85,251	\$542.37	\$542.37	\$0.00	\$0.00	\$0.00	\$0.00

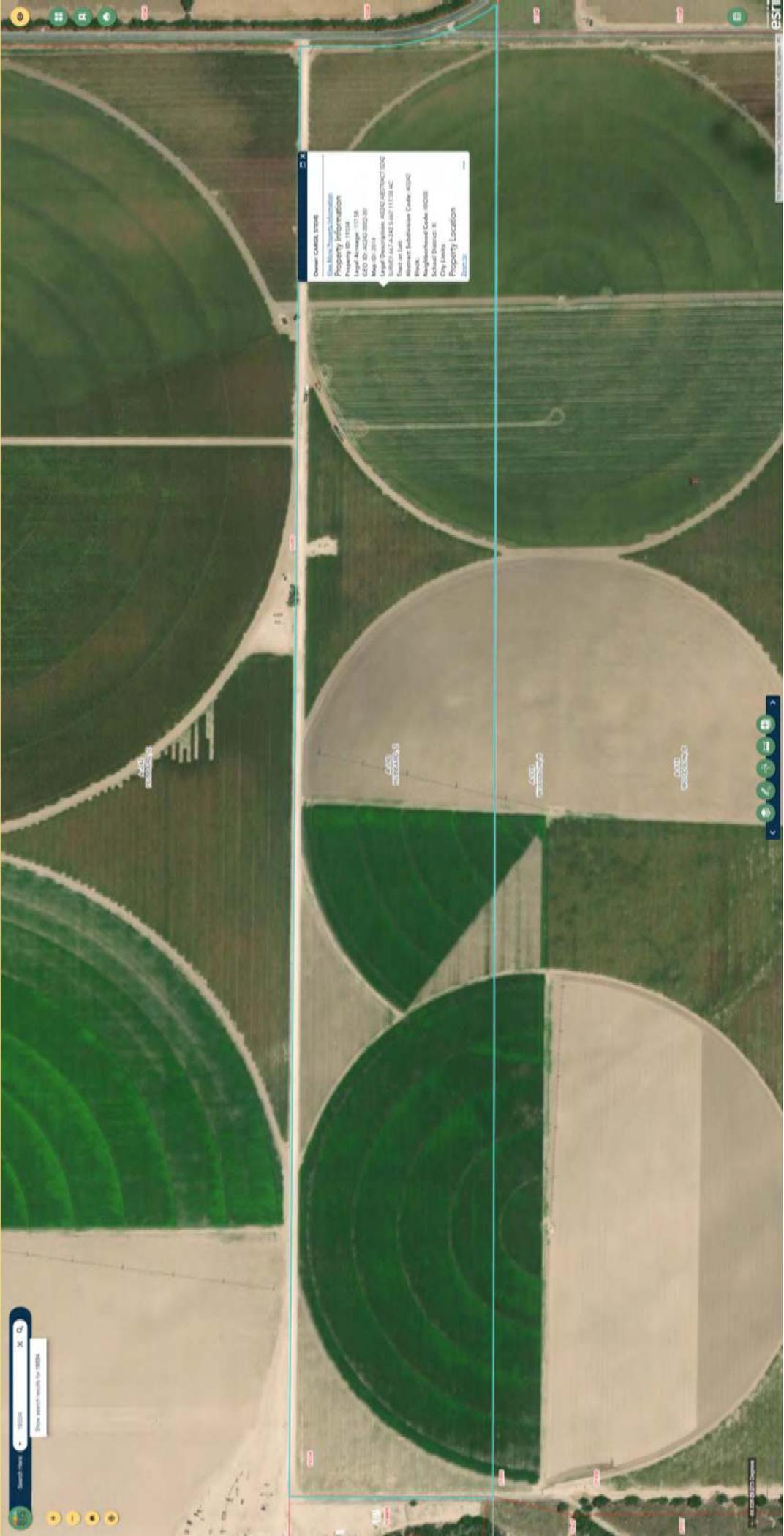
2011	KNIPPA ISD	\$85,251	\$937.76	\$937.76	\$0.00	\$0.00	\$0.00	\$0.00
2011	SWTJC	\$85,251	\$110.83	\$110.83	\$0.00	\$0.00	\$0.00	\$0.00
2011	UVALDE CO UNDGR WATER CONS DIS	\$85,251	\$13.81	\$13.81	\$0.00	\$0.00	\$0.00	\$0.00
2011	UVALDE CO. ROAD/FLD	\$85,251	\$108.01	\$108.01	\$0.00	\$0.00	\$0.00	\$0.00
	2011 Total:		\$1,712.78	\$1,712.78	\$0.00	\$0.00	\$0.00	\$0.00

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## DISCLAIMER

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Search Area: 191004  
Show search results for 191004



**DEER CREEK, 191004**

**Property Information**

Legal Address: 11138  
APN ID: 0000000000  
Legal Description: 4000 AC 191004 AC  
Block:  
Neighborhood Code: 0000  
City: Uvalde, TX  
**Property Location**



# Uvalde CAD Property Search

Property ID: 19342 For Year 2019

Map



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

## Property Details

Account	
Property ID:	19342
Legal Description:	A0242 ABSTRACT 0242 SURVEY 667 A-242 S-667 2.0
Geographic ID:	A0242-0008-00
Agent Code:	
Type:	Real
Location	
Address:	H90E,
Map ID:	2014
Neighborhood CD:	KKD00
Owner	
Owner ID:	13316
Name:	DICKE LOUIS G JR
Mailing Address:	PO BOX 162 KNIPPA , TX 78870-0162
% Ownership:	100.0%
Exemptions:	HS - Homestead For privacy reasons not all exemptions are shown online.

## Property Values

<b>Improvement Homesite Value:</b>	\$68,597
<b>Improvement Non-Homesite Value:</b>	\$0
<b>Land Homesite Value:</b>	\$6,564
<b>Land Non-Homesite Value:</b>	\$0
<b>Agricultural Market Valuation:</b>	\$0
<b>Market Value:</b>	\$75,161
<b>Ag Use Value:</b>	\$0
<b>Appraised Value:</b>	\$75,161
<b>Homestead Cap Loss:</b>	\$0
<b>Assessed Value:</b>	\$75,161

**DISCLAIMER** Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

## Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	Appraisal District	0.000000	\$75,161	\$75,161	\$0.00	
GU	COUNTY OF UVALDE	0.615800	\$75,161	\$45,161	\$249.75	\$249.75
IK	KNIPPA ISD	1.208500	\$75,161	\$40,161	\$346.01	\$346.01
S1	SWTJC	0.161400	\$75,161	\$72,161	\$87.75	\$87.75
SE	UVALDE CO UNDGR WATER CONS DIS	0.012600	\$75,161	\$45,161	\$5.69	
SU	UVALDE CO. ROAD/FLD	0.135000	\$75,161	\$45,161	\$60.75	\$60.75

**Total Tax Rate:** 2.133300 **Estimated Taxes With Exemptions:** \$749.95 **Estimated Taxes Without Exemptions:** \$1,603.41

## Property Improvement - Building

**Description:** SINGLE RES BRK-VERY IRREGULAR **Type:** FARM & RANCH IMPROVEM ON ACREA **State Code:** E1 **Living Area:** 1,859.00sqft  
**Value:** \$68,597

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	RB4		D 1980	1,859.00
CP	CARPORT	*		0	357.00
SHE	SHED BUILDING	*		0	400.00
SHE	SHED BUILDING	*		0	720.00
OSF	OPEN SHED-FRAME	*		0	160.00

## Property Land

Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
FM	FM	2	87,120.00	0.00	0.00	\$6,564	\$0

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$68,597	\$6,564	\$0	\$75,161	\$0	\$75,161
2018	\$70,466	\$6,564	\$0	\$77,030	\$0	\$77,030
2017	\$72,335	\$6,564	\$0	\$78,899	\$0	\$78,899
2016	\$74,204	\$5,514	\$0	\$79,718	\$5,409	\$74,309
2015	\$74,204	\$1,629	\$0	\$75,833	\$8,279	\$67,554
2014	\$59,784	\$1,629	\$0	\$61,413	\$0	\$61,413
2013	\$62,055	\$1,629	\$0	\$63,684	\$0	\$63,684
2012	\$64,326	\$1,629	\$0	\$65,955	\$0	\$65,955
2011	\$66,597	\$1,629	\$0	\$68,226	\$0	\$68,226

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
1/1/1900	UNK	UNKNOWN		DICKE, LOUIS G., JR.			

## Estimated Tax Due

### **\*\*ATTENTION\*\***

Indicated amount may not reflect delinquent tax due beyond a 5-year history. Partial payments or contract payments may not be reflected. Quarter payments that are made according to Section 31.031 of the Texas Property Tax Code are not considered delinquent.

**\*\*PRIOR TO MAKING FULL OR PARTIAL PAYMENTS PLEASE CONTACT OUR OFFICE FOR A CURRENT AMOUNT DUE\*\***

**\*\*WE CANNOT GUARANTEE THE ACCURACY OF THE AMOUNT DUE LISTED BELOW\*\***

If Paid: 10/9/2019 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	Amount Due
2020	Appraisal District	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2020	COUNTY OF UVALDE	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2020	KNIPPA ISD	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2020	SWTJC	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2020	UVALDE CO UNDGR WATER CONS DIS	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2020	UVALDE CO. ROAD/FLD	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	<b>2020 Total:</b>		N/A	N/A	N/A	N/A	N/A	N/A
2019	Appraisal District	\$75,161	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	COUNTY OF UVALDE	\$45,161	\$249.75	\$0.00	\$249.75	\$0.00	\$0.00	\$249.75
2019	KNIPPA ISD	\$40,161	\$346.01	\$0.00	\$346.01	\$0.00	\$0.00	\$346.01
2019	SWTJC	\$72,161	\$87.75	\$0.00	\$87.75	\$0.00	\$0.00	\$87.75
2019	UVALDE CO UNDGR WATER CONS DIS	\$45,161	\$5.69	\$0.00	\$5.69	\$0.00	\$0.00	\$5.69
2019	UVALDE CO. ROAD/FLD	\$45,161	\$60.75	\$0.00	\$60.75	\$0.00	\$0.00	\$60.75
	2019 Total:		\$749.95	\$0.00	\$749.95	\$0.00	\$0.00	\$749.95
2018	Appraisal District	\$77,030	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	COUNTY OF UVALDE	\$47,030	\$249.75	\$249.75	\$0.00	\$0.00	\$0.00	\$0.00
2018	KNIPPA ISD	\$42,030	\$346.01	\$346.01	\$0.00	\$0.00	\$0.00	\$0.00
2018	SWTJC	\$74,030	\$87.75	\$87.75	\$0.00	\$0.00	\$0.00	\$0.00
2018	UVALDE CO UNDGR WATER CONS DIS	\$47,030	\$5.74	\$5.74	\$0.00	\$0.00	\$0.00	\$0.00

2018	UVALDE CO. ROAD/FLD	\$47,030	\$56.53	\$56.53	\$0.00	\$0.00	\$0.00	\$0.00
	2018 Total:		\$745.78	\$745.78	\$0.00	\$0.00	\$0.00	\$0.00
2017	Appraisal District	\$78,899	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	COUNTY OF UVALDE	\$48,899	\$249.75	\$249.75	\$0.00	\$0.00	\$0.00	\$0.00
2017	KNIPPA ISD	\$43,899	\$346.01	\$346.01	\$0.00	\$0.00	\$0.00	\$0.00
2017	SWTJC	\$75,899	\$87.75	\$87.75	\$0.00	\$0.00	\$0.00	\$0.00
2017	UVALDE CO UNDGR WATER CONS DIS	\$48,899	\$5.87	\$5.87	\$0.00	\$0.00	\$0.00	\$0.00
2017	UVALDE CO. ROAD/FLD	\$48,899	\$58.78	\$58.78	\$0.00	\$0.00	\$0.00	\$0.00
	2017 Total:		\$748.16	\$748.16	\$0.00	\$0.00	\$0.00	\$0.00
2016	Appraisal District	\$74,309	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016	COUNTY OF UVALDE	\$44,309	\$249.75	\$249.75	\$0.00	\$0.00	\$0.00	\$0.00
2016	KNIPPA ISD	\$39,309	\$346.01	\$346.01	\$0.00	\$0.00	\$0.00	\$0.00
2016	SWTJC	\$71,309	\$87.75	\$87.75	\$0.00	\$0.00	\$0.00	\$0.00
2016	UVALDE CO UNDGR WATER CONS DIS	\$44,309	\$5.32	\$5.32	\$0.00	\$0.00	\$0.00	\$0.00
2016	UVALDE CO. ROAD/FLD	\$44,309	\$56.14	\$56.14	\$0.00	\$0.00	\$0.00	\$0.00
	2016 Total:		\$744.97	\$744.97	\$0.00	\$0.00	\$0.00	\$0.00
2015	Appraisal District	\$67,554	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2015	COUNTY OF UVALDE	\$37,554	\$217.25	\$217.25	\$0.00	\$0.00	\$0.00	\$0.00
2015	KNIPPA ISD	\$32,554	\$346.01	\$346.01	\$0.00	\$0.00	\$0.00	\$0.00
2015	SWTJC	\$64,554	\$83.92	\$83.92	\$0.00	\$0.00	\$0.00	\$0.00
2015	UVALDE CO UNDGR WATER CONS DIS	\$37,554	\$5.63	\$5.63	\$0.00	\$0.00	\$0.00	\$0.00
2015	UVALDE CO. ROAD/FLD	\$37,554	\$47.58	\$47.58	\$0.00	\$0.00	\$0.00	\$0.00
	2015 Total:		\$700.39	\$700.39	\$0.00	\$0.00	\$0.00	\$0.00
2014	Appraisal District	\$61,413	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2014	COUNTY OF UVALDE	\$31,413	\$196.33	\$196.33	\$0.00	\$0.00	\$0.00	\$0.00
2014	KNIPPA ISD	\$36,413	\$477.01	\$477.01	\$0.00	\$0.00	\$0.00	\$0.00
2014	SWTJC	\$58,413	\$75.94	\$75.94	\$0.00	\$0.00	\$0.00	\$0.00
2014	UVALDE CO UNDGR WATER CONS DIS	\$31,413	\$4.90	\$4.90	\$0.00	\$0.00	\$0.00	\$0.00
2014	UVALDE CO. ROAD/FLD	\$31,413	\$39.80	\$39.80	\$0.00	\$0.00	\$0.00	\$0.00
	2014 Total:		\$793.98	\$793.98	\$0.00	\$0.00	\$0.00	\$0.00
2013	Appraisal District	\$63,684	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2013	COUNTY OF UVALDE	\$33,684	\$214.19	\$214.19	\$0.00	\$0.00	\$0.00	\$0.00
2013	KNIPPA ISD	\$38,684	\$504.57	\$504.57	\$0.00	\$0.00	\$0.00	\$0.00
2013	SWTJC	\$60,684	\$78.89	\$78.89	\$0.00	\$0.00	\$0.00	\$0.00
2013	UVALDE CO UNDGR WATER CONS DIS	\$33,684	\$5.25	\$5.25	\$0.00	\$0.00	\$0.00	\$0.00
2013	UVALDE CO. ROAD/FLD	\$33,684	\$42.68	\$42.68	\$0.00	\$0.00	\$0.00	\$0.00
	2013 Total:		\$845.58	\$845.58	\$0.00	\$0.00	\$0.00	\$0.00
2012	Appraisal District	\$65,955	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2012	COUNTY OF UVALDE	\$35,955	\$228.67	\$228.67	\$0.00	\$0.00	\$0.00	\$0.00
2012	KNIPPA ISD	\$40,955	\$504.57	\$504.57	\$0.00	\$0.00	\$0.00	\$0.00
2012	SWTJC	\$62,955	\$81.84	\$81.84	\$0.00	\$0.00	\$0.00	\$0.00
2012	UVALDE CO UNDGR WATER CONS DIS	\$35,955	\$5.79	\$5.79	\$0.00	\$0.00	\$0.00	\$0.00
2012	UVALDE CO. ROAD/FLD	\$35,955	\$45.55	\$45.55	\$0.00	\$0.00	\$0.00	\$0.00
	2012 Total:		\$866.42	\$866.42	\$0.00	\$0.00	\$0.00	\$0.00
2011	Appraisal District	\$68,226	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2011	COUNTY OF UVALDE	\$38,226	\$243.20	\$243.20	\$0.00	\$0.00	\$0.00	\$0.00
2011	KNIPPA ISD	\$43,226	\$475.49	\$475.49	\$0.00	\$0.00	\$0.00	\$0.00

2011	SWTJC	\$65,226	\$84.79	\$84.79	\$0.00	\$0.00	\$0.00	\$0.00
2011	UVALDE CO UNDGR WATER CONS DIS	\$38,226	\$6.19	\$6.19	\$0.00	\$0.00	\$0.00	\$0.00
2011	UVALDE CO. ROAD/FLD	\$38,226	\$48.43	\$48.43	\$0.00	\$0.00	\$0.00	\$0.00
	2011 Total:		\$858.10	\$858.10	\$0.00	\$0.00	\$0.00	\$0.00

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## DISCLAIMER

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# Uvalde CAD Property Search

Property ID: 20329 For Year 2019

Map



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

## Property Details

Account	
Property ID:	20329
Legal Description:	A0336 ABSTRACT 0336 SURVEY 663 2.0
Geographic ID:	A0336-0110-00
Agent Code:	
Type:	Real
Location	
Address:	E90 KNIPPA, TX 78801
Map ID:	2114
Neighborhood CD:	KKD00
Owner	
Owner ID:	14905
Name:	GEMBLER DIETRICH J III
Mailing Address:	ETUX BARBARA J 565 CR 302 KNIPPA , TX 78870-3000
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

## Property Values

Improvement Homesite Value:	\$0
Improvement Non-Homesite Value:	\$192,905
Land Homesite Value:	\$0
Land Non-Homesite Value:	\$6,485
Agricultural Market Valuation:	\$0
Market Value:	\$199,390
Ag Use Value:	\$0
Appraised Value:	\$199,390
Homestead Cap Loss: ⓘ	\$0
Assessed Value:	\$199,390

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## Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	Appraisal District	0.000000	\$199,390	\$199,390	\$0.00	
CK	CITY OF KNIPPA	0.000000	\$199,390	\$199,390	\$0.00	
GU	COUNTY OF UVALDE	0.615800	\$199,390	\$199,390	\$1,227.84	
IK	KNIPPA ISD	1.208500	\$199,390	\$199,390	\$2,409.63	
S1	SWTJC	0.161400	\$199,390	\$199,390	\$321.82	
SE	UVALDE CO UNDGR WATER CONS DIS	0.012600	\$199,390	\$199,390	\$25.12	
SU	UVALDE CO. ROAD/FLD	0.135000	\$199,390	\$199,390	\$269.18	

**Total Tax Rate:** 2.133300 **Estimated Taxes With Exemptions:** \$4,253.59 **Estimated Taxes Without Exemptions:** \$4,253.59

## Property Improvement - Building

**Description:** SINGLE RES BRK-LONG RECT/IRREG **Type:** FARM & RANCH IMPROVEM ON ACREA **State Code:** E1 **Living Area:** 4,153.00sqft  
**Value:** \$112,401

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
RES	RESIDENTIAL	BV3		B 1981	2,125.00
RES	RESIDENTIAL	DGF2		0	704.00
RES	RESIDENTIAL	CPCH		0	174.00
RES	RESIDENTIAL	CPCH		0	174.00
RES	RESIDENTIAL	AGF2		0	280.00
BARN	BARN	MB3		0	1,200.00
SHED	SHED	SM2		0	900.00
SHED	SHED	SM2		0	400.00
FEN	CHAIN LINKED FENCE	*		0	320.00
RES	RESIDENTIAL	CP3		2017	396.00
RES	RESIDENTIAL	CPCH		2017	300.00

**Description:** RESIDENTIAL RANCH IMP **Type:** FARM & RANCH IMPROVEM ON ACREA **State Code:** E1 **Living Area:** 1,400.00sqft **Value:** \$80,504

Type	Description	Class CD	Year Built	SQFT
RES	RESIDENTIAL	BV3	2018	1,000.00
RES	RESIDENTIAL	CPCH	2018	400.00

## Property Land

Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
AC3	AC3	2	87,120.00	0.00	0.00	\$6,485	\$0

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$192,905	\$6,485	\$0	\$199,390	\$0	\$199,390
2018	\$94,720	\$6,485	\$0	\$101,205	\$0	\$101,205
2017	\$97,709	\$6,485	\$0	\$104,194	\$0	\$104,194
2016	\$100,699	\$5,447	\$0	\$106,146	\$0	\$106,146
2015	\$100,699	\$5,447	\$0	\$106,146	\$0	\$106,146
2014	\$98,633	\$5,460	\$0	\$104,093	\$0	\$104,093
2013	\$101,622	\$5,460	\$0	\$107,082	\$0	\$107,082
2012	\$104,612	\$5,460	\$0	\$110,072	\$0	\$110,072
2011	\$107,602	\$5,460	\$0	\$113,062	\$0	\$113,062

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
3/9/2000	WD	WARRANTY DEED	SCHAWE, MARTIN WM	GEMBLER, DIETRICH J III	0433	0549	
1/1/1900	UNK	UNKNOWN		SCHAWE, MARTIN WM.			

## Estimated Tax Due

### **\*\*ATTENTION\*\***

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**\*\*PRIOR TO MAKING FULL OR PARTIAL PAYMENTS PLEASE CONTACT OUR OFFICE FOR A CURRENT AMOUNT DUE\*\***

**\*\*WE CANNOT GUARANTEE THE ACCURACY OF THE AMOUNT DUE LISTED BELOW\*\***

If Paid: 10/9/2019 

Pay Previous Years Taxes ()

Pay 2019 Taxes

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	Amount Due
2020	Appraisal District	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2020	CITY OF KNIPPA	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2020	COUNTY OF UVALDE	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2020	KNIPPA ISD	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2020	SWTJC	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2020	UVALDE CO UNDGR WATER CONS DIS	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2020	UVALDE CO. ROAD/FLD	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	<b>2020 Total:</b>		N/A	N/A	N/A	N/A	N/A	N/A
2019	Appraisal District	\$199,390	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	CITY OF KNIPPA	\$199,390	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	COUNTY OF UVALDE	\$199,390	\$1,227.84	\$0.00	\$1,227.84	\$0.00	\$0.00	\$1,227.84
2019	KNIPPA ISD	\$199,390	\$2,409.63	\$0.00	\$2,409.63	\$0.00	\$0.00	\$2,409.63
2019	SWTJC	\$199,390	\$321.82	\$0.00	\$321.82	\$0.00	\$0.00	\$321.82
2019	UVALDE CO UNDGR WATER CONS DIS	\$199,390	\$25.12	\$0.00	\$25.12	\$0.00	\$0.00	\$25.12
2019	UVALDE CO. ROAD/FLD	\$199,390	\$269.18	\$0.00	\$269.18	\$0.00	\$0.00	\$269.18
	2019 Total:		\$4,253.59	\$0.00	\$4,253.59	\$0.00	\$0.00	\$4,253.59
2018	Appraisal District	\$101,205	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	CITY OF KNIPPA	\$101,205	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	COUNTY OF UVALDE	\$101,205	\$623.11	\$623.11	\$0.00	\$0.00	\$0.00	\$0.00
2018	KNIPPA ISD	\$101,205	\$1,325.79	\$1,325.79	\$0.00	\$0.00	\$0.00	\$0.00
2018	SWTJC	\$101,205	\$167.19	\$167.19	\$0.00	\$0.00	\$0.00	\$0.00
2018	UVALDE CO UNDGR WATER CONS DIS	\$101,205	\$12.35	\$12.35	\$0.00	\$0.00	\$0.00	\$0.00
2018	UVALDE CO. ROAD/FLD	\$101,205	\$121.65	\$121.65	\$0.00	\$0.00	\$0.00	\$0.00
	2018 Total:		\$2,250.09	\$2,250.09	\$0.00	\$0.00	\$0.00	\$0.00
2017	Appraisal District	\$104,194	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	CITY OF KNIPPA	\$104,194	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	COUNTY OF UVALDE	\$104,194	\$646.73	\$646.73	\$0.00	\$0.00	\$0.00	\$0.00
2017	KNIPPA ISD	\$104,194	\$1,364.94	\$1,364.94	\$0.00	\$0.00	\$0.00	\$0.00
2017	SWTJC	\$104,194	\$172.13	\$172.13	\$0.00	\$0.00	\$0.00	\$0.00
2017	UVALDE CO UNDGR WATER CONS DIS	\$104,194	\$12.50	\$12.50	\$0.00	\$0.00	\$0.00	\$0.00
2017	UVALDE CO. ROAD/FLD	\$104,194	\$125.24	\$125.24	\$0.00	\$0.00	\$0.00	\$0.00
	2017 Total:		\$2,321.54	\$2,321.54	\$0.00	\$0.00	\$0.00	\$0.00
2016	Appraisal District	\$106,146	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016	CITY OF KNIPPA	\$106,146	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016	COUNTY OF UVALDE	\$106,146	\$614.06	\$614.06	\$0.00	\$0.00	\$0.00	\$0.00
2016	KNIPPA ISD	\$106,146	\$1,390.51	\$1,390.51	\$0.00	\$0.00	\$0.00	\$0.00
2016	SWTJC	\$106,146	\$169.83	\$169.83	\$0.00	\$0.00	\$0.00	\$0.00
2016	UVALDE CO UNDGR WATER CONS DIS	\$106,146	\$12.74	\$12.74	\$0.00	\$0.00	\$0.00	\$0.00
2016	UVALDE CO. ROAD/FLD	\$106,146	\$134.49	\$134.49	\$0.00	\$0.00	\$0.00	\$0.00
	2016 Total:		\$2,321.63	\$2,321.63	\$0.00	\$0.00	\$0.00	\$0.00
2015	Appraisal District	\$106,146	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

2015	CITY OF KNIPPA	\$106,146	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2015	COUNTY OF UVALDE	\$106,146	\$614.06	\$614.06	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2015	KNIPPA ISD	\$106,146	\$1,390.51	\$1,390.51	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2015	SWTJC	\$106,146	\$137.99	\$137.99	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2015	UVALDE CO UNDGR WATER CONS DIS	\$106,146	\$15.92	\$15.92	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2015	UVALDE CO. ROAD/FLD	\$106,146	\$134.49	\$134.49	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2015 Total:		\$2,292.97	\$2,292.97	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2014	Appraisal District	\$104,093	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2014	CITY OF KNIPPA	\$104,093	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2014	COUNTY OF UVALDE	\$104,093	\$650.59	\$650.59	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2014	KNIPPA ISD	\$104,093	\$1,363.62	\$1,363.62	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2014	SWTJC	\$104,093	\$135.32	\$135.32	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2014	UVALDE CO UNDGR WATER CONS DIS	\$104,093	\$16.24	\$16.24	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2014	UVALDE CO. ROAD/FLD	\$104,093	\$131.89	\$131.89	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2014 Total:		\$2,297.66	\$2,297.66	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2013	Appraisal District	\$107,082	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2013	CITY OF KNIPPA	\$107,082	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2013	COUNTY OF UVALDE	\$107,082	\$680.93	\$680.93	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2013	KNIPPA ISD	\$107,082	\$1,402.77	\$1,402.77	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2013	SWTJC	\$107,082	\$139.21	\$139.21	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2013	UVALDE CO UNDGR WATER CONS DIS	\$107,082	\$16.70	\$16.70	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2013	UVALDE CO. ROAD/FLD	\$107,082	\$135.67	\$135.67	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2013 Total:		\$2,375.28	\$2,375.28	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2012	Appraisal District	\$110,072	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2012	CITY OF KNIPPA	\$110,072	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2012	COUNTY OF UVALDE	\$110,072	\$700.06	\$700.06	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2012	KNIPPA ISD	\$110,072	\$1,441.94	\$1,441.94	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2012	SWTJC	\$110,072	\$143.09	\$143.09	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2012	UVALDE CO UNDGR WATER CONS DIS	\$110,072	\$17.72	\$17.72	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2012	UVALDE CO. ROAD/FLD	\$110,072	\$139.46	\$139.46	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2012 Total:		\$2,442.27	\$2,442.27	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2011	Appraisal District	\$113,062	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2011	CITY OF KNIPPA	\$113,062	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2011	COUNTY OF UVALDE	\$113,062	\$719.30	\$719.30	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2011	KNIPPA ISD	\$113,062	\$1,243.68	\$1,243.68	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2011	SWTJC	\$113,062	\$146.98	\$146.98	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2011	UVALDE CO UNDGR WATER CONS DIS	\$113,062	\$18.32	\$18.32	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2011	UVALDE CO. ROAD/FLD	\$113,062	\$143.25	\$143.25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2011 Total:		\$2,271.53	\$2,271.53	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

## DISCLAIMER

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Search Area:



32528 - 32528.00 3252800.00 1.48  
Property Information:  
Property ID: 32528  
Legal Address: 2.00  
GIS ID: A2E24015148  
Legal Description: 42204 44278AC712204  
Parcel ID:  
APN: 32528000000  
Bank:  
Neighborhood Code: 42204  
Neighborhood Code: 42204  
Covered District:  
Property Location



## Property Values

<b>Improvement Homesite Value:</b>	\$0
<b>Improvement Non-Homesite Value:</b>	\$173
<b>Land Homesite Value:</b>	\$0
<b>Land Non-Homesite Value:</b>	\$0
<b>Agricultural Market Valuation:</b>	\$590,006
<b>Market Value:</b>	\$590,179
<b>Ag Use Value:</b>	\$51,803
<b>Appraised Value:</b>	\$51,976
<b>Homestead Cap Loss:</b>	\$0
<b>Assessed Value:</b>	\$51,976

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## Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	Appraisal District	0.000000	\$590,179	\$51,976	\$0.00	
GU	COUNTY OF UVALDE	0.615700	\$590,179	\$51,976	\$320.02	
IK	KNIPPA ISD	1.208500	\$590,179	\$51,976	\$628.13	
S1	SWTJC	0.016140	\$590,179	\$51,976	\$8.39	
SE	UVALDE CO UNDGR WATER CONS DIS	0.012600	\$590,179	\$51,976	\$6.55	
SU	UVALDE CO. ROAD/FLD	0.120200	\$590,179	\$51,976	\$62.48	

**Total Tax Rate:** 1.973140 **Estimated Taxes With Exemptions:** \$1,025.56 **Estimated Taxes Without Exemptions:** \$11,645.06

## Property Improvement - Building

**Description:** OPEN SHED FRAME **Type:** IMPROVEMENTS ON QUALIFIED AG LAND **State Code:** D2 **Living Area:** 0.00sqft **Value:** \$173

Type	Description	Class CD	Year Built	SQFT
SHED	SHED	SM2	0	288.00

## Property Land

Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
DLCP	DRY LAND CROPLAND	282	12,283,920.00	0.00	0.00	\$590,006	\$51,803

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$173	\$590,006	\$51,803	\$51,976	\$0	\$51,976
2018	\$115	\$590,006	\$49,841	\$49,956	\$0	\$49,956
2017	\$115	\$590,006	\$47,630	\$47,745	\$0	\$47,745
2016	\$115	\$515,025	\$48,436	\$48,551	\$0	\$48,551
2015	\$115	\$515,025	\$46,998	\$47,113	\$0	\$47,113
2014	\$115	\$515,025	\$44,787	\$44,902	\$0	\$44,902
2013	\$115	\$515,025	\$43,214	\$43,329	\$0	\$43,329
2012	\$115	\$515,025	\$41,539	\$41,654	\$0	\$41,654
2011	\$115	\$515,025	\$41,319	\$41,434	\$0	\$41,434

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
10/1/1992	O	OTHER SUCH AS FAMILY,ETC		MEYER, LONNIE REVOCABLE TRUST	0320	0727	2015001107
9/1/1991	C	CASH DEED		MEYER, LONNIE & MEYER, LONNIE	0311	0029	
1/1/2000	UNK	UNKNOWN		RIMKUS, A. M.			

## Estimated Tax Due

### **\*\*ATTENTION\*\***

Indicated amount may not reflect delinquent tax due beyond a 5-year history. Partial payments or contract payments may not be reflected. Quarter payments that are made according to Section 31.031 of the Texas Property Tax Code are not considered delinquent.

**\*\*PRIOR TO MAKING FULL OR PARTIAL PAYMENTS PLEASE CONTACT OUR OFFICE FOR A CURRENT AMOUNT DUE\*\***

**\*\*WE CANNOT GUARANTEE THE ACCURACY OF THE AMOUNT DUE LISTED BELOW\*\***

If Paid: 9/24/2019 

Pay Previous Years Taxes ()

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	Amount Due
2020	Appraisal District	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2020	COUNTY OF UVALDE	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2020	KNIPPA ISD	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2020	SWTJC	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2020	UVALDE CO UNDGR WATER CONS DIS	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2020	UVALDE CO. ROAD/FLD	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	<b>2020 Total:</b>		N/A	N/A	N/A	N/A	N/A	N/A
2019	Appraisal District	\$51,976	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	COUNTY OF UVALDE	\$51,976	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	KNIPPA ISD	\$51,976	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	SWTJC	\$51,976	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	UVALDE CO UNDGR WATER CONS DIS	\$51,976	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	UVALDE CO. ROAD/FLD	\$51,976	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2019 Total:</b>		N/A	N/A	N/A	N/A	N/A	N/A
2018	Appraisal District	\$49,956	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	COUNTY OF UVALDE	\$49,956	\$307.58	\$307.58	\$0.00	\$0.00	\$0.00	\$0.00
2018	KNIPPA ISD	\$49,956	\$654.43	\$654.43	\$0.00	\$0.00	\$0.00	\$0.00

2018	SWTJC	\$49,956	\$82.53	\$82.53	\$0.00	\$0.00	\$0.00	\$0.00
2018	UVALDE CO UNDGR WATER CONS DIS	\$49,956	\$6.09	\$6.09	\$0.00	\$0.00	\$0.00	\$0.00
2018	UVALDE CO. ROAD/FLD	\$49,956	\$60.05	\$60.05	\$0.00	\$0.00	\$0.00	\$0.00
	2018 Total:		\$1,110.68	\$1,110.68	\$0.00	\$0.00	\$0.00	\$0.00
2017	Appraisal District	\$47,745	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	COUNTY OF UVALDE	\$47,745	\$296.36	\$296.36	\$0.00	\$0.00	\$0.00	\$0.00
2017	KNIPPA ISD	\$47,745	\$625.46	\$625.46	\$0.00	\$0.00	\$0.00	\$0.00
2017	SWTJC	\$47,745	\$78.87	\$78.87	\$0.00	\$0.00	\$0.00	\$0.00
2017	UVALDE CO UNDGR WATER CONS DIS	\$47,745	\$5.73	\$5.73	\$0.00	\$0.00	\$0.00	\$0.00
2017	UVALDE CO. ROAD/FLD	\$47,745	\$57.39	\$57.39	\$0.00	\$0.00	\$0.00	\$0.00
	2017 Total:		\$1,063.81	\$1,063.81	\$0.00	\$0.00	\$0.00	\$0.00
2016	Appraisal District	\$48,551	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016	COUNTY OF UVALDE	\$48,551	\$280.87	\$280.87	\$0.00	\$0.00	\$0.00	\$0.00
2016	KNIPPA ISD	\$48,551	\$636.02	\$636.02	\$0.00	\$0.00	\$0.00	\$0.00
2016	SWTJC	\$48,551	\$77.68	\$77.68	\$0.00	\$0.00	\$0.00	\$0.00
2016	UVALDE CO UNDGR WATER CONS DIS	\$48,551	\$5.83	\$5.83	\$0.00	\$0.00	\$0.00	\$0.00
2016	UVALDE CO. ROAD/FLD	\$48,551	\$61.51	\$61.51	\$0.00	\$0.00	\$0.00	\$0.00
	2016 Total:		\$1,061.91	\$1,061.91	\$0.00	\$0.00	\$0.00	\$0.00
2015	Appraisal District	\$47,113	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2015	COUNTY OF UVALDE	\$47,113	\$272.55	\$272.55	\$0.00	\$0.00	\$0.00	\$0.00
2015	KNIPPA ISD	\$47,113	\$617.18	\$617.18	\$0.00	\$0.00	\$0.00	\$0.00
2015	SWTJC	\$47,113	\$61.25	\$61.25	\$0.00	\$0.00	\$0.00	\$0.00
2015	UVALDE CO UNDGR WATER CONS DIS	\$47,113	\$7.07	\$7.07	\$0.00	\$0.00	\$0.00	\$0.00
2015	UVALDE CO. ROAD/FLD	\$47,113	\$59.69	\$59.69	\$0.00	\$0.00	\$0.00	\$0.00
	2015 Total:		\$1,017.74	\$1,017.74	\$0.00	\$0.00	\$0.00	\$0.00
2014	Appraisal District	\$44,902	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2014	COUNTY OF UVALDE	\$44,902	\$280.64	\$280.64	\$0.00	\$0.00	\$0.00	\$0.00
2014	KNIPPA ISD	\$44,902	\$588.21	\$588.21	\$0.00	\$0.00	\$0.00	\$0.00
2014	SWTJC	\$44,902	\$58.37	\$58.37	\$0.00	\$0.00	\$0.00	\$0.00
2014	UVALDE CO UNDGR WATER CONS DIS	\$44,902	\$7.00	\$7.00	\$0.00	\$0.00	\$0.00	\$0.00
2014	UVALDE CO. ROAD/FLD	\$44,902	\$56.89	\$56.89	\$0.00	\$0.00	\$0.00	\$0.00
	2014 Total:		\$991.11	\$991.11	\$0.00	\$0.00	\$0.00	\$0.00
2013	Appraisal District	\$43,329	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2013	COUNTY OF UVALDE	\$43,329	\$275.53	\$275.53	\$0.00	\$0.00	\$0.00	\$0.00
2013	KNIPPA ISD	\$43,329	\$567.61	\$567.61	\$0.00	\$0.00	\$0.00	\$0.00
2013	SWTJC	\$43,329	\$56.33	\$56.33	\$0.00	\$0.00	\$0.00	\$0.00
2013	UVALDE CO UNDGR WATER CONS DIS	\$43,329	\$6.76	\$6.76	\$0.00	\$0.00	\$0.00	\$0.00
2013	UVALDE CO. ROAD/FLD	\$43,329	\$54.90	\$54.90	\$0.00	\$0.00	\$0.00	\$0.00
	2013 Total:		\$961.13	\$961.13	\$0.00	\$0.00	\$0.00	\$0.00
2012	Appraisal District	\$41,654	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2012	COUNTY OF UVALDE	\$41,654	\$264.91	\$264.91	\$0.00	\$0.00	\$0.00	\$0.00
2012	KNIPPA ISD	\$41,654	\$545.67	\$545.67	\$0.00	\$0.00	\$0.00	\$0.00
2012	SWTJC	\$41,654	\$54.15	\$54.15	\$0.00	\$0.00	\$0.00	\$0.00
2012	UVALDE CO UNDGR WATER CONS DIS	\$41,654	\$6.71	\$6.71	\$0.00	\$0.00	\$0.00	\$0.00
2012	UVALDE CO. ROAD/FLD	\$41,654	\$52.78	\$52.78	\$0.00	\$0.00	\$0.00	\$0.00
	2012 Total:		\$924.22	\$924.22	\$0.00	\$0.00	\$0.00	\$0.00
2011	Appraisal District	\$41,434	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

2011	COUNTY OF UVALDE	\$41,434	\$263.61	\$263.61	\$0.00	\$0.00	\$0.00	\$0.00
2011	KNIPPA ISD	\$41,434	\$455.77	\$455.77	\$0.00	\$0.00	\$0.00	\$0.00
2011	SWTJC	\$41,434	\$53.86	\$53.86	\$0.00	\$0.00	\$0.00	\$0.00
2011	UVALDE CO UNDGR WATER CONS DIS	\$41,434	\$6.71	\$6.71	\$0.00	\$0.00	\$0.00	\$0.00
2011	UVALDE CO. ROAD/FLD	\$41,434	\$52.50	\$52.50	\$0.00	\$0.00	\$0.00	\$0.00
	2011 Total:		\$832.45	\$832.45	\$0.00	\$0.00	\$0.00	\$0.00

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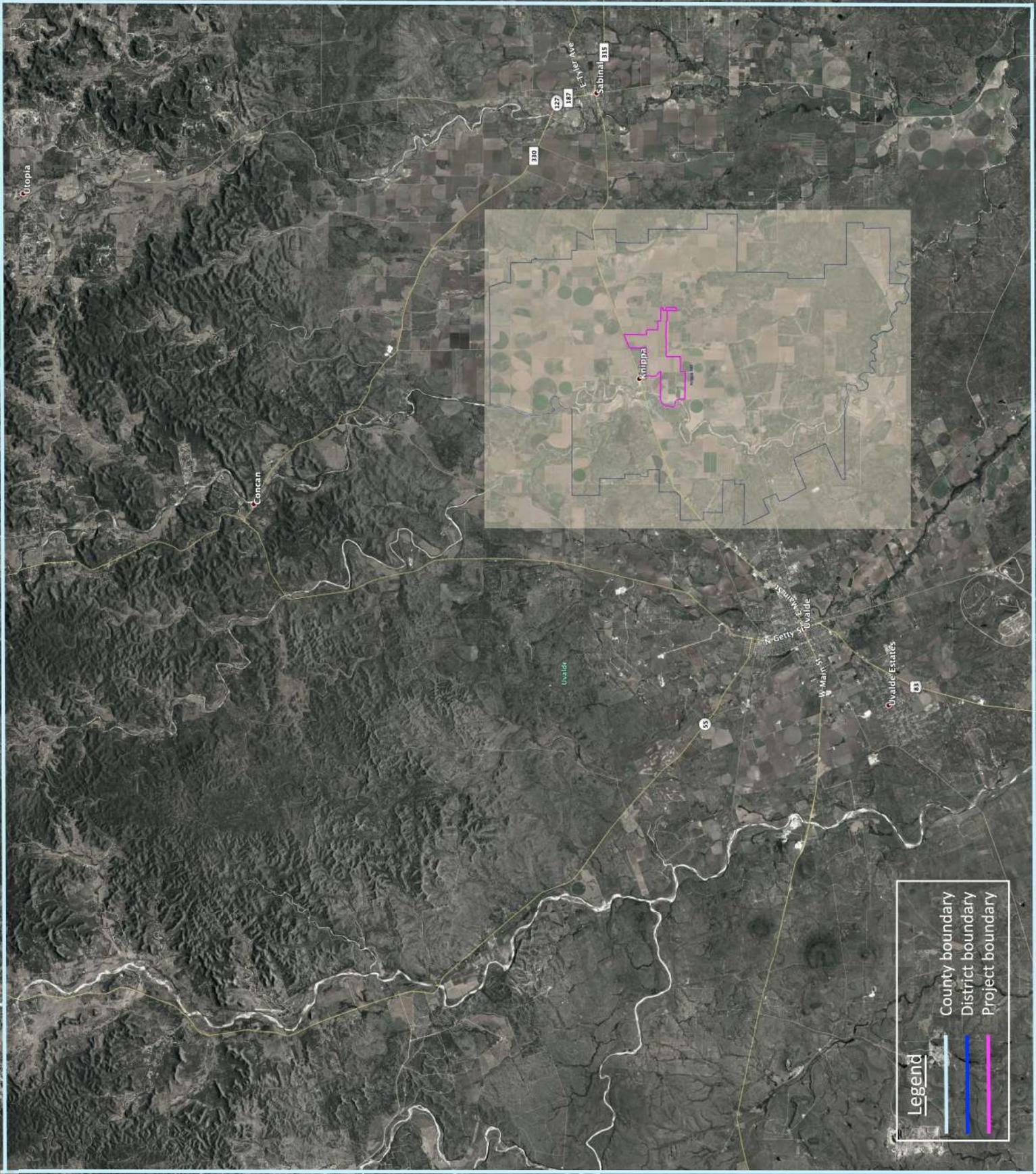


# TAB 11

## Maps

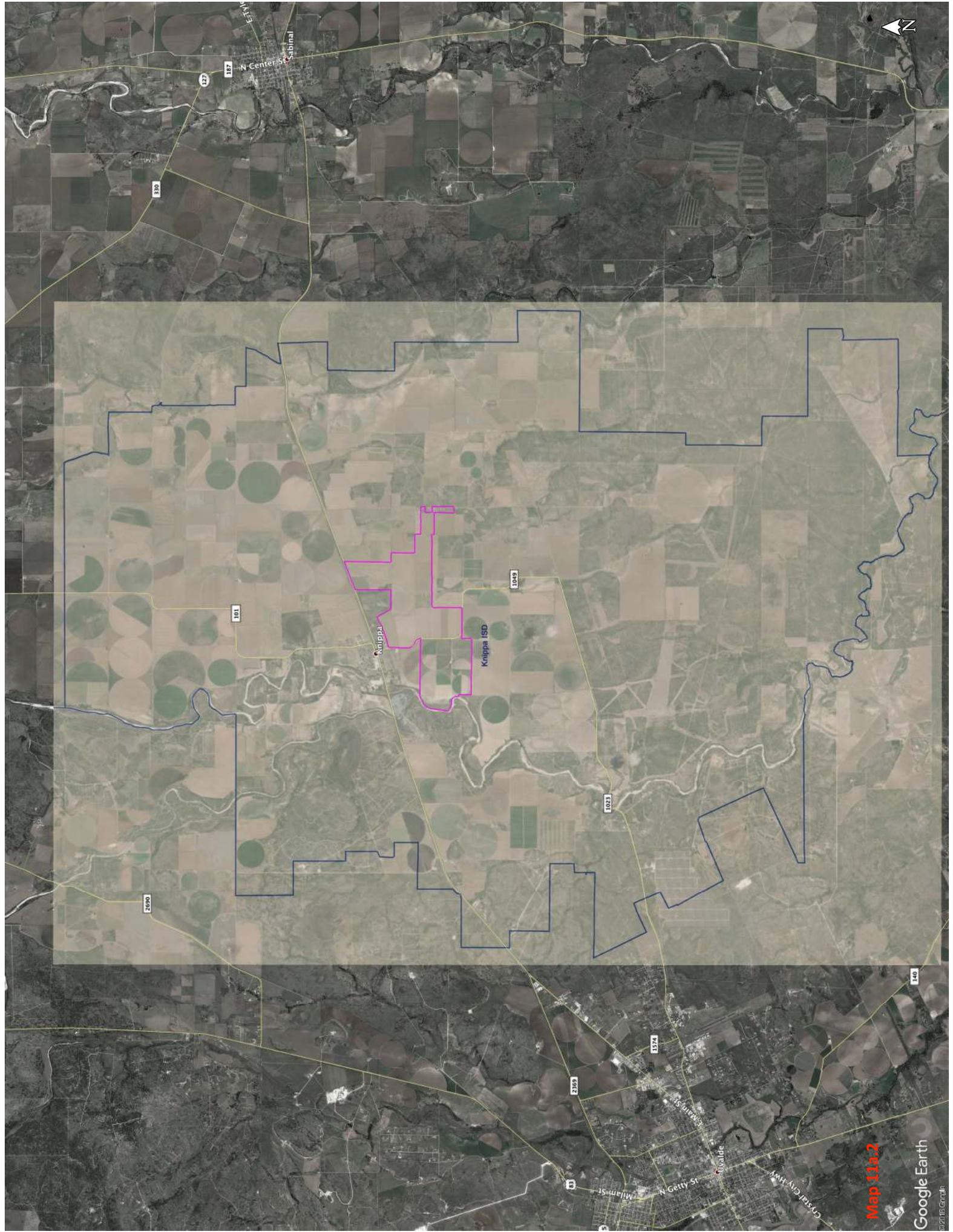
**TAB 11 - MAPS:**

- 11.a. 1. Proposed project vicinity map  
2. Proposed project vicinity map (zoom)
- 11.b. Qualified Investment (proposed facility footprint)  
**\*\*CONFIDENTIAL\*\***
- 11.c. Qualified Property (same as 11.b.)
- 11.d. Existing property (not applicable)
- 11.e. Land location within vicinity map
- 11.f. 1. Reinvestment zone within vicinity map  
2. Location of proposed project area within ISD boundary



**Legend**

- County boundary
- District boundary
- Project boundary



Map 11a.2

### Confidentiality Request

In accordance with 34 TAC 9.1053 please accept this as a request for the following items to be deemed confidential and segregated from the remaining value limitation application materials. These items will be submitted separately to protect against unintended disclosure:

*Tab 11.b. Qualified Investment and Property project layout*

These items depict trade secret information of a specific and proprietary nature that could potentially expose the proposed project to detrimental and unwarranted observation from industry competitors. Therefore, pursuant to Texas Government Code 552.110, we formally request that the aforementioned items be considered confidential, removed and submitted separately from the remaining value limitation application materials.



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104A

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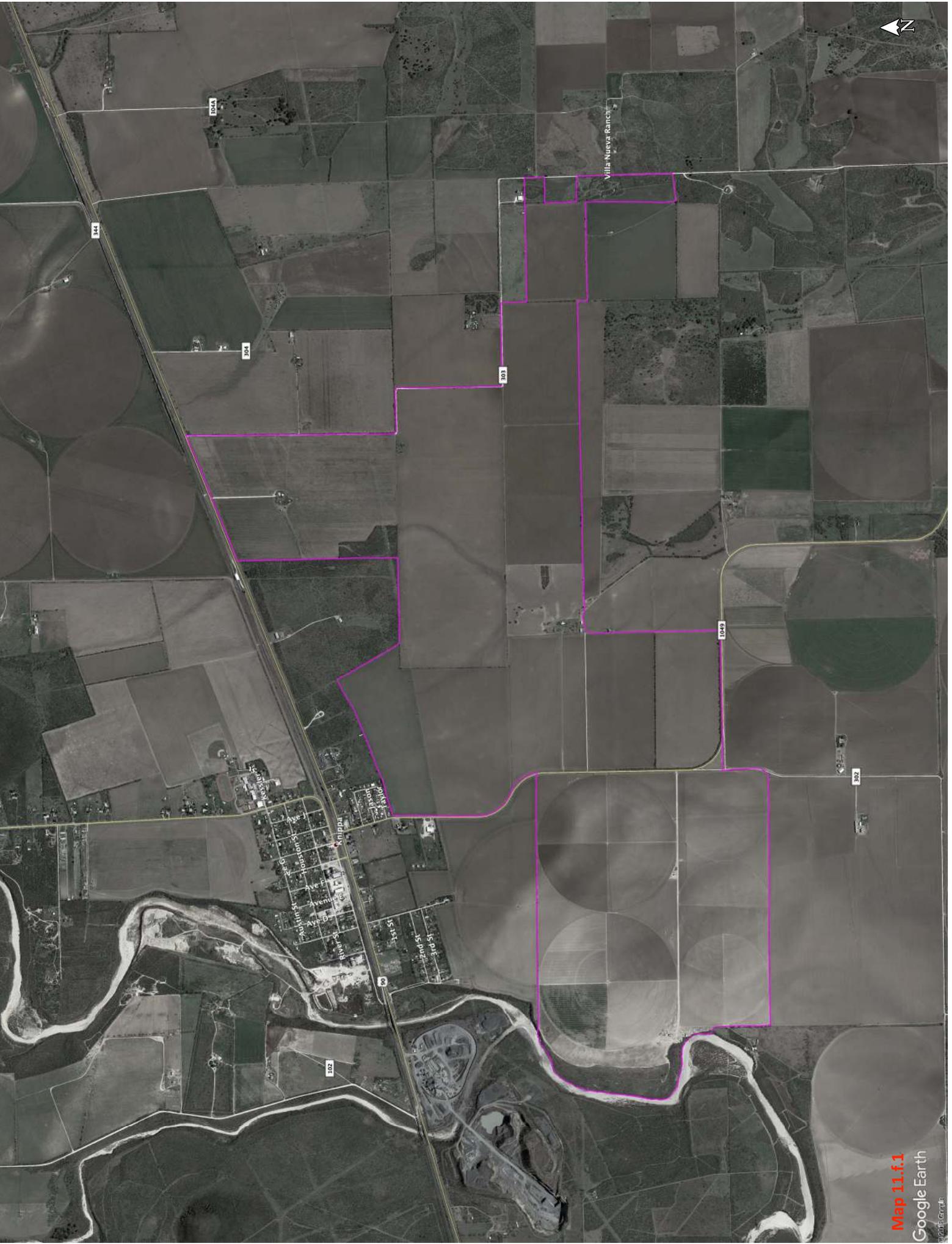
Villa Nueva Ranch

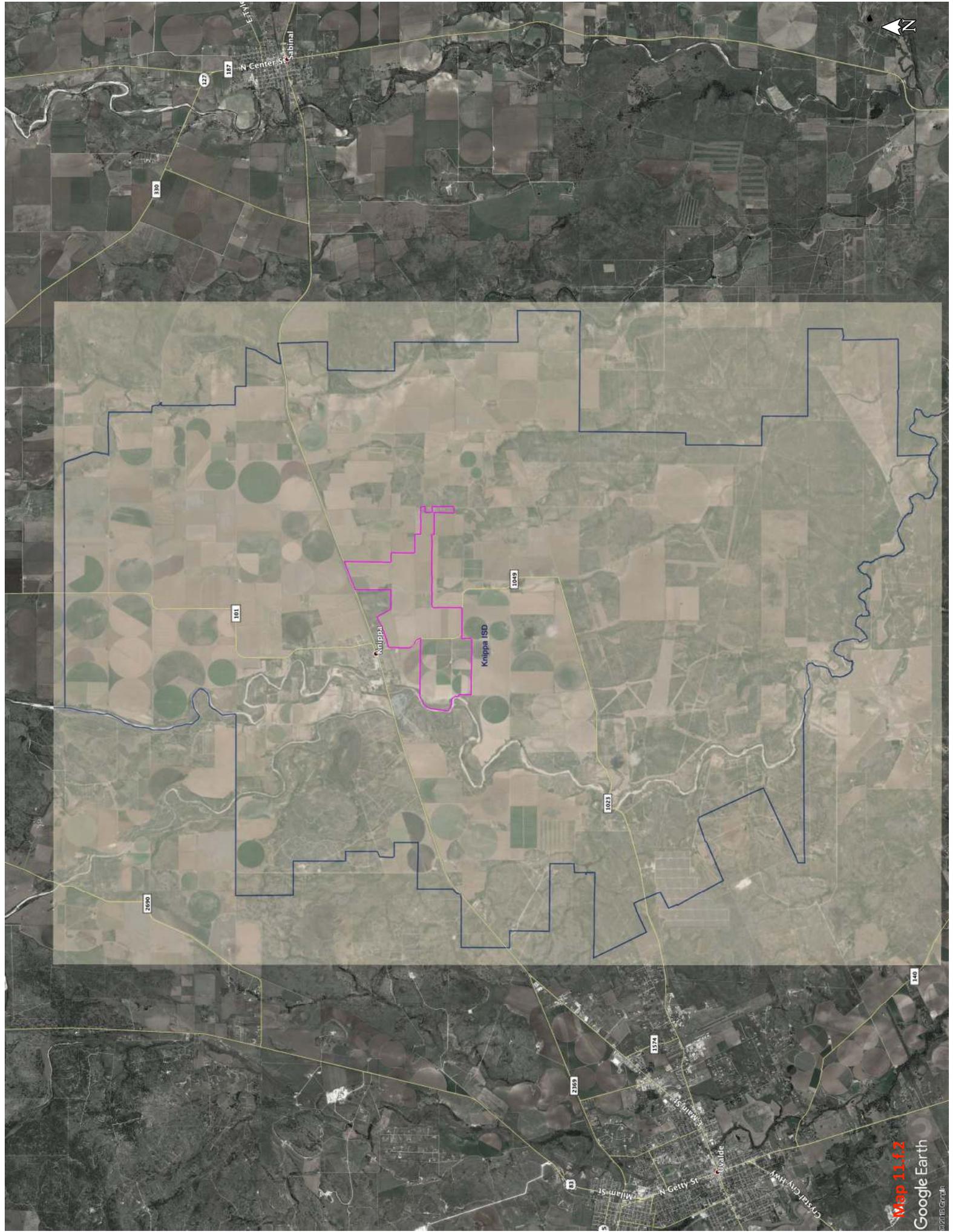
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# TAB 12

## Request for Waiver of Job Creation Requirement



October 10, 2019

Ms. Elda Alejandro, Superintendent  
Knippa Independent School District  
100 Kessler Lane  
Knippa, Texas 78870

**Re: Chapter 313 Request for Waiver of Job Creation Requirement for OCI SunRay LLC**

Dear Ms. Alejandro,

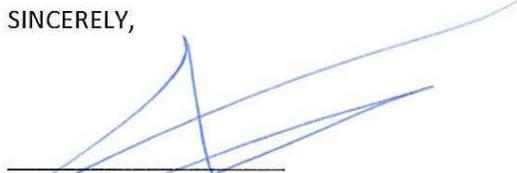
Please accept this letter as a formal request that the Knippa Independent School District's Board of Trustees waive the job requirement provision as allowed by Section 313.025 (f-1) of the Texas Property Tax Code.

OCI SunRay LLC respectfully requests a waiver of the current job creation requirement of 10 permanent, full-time jobs. In accordance with prevailing industry standards for maintenance and operations job requirements, OCI SunRay LLC has committed to create one (1) new, full-time job(s) located onsite and within the boundaries of Knippa ISD. In addition to the on-site qualified technician, off-site personnel may also be utilized to support the project.

Typically, solar energy generation facilities create a substantial number of full and part-time positions during the construction phase. However, the number of qualified technicians tasked with maintaining and operating the facility during commercial operations tends to be much lower. The permanent employees of a solar generation facility maintain and service the photovoltaic solar panels, underground electrical connections, substations, and other related infrastructure associated with the safe and reliable operation of the facility. Permanent employees are also responsible for maintaining on-site vegetation.

The waiver request herein is comparable to essential maintenance and operations employment for a solar generation facility of this size and is affirmed by similar solar facility value limitation applications.

SINCERELY,



\_\_\_\_\_  
Sabah Mahmood  
Sr. Director, Project Development and EPC  
OCI Solar Power, LLC

# TAB 13

## Calculation of three possible Wage Requirements and Supporting information

TAB 13 WAGE DATA CALCULATIONS

7.a.

Year	Quarter	County	Ownership	Industry	Avg. Weekly Wages
2018	2	Uvalde	Total All	All Industries	\$ 623
2018	3	Uvalde	Total All	All Industries	\$ 657
2018	4	Uvalde	Total All	All Industries	\$ 689
2019	1	Uvalde	Total All	All Industries	\$ 677
<i>(Mean Avg.)</i>					\$ 661.50 <i>Average Weekly Wage For All Jobs</i>

7.b.

Year	Quarter	County	Ownership	Industry	Avg. Weekly Wages
2018	2	Uvalde	Private	Manufacturing	\$ 529
2018	3	Uvalde	Private	Manufacturing	\$ 544
2018	4	Uvalde	Private	Manufacturing	\$ 560
2019	1	Uvalde	Private	Manufacturing	\$ 574
<i>(Mean Avg.)</i>					\$ 551.75
					110%
					<u>\$ 606.93</u> <i>110% of County Average Weekly Wage for Manufacturing Jobs</i>

7.c.

Year	Middle Rio Grande Development Council	
2018	Manufacturing Average Wages by COG Region	\$ 42,604
<i>Data published: July 2019</i>		110%
		<u>\$ 46,864.40</u> <i>110% of Average Annual Wage for Manufacturing Jobs in Region</i>
		\$ 901.24 <i>110% of Average Weekly Wage for Manufacturing Jobs in Region</i>

\*Data from the Texas Workforce Commission's "Tracer" system.

QUARTERLY EMPLOYMENT AND WAGES (QCEW)

Year	Period	Area	Ownership	Industry		Level	Average
				Code	Industry		Weekly Wage
2018	02	Uvalde	Total All	10	Total, All Industries	0	623
2018	03	Uvalde	Total All	10	Total, All Industries	0	657
2018	04	Uvalde	Total All	10	Total, All Industries	0	689
2019	01	Uvalde	Total All	10	Total, All Industries	0	677

Year	Period	Area	Ownership	Industry		Level	Average
				Code	Industry		Weekly Wage
2018	02	Uvalde	Private	31-33	Manufacturing	2	529
2018	03	Uvalde	Private	31-33	Manufacturing	2	544
2018	04	Uvalde	Private	31-33	Manufacturing	2	560
2019	01	Uvalde	Private	31-33	Manufacturing	2	574

**2018 Manufacturing Average Wages by Council of Government Region  
Wages for All Occupations**

COG	COG Number	Wages	
		Hourly	Annual
<b>Texas</b>		<b>\$27.04</b>	<b>\$56,240</b>
<a href="#">Alamo Area Council of Governments</a>	18	\$22.80	\$47,428
<a href="#">Ark-Tex Council of Governments</a>	5	\$18.73	\$38,962
<a href="#">Brazos Valley Council of Governments</a>	13	\$18.16	\$37,783
<a href="#">Capital Area Council of Governments</a>	12	\$32.36	\$67,318
<a href="#">Central Texas Council of Governments</a>	23	\$19.60	\$40,771
<a href="#">Coastal Bend Council of Governments</a>	20	\$28.52	\$59,318
<a href="#">Concho Valley Council of Governments</a>	10	\$21.09	\$43,874
<a href="#">Deep East Texas Council of Governments</a>	14	\$18.28	\$38,021
<a href="#">East Texas Council of Governments</a>	6	\$21.45	\$44,616
<a href="#">Golden Crescent Regional Planning Commission</a>	17	\$28.56	\$59,412
<a href="#">Heart of Texas Council of Governments</a>	11	\$22.71	\$47,245
<a href="#">Houston-Galveston Area Council</a>	16	\$29.76	\$61,909
<a href="#">Lower Rio Grande Valley Development Council</a>	21	\$17.21	\$35,804
<a href="#">Middle Rio Grande Development Council</a>	24	\$20.48	\$42,604
<a href="#">NORTEX Regional Planning Commission</a>	3	\$25.14	\$52,284
<a href="#">North Central Texas Council of Governments</a>	4	\$27.93	\$58,094
<a href="#">Panhandle Regional Planning Commission</a>	1	\$24.19	\$50,314
<a href="#">Permian Basin Regional Planning Commission</a>	9	\$25.90	\$53,882
<a href="#">Rio Grande Council of Governments</a>	8	\$18.51	\$38,493
<a href="#">South East Texas Regional Planning Commission</a>	15	\$36.26	\$75,430
<a href="#">South Plains Association of Governments</a>	2	\$20.04	\$41,691
<a href="#">South Texas Development Council</a>	19	\$17.83	\$37,088
<a href="#">Texoma Council of Governments</a>	22	\$21.73	\$45,198
<a href="#">West Central Texas Council of Governments</a>	7	\$21.84	\$45,431

Calculated by the Texas Workforce Commission Labor Market and Career Information Department.

Data published: July 2019

Data published annually, next update will be July 31, 2020

Annual wage figure assumes a 40-hour work week.

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

Wage data is produced from Texas Occupational Employment Statistics (OES) data, and is not to be compared to BLS estimates.

Data intended only for use in implementing Chapter 313, Tax Code.

# TAB 14

Schedules A1 - D

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

Date: 10-Oct-19  
Applicant Name: OCI SunRay LLC  
ISD Name: Kolipaa ISD

PROPERTY INVESTMENT AMOUNTS								
(Estimated investment in each year. Do not put cumulative totals.)								
Year	Schod Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below YYYY)	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 new investment made during this year that will 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			Not eligible to become Qualified Property					
Investment made after filing complete application with district, but before final board approval of application	--	2019	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Deferral Qualifying Time Period	--	2020-2021	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Complete tax years of qualifying time period	Q1P1	2021-2022	\$ 168,000,000.00	\$ -	\$ -	\$ -	\$ -	\$ 168,000,000.00
	Q1P2	2022-2023	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]</b>			\$ 168,000,000.00	\$ -	\$ -	\$ -	\$ -	\$ 168,000,000.00
<b>Total Qualified Investment (sum of green cells)</b>			\$ 168,000,000.00	Enter amounts from TOTAL row above in Schedule A2				\$ 168,000,000.00

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.

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 include investment meeting the definition of 313.02(1) but not creating a new improvement as defined by TAC § 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 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.

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: 10-Oct-19  
Applicant Name: OCI SunRay LLC  
ISD Name: Kibpa 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 if different from school year)	Column A	Column B	Column C	Column D	Column E		
			New investment (original cost) in tangible personal property that will become Qualified Property	New investment made during this year in buildings or other improvements 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)	Total Investment (A+B+C+D)		
Total Investment from Schedule A1*			168,000,000.00	-	-	-	-	168,000,000.00	
Each year prior to start of value limitation period**									
0	2019-2020	2019	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
0	2020-2021	2020	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
1	2021-2022	2021	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
2/1	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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Value limitation period***									
Total Investment made through limitation			168,000,000.00	\$ -	\$ -	\$ -	\$ -	168,000,000.00	
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							
Continue to maintain value presence									
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.  
 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 nonmovable 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 91.051. 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)**

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
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2019-2020	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	0	2020-2021	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	1	2021-2022	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	2/1	2022-2023	\$ -	\$ -	\$ 154,560,000	\$ 154,560,000	\$ 154,560,000	\$ 20,000,000
	2	2023-2024	\$ -	\$ -	\$ 150,292,800	\$ 150,292,800	\$ 150,292,800	\$ 20,000,000
Value Limitation Period	3	2024-2025	\$ -	\$ -	\$ 138,660,480	\$ 138,660,480	\$ 138,660,480	\$ 20,000,000
	4	2025-2026	\$ -	\$ -	\$ 121,227,120	\$ 121,227,120	\$ 121,227,120	\$ 20,000,000
	5	2026-2027	\$ -	\$ -	\$ 105,917,280	\$ 105,917,280	\$ 105,917,280	\$ 20,000,000
	6	2027-2028	\$ -	\$ -	\$ 90,634,320	\$ 90,634,320	\$ 90,634,320	\$ 20,000,000
	7	2028-2029	\$ -	\$ -	\$ 72,727,200	\$ 72,727,200	\$ 72,727,200	\$ 20,000,000
Continue to maintain viable presence	8	2029-2030	\$ -	\$ -	\$ 57,556,800	\$ 57,556,800	\$ 57,556,800	\$ 20,000,000
	9	2030-2031	\$ -	\$ -	\$ 47,496,960	\$ 47,496,960	\$ 47,496,960	\$ 20,000,000
	10	2031-2032	\$ -	\$ -	\$ 41,242,320	\$ 41,242,320	\$ 41,242,320	\$ 20,000,000
	11	2032-2033	\$ -	\$ -	\$ 40,387,200	\$ 40,387,200	\$ 40,387,200	\$ 40,387,200
	12	2033-2034	\$ -	\$ -	\$ 33,600,000	\$ 33,600,000	\$ 33,600,000	\$ 33,600,000
Additional years for 25 year economic impact as required by 313.026(c)(1)	13	2034-2035	\$ -	\$ -	\$ 33,600,000	\$ 33,600,000	\$ 33,600,000	\$ 33,600,000
	14	2035-2036	\$ -	\$ -	\$ 33,600,000	\$ 33,600,000	\$ 33,600,000	\$ 33,600,000
	15	2036-2037	\$ -	\$ -	\$ 33,600,000	\$ 33,600,000	\$ 33,600,000	\$ 33,600,000
	16	2037-2038	\$ -	\$ -	\$ 33,600,000	\$ 33,600,000	\$ 33,600,000	\$ 33,600,000
	17	2038-2039	\$ -	\$ -	\$ 34,070,400	\$ 34,070,400	\$ 34,070,400	\$ 34,070,400
18	2039-2040	\$ -	\$ -	\$ 34,288,800	\$ 34,288,800	\$ 34,288,800	\$ 34,288,800	
19	2040-2041	\$ -	\$ -	\$ 34,572,720	\$ 34,572,720	\$ 34,572,720	\$ 34,572,720	
20	2041-2042	\$ -	\$ -	\$ 35,184,240	\$ 35,184,240	\$ 35,184,240	\$ 35,184,240	
21	2042-2043	\$ -	\$ -	\$ 35,293,440	\$ 35,293,440	\$ 35,293,440	\$ 35,293,440	
22	2043-2044	\$ -	\$ -	\$ 35,599,200	\$ 35,599,200	\$ 35,599,200	\$ 35,599,200	
23	2044-2045	\$ -	\$ -	\$ 36,188,880	\$ 36,188,880	\$ 36,188,880	\$ 36,188,880	
24	2045-2046	\$ -	\$ -	\$ 36,734,880	\$ 36,734,880	\$ 36,734,880	\$ 36,734,880	
25	2046-2047	\$ -	\$ -	\$ 38,045,280	\$ 38,045,280	\$ 38,045,280	\$ 38,045,280	

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**

	Construction		Non-Qualifying Jobs		Qualifying Jobs	
	Column A	Column B	Column C	Column D	Column E	
Year	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	
0	2019-2020		0	0	\$ -	
0	2020-2021		0	0	\$ -	
1	2021-2022	200 FTE	0	1	\$ 46,865.00	
2/1	2022-2023		0	1	\$ 46,865.00	
2	2023-2024		0	1	\$ 46,865.00	
3	2024-2025		0	1	\$ 46,865.00	
4	2025-2026		0	1	\$ 46,865.00	
5	2026-2027		0	1	\$ 46,865.00	
6	2027-2028		0	1	\$ 46,865.00	
7	2028-2029		0	1	\$ 46,865.00	
8	2029-2030		0	1	\$ 46,865.00	
9	2030-2031		0	1	\$ 46,865.00	
10	2031-2032		0	1	\$ 46,865.00	
11 through 25	2032-2047		0	1	\$ 46,865.00	

Each year prior to start of Value Limitation Period *Insert as many rows as necessary.*

Value Limitation Period *The qualifying time period could overlap the value limitation period.*

Years Following Value Limitation Period

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 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)?

**C1b.** Will the applicant avail itself of the provision in 313.021(3)(F)?

Yes  No

Yes  No

Yes  No

Schedule D: Other Incentives (Estimated)

Date: 10-Oct-19  
 Applicant Name: OCI SunRay LLC  
 ISD Name: Knippa 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:					
Tax Code Chapter 312	County:Uvalde County City: Other:	2022	10 Years (Estimated)	\$ 453,068.87	265,208.28	187,860.59
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:						
<b>TOTAL</b>				\$ 453,068.87	\$ 265,208.28	\$ 187,860.59

Additional information on incentives for this project:

The above estimated levies are based on a twenty-five year projection for a potential, full 10-year Chapter 312 tax abatement agreement with Uvalde County. The above calculation is adjusted for depreciation.

# TAB 15

Economic Impact Study

-Pending, Not Attached-

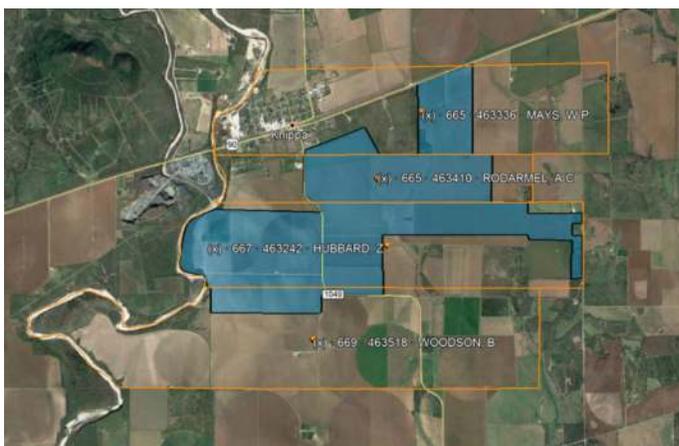
# TAB 16

## Description of Reinvestment Zone

**LEGAL DESCRIPTION:**



Sunray Reinvestment Zone Proposal			
Owner Name	Parcel #	Legal Description	Acres
Gembler Dietrich J III	20329	A0336 ABSTRACT 0336 SURVEY 663 2.0	2
Gembler Dietrich J III	20330	A0336 ABSTRACT 0336 SURVEY 663 215	213
Meyer Lonnie Glenn	20951	ABSTRACT 0410 SURVEY 665,RIMKUS PLACE	282
Meyer Lonnie Glenn	19354	A0242 ABSTRACT 0242 SURVEY 667 RIMKUS PLACE 2.73	2.73
Milam Adam Lee Knippa and Knippa David Michael	20287	A0336 ABSTRACT 0336 SURVEY 663 A-336 5-663 50.34	50.34
Milam Adam Lee Knippa and Knippa David Michael	20939	A0410 ABSTRACT 0410 SURVEY 665 A-410 5-665 149.46	149.46
Cargil Steve	19353	A0242 ABSTRACT 0242 SURVEY 667 (S. FARM) PALO SPEC ASSETS28-2237 95.34% UI TO TRUST 4.66% UI TO GERBER, JOE JR 408.69	408.69
Cargil Steve	19334	A0242 ABSTRACT 0242 SURVEY 667 A-242 5-667 117.58 AC	117.58
Cargil Steve	21936	A0518 ABSTRACT 0518 SURVEY 669 A-518 5-667 101.2	101.2
Dicke Charles Darwin and Dicke Kyle Landon	19343	A0242 ABSTRACT 0242 SURVEY 667 A-242 5-667 164.565	164.56
Dicke Louis G Jr	19339	A0242 ABSTRACT 0242 SURVEY 667 A-242 5-667 131.22	131.22
Dicke Louis G Jr	19342	A0242 ABSTRACT 0242 SURVEY 667 A-242 5-667 2.0	2
Dicke Louis G Jr	19335	A0242 ABSTRACT 0242 SURVEY 667 A-242 5-667 53.885	53.883
Dicke Herman William	19341	A0242 ABSTRACT 0242 SURVEY 667 A-242 5-667 101.11	101.11
Dicke Herman William	19338	A0242 ABSTRACT 0242 SURVEY 667 A-242 5-667 30.752	30.75
Logan Emma Elise	19340	A0242 ABSTRACT 0242 SURVEY 667 A-242 5-667 87.71	87.71
<b>Total Acres in Reinvestment Zone:</b>			<b>1898.233</b>



Reinvestment Zone Consists in Following Abstracts:			
Abstract Number	Survey Name	Survey Number	
463336	Mays, W P	665	
463410	Rodarmel, A C	665	
463242	Hubbard, Z	667	
463518	Woodson, B	669	

# TAB 17

## Signature and Certification Page

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 Eida Alejandro Print Name (Authorized School District Representative) Int. Supt Title

sign here Eida Alejandro Signature (Authorized School District Representative) 10-10-19 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 Sabah Mahmood Print Name (Authorized Company Representative (Applicant)) Sr. Director, Project Development and EPC Title

sign here Signature (Authorized Company Representative (Applicant)) 10/10/2019 Date



(Notary Seal)

GIVEN under my hand and seal of office this, the

10 day of October, 2019

[Signature] Notary Public in and for the State of Texas

My Commission expires: June 15, 2022

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.