



LYNN M. MOAK, PARTNER

DANIEL T. CASEY, PARTNER

June 2, 2020

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

RE: Application to the Del Valle Independent School District from Colorado River  
Project, LLC

To the Local Government Assistance & Economic Analysis Division:

By copy of this letter transmitting the application for review to the Comptroller's Office, the Del Valle Independent School District is notifying Colorado River Project, LLC of its intent to consider the application for appraised value limitation on qualified property should a positive certificate be issued by the Comptroller. The applicant submitted the Application to the school district on May 26, 2020. The Board voted to accept the application on May 26, 2020. The application has been determined complete as of June 2, 2020. The Applicant has provided the schedules in both electronic format and paper copies. The electronic copy is identical to the hard copy that will be hand delivered as soon as offices re-open for normal business activities.

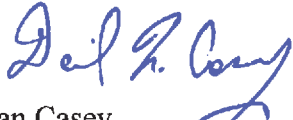
The Applicant has requested that a portion of Tab 7 and 8, specifically the layout and specific location of the planned manufacturing facility, in addition to the specific manufacturing components/activities, be kept confidential until such time the Board votes to approve the application. Additionally, the Applicant has requested the information provided regarding offers from alternative sites remain confidential. In accordance with 34 TAC 9.1053, the information that is the subject of this request is segregated from the materials submitted contemporaneously with this application, that is, the proprietary commercial information regarding the competitive siting decisions for the possible project and proprietary information regarding the proposed layout of the project.

The confidential materials are being submitted separately to protect against unintended disclosure. The maps depicting the planned location of the project display proprietary commercial information regarding the specific location of the possible project and the nature of the business that will be conducted at the site. The materials are protected by the trade secret exception set forth in Texas Government Code §552.110. The Confidential Materials will be password protected; the password is 1234.

*Chap. 313 Application to Del Valle ISD--Colorado River Project, LLC/ 6-2-2020 Page 2*

A copy of the non-confidential version of the application will be submitted to the Travis County Appraisal District.

Sincerely,



Dan Casey  
School District Consultant

Cc: Travis Central Appraisal District  
Colorado River Project, LLC



May 26, 2020

Dr. Annette Tielle  
Superintendent of Schools  
Del Valle Independent School District  
5301 Ross Rd  
Del Valle, TX 78617

**RE: Chapter 313 Application for Appraised Value Limitation on Qualified Property  
Tesla Incorporated Project**

Dear Dr. Tielle:

Enclosed is a Chapter 313 application for a potential manufacturing project by Tesla located in Travis County and Del Valle ISD. Tesla seeks support from you and the Del Valle Independent School District Board and ask that you forward the application to the Texas Comptroller's office for review and certification.

Tesla is looking forward to establishing a strong working relationship with Del Valle ISD and the greater Austin community.

If you have any questions regarding this application, please contact me at (510) 602-3567 or contact our consultant Danny Harris at (713) 452-9852.

Sincerely,

A handwritten signature in blue ink, appearing to be "Mark Olson", is written over the "Sincerely," text. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Mark Olson

Senior Director, U.S. Tax

## 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, as indicated on page 9 of this application, separating each section of the documents in addition to an electronic copy. 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, and has determined that all assertions of confidentiality are appropriate, the Comptroller will publish all submitted non-confidential application materials on its website. The Comptroller is authorized to treat some application information as confidential and withhold it from publication on the Internet. To do so, however, the information must be segregated and comply with the other requirements set out in the Comptroller rules. For more information, see guidelines on Comptroller's website.

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

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

Please visit the Comptroller's website to find out more about the program at [comptroller.texas.gov/economy/local/ch313/](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

5/26/2020

Date Application Received by District

Dr. Annette

First Name

Tielle

Last Name

Superintendent

Title

Del Valle ISD

School District Name

5301 Ross Road

Street Address

5301 Ross Road

Mailing Address

Del Valle

City

512-386-3000

Phone Number

TX

State

78617

ZIP

312-386-3015

Fax Number

annette.tielle@dvisd.net

Email Address

Mobile Number (optional)

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



Yes



No



SECTION 1: School District Information *(continued)*3. Authorized School District Consultant *(If Applicable)*

First Name	Daniel T.	Last Name	Casey
Title	Partner		
Firm Name	Moak Casey & Associates		
Phone Number	512-485-7878	Fax Number	512-485-7888
Mobile Number (optional)	512-426-6662	Email Address	dcasey@moakcasey.com

4. On what date did the district determine this application complete? ..... June 2, 2020
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)*

First Name	Mark	Last Name	Olson
Title	Senior Director, U.S. Tax		
Street Address	45500 Fremont Blvd		
Mailing Address	Same		
City	Fremont	State	CA
Phone Number	510-602-3567	Fax Number	945538
Mobile Number (optional)	512-426-6662	Business Email Address	molson@tesla.com

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.

First Name	Michael	Last Name	McCrary
Title	Senior Property Tax Manager		
Street Address	12832 S Frontrunner Blvd., Suite 100		
Mailing Address	Same		
City	Draper	State	UT
Phone Number	801-996-91000	Fax Number	84020
Mobile Number (optional)		Business Email Address	mmmccrary@tesla.com

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)

Danny

First Name

Managing Member

Title

HH Property Tax LLC

Firm Name

713-452-9852

Phone Number

dkharris@hhproptax.com

Business Email Address

Harris

Last Name

## 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, include all transaction information below. Include proof of application fee paid to the school district in **Tab 2**. Any confidential banking information provided will not be publicly posted.

\$150,000.00

Payment Amount

Tesla, Inc.

Payor

5/21/2020

Date transaction was processed

Wire

Transaction Type

Del Valle ISD

Payee

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? Colorado River Project, LLC
2. List the Texas Taxpayer I.D. number of entity subject to Tax Code, Chapter 171 (11 digits) 32074340665
3. Parent Company Name Tesla Inc.
4. Parent Company Tax ID 19121977292
5. List the NAICS code 336111
6. Is the applicant a party to any other pending or active Chapter 313 agreements? ☐ Yes ☒ No
- 6a. 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.

SECTION 5: Applicant Business Structure *(continued)*

2b. List the Texas Franchise Tax Reporting Entity Taxpayer Name

Tesla Inc

2c. List the Reporting Entity Taxpayer Number

19121977292

3. Is the applicant current on all tax payments due to the State of Texas? ☒ Yes ☐ No4. Are all applicant members of the combined group current on all tax payments due to the State of Texas? ☒ Yes ☐ No ☐ N/A

## 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 ☒ No3. Are you requesting that any of the land be classified as qualified investment? ☐ Yes ☒ No4. Will any of the proposed qualified investment be leased under a capitalized lease? ☐ Yes ☒ No5. Will any of the proposed qualified investment be leased under an operating lease? ☐ Yes ☒ No6. Are you including property that is owned by a person other than the applicant? ☐ Yes ☒ No7. 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**\*Note:** Applicants requesting eligibility under this category should note that there are additional application and reporting data submission requirements.

## 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. If the project is an amendment or a reapplication please specify and provide details regarding the original project.

2. Check the project characteristics that apply to the proposed project:

☐ Land has no existing improvements☒ Land has existing improvements (complete Section 13)☐ Expansion of existing operation on the land (complete Section 13)☐ 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

**NOTE:** Only construction beginning after the application review start date (the date the Texas Comptroller of Public Accounts deems the application complete) can be considered qualified property and/or qualified investment.

1. Estimated school board ratification of final agreement ..... September 15, 2020
  2. Estimated commencement of construction ..... Q3 2020
  3. Beginning of qualifying time period (MM/DD/YYYY) ..... 01/01/2021
  4. First year of limitation (MM/DD/YYYY) ..... 01/01/2022
- 4a. For the beginning of the limitation period, notate which **one of the following** will apply according to provision of 313.027(a-1)(2):
- ☐ A. January 1 following the application date      ☐ B. January 1 following the end of QTP
- ☒ C. January 1 following the commencement of commercial operations
5. Commencement of commercial operations ..... Q4 2021

## SECTION 10: The Property

1. Identify county or counties in which the proposed project will be located ..... Travis
2. Identify Central Appraisal District (CAD) that will be responsible for appraising the property ..... Travis
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:
 

M&O (ISD): <u>Del Valle, .97, 100%</u> (Name, tax rate and percent of project)	I&S (ISD): <u>Del Valle, .34, 100%</u> (Name, tax rate and percent of project)
County: <u>Travis, .369293, 100%</u> (Name, tax rate and percent of project)	City: <u>Not Applicable</u> (Name, tax rate and percent of project)
Hospital District: <u>Travis, .105573, 100%</u> (Name, tax rate and percent of project)	Water District: <u>Not Applicable</u> (Name, tax rate and percent of project)
Other (describe): <u>Austin CC, .10490, 100%</u> (Name, tax rate and percent of project)	Other (describe): <u>Austin CC, .10490, 100%</u> (Name, tax rate and percent of project)

SECTION 10: The Property *(continued)*

5. List all state and local incentives as an annual percentage. Include the estimated start and end year of the incentive:

County: NA  
(Incentive type, percentage, start and end year)City: NA  
(Incentive type, percentage, start and end year)Hospital District: NA  
(Incentive type, percentage, start and end year)Water District: NA  
(Incentive type, percentage, start and end year)Other (describe): \_\_\_\_\_  
(Incentive type, percentage, start and end year)Other (describe): \_\_\_\_\_  
(Incentive type, percentage, start and end year)

6. Is the project located entirely within the ISD listed in Section 1? ..... ☒ Yes ☐ No
- 6a. If no, attach in **Tab 6** maps of the entire project (depicting all other relevant school districts) and additional information on the project scope and size. Please note that only the qualified property within the ISD listed in Section 1 is eligible for the limitation from this application. Please verify that all information in **Tabs 7 and 8**, Section 11, 12 and 13, and map project boundaries pertain to only the property within the ISD listed in Section 1.
7. 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
- 7a. If yes, attach in **Tab 6** supporting documentation from the Office of the Governor.

## SECTION 11: Texas Tax Code 313.021(1) Qualified 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? ..... 80,000,000
2. What is the amount of appraised value limitation for which you are applying? ..... 80,000,000

**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 specific and detailed description of the qualified investment you propose to make within the project boundary for which you are requesting an appraised value limitation as defined by Tax Code §313.021 (**Tab 7**);
  - 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
  - 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: Texas Tax Code 313.021(2) Qualified Property

1. Attach a detailed description of the qualified property. [See §313.021(2)] The description must include:
- 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**);
  - 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**);
  - a map or site plan of the proposed qualified property showing the location of the new buildings or new improvements inside the project area boundaries within a vicinity map that includes school district, county and RZ boundaries (**Tab 11**); and
  - Will any of the proposed qualified property be used to renovate, refurbish, upgrade, maintain, modify, improve, or functionally replace existing buildings or existing improvements inside or outside the project area? ..... ☐ Yes ☒ No
- Note:** Property used to renovate, refurbish, upgrade, maintain, modify, improve, or functionally replace existing buildings or existing improvements inside or outside the project area cannot be considered qualified property and will not be eligible for a limitation. See TAC §9.1051(16).

SECTION 12: Texas Tax Code 313.021(2) Qualified Property (*continued*)

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:
- legal description of the land (**Tab 9**);
  - 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**);
  - owner (**Tab 9**);
  - the current taxable value of the land, attach estimate if land is part of larger parcel (**Tab 9**); and
  - 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:
- evidence that the area qualifies as a enterprise zone as defined by the Governor's Office (**Tab 16**);
  - legal description of reinvestment zone (**Tab 16**);
  - order, resolution or ordinance establishing the reinvestment zone (**Tab 16**);
  - guidelines and criteria for creating the zone (**Tab 16**); and
  - 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? ..... September 2020

## 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 within the project boundary**. 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 within the project boundary 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 within the project boundary in response to questions 1 and 2 of this section, provide the following supporting information in **Tab 10**:
- maps and/or detailed site plan;
  - surveys;
  - appraisal district values and parcel numbers;
  - inventory lists;
  - existing and proposed property lists;
  - model and serial numbers of existing property; or
  - other information of sufficient detail and description.
4. Total estimated market value of existing property within the project boundary  
(that property described in response to question 1): .....\$ 1,114,080.00
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 number of new qualifying jobs you are committing to create? ..... 25
2. What is the number of new non-qualifying jobs you are estimating you will create? (See TAC 9.1051(14)) ..... 5,000
3. 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) and TAC 9.1051(b)(1)? ..... ☐ Yes ☒ No
- 3a. If yes, attach evidence of industry standard 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.
4. 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). **Note:** If a more recent quarter of information becomes available before the application is deemed complete, updated wage information will be required.
- a. Non-qualified job wages  
- average weekly wage for all jobs (all industries) in the county is ..... 1,345.00
- b. Qualifying job wage minimum option §313.021(5)(A)  
- 110% of the average weekly wage for manufacturing jobs in the county is ..... 2,258.00
- c. Qualifying job wage minimum option §313.021(5)(B)  
- 110% of the average weekly wage for manufacturing jobs in the region is ..... 1,424.00
5. 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)
6. What is the minimum required annual wage for each qualifying job based on the qualified property? ..... 74,050.00
7. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? ..... 74,050.00
8. Will the qualifying jobs meet all minimum requirements set out in Tax Code §313.021(3)? ..... ☒ Yes ☐ No
9. 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
- 9a. If yes, attach in **Tab 12** supporting documentation from the TWC, pursuant to §313.021(3)(F).
10. 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
- 10a. 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, and C 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**.

## 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** ➡

Print Name (Authorized School District Representative)

Title

**sign  
here** ➡

Signature (Authorized School District Representative)

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** ➡

Mark Olson

Print Name (Authorized Company Representative (Applicant))

Sr. Director, U.S. Tax

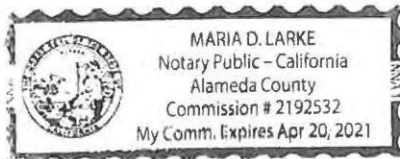
Title

**sign  
here** ➡

Signature (Authorized Company Representative (Applicant))

5/18/2020

Date



(Notary Seal)

GIVEN under my hand and seal of office this, the

18 day of May, 2020  
 Maria D. Larke  
 Notary Public in and for the State of California  
 My Commission expires: 4/20/2021

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

## 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

Annette M. Villero

Print Name (Authorized School District Representative)

Title

6/3/20 Superintendent

sign  
here

Annette M. Villero

Signature (Authorized School District Representative)

Date

6/3/20

## 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

Mark Olson

Print Name (Authorized Company Representative (Applicant))

Sr. Director, U.S. Tax

Title

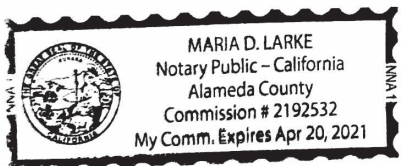
sign  
here

Mark Olson

Signature (Authorized Company Representative (Applicant))

5/18/2020

Date



(Notary Seal)

GIVEN under my hand and seal of office this, the

18 day of May, 2020

Maria D. Larke

Notary Public in and for the State of Texas

California

My Commission expires:

4/20/2021

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

## APPLICATION TAB ORDER FOR REQUESTED ATTACHMENTS

TAB	ATTACHMENT
1	Pages of the application including the signature and certification page, signed and dated by Authorized School District Representative and Authorized Company Representative. Sections 1-16
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 (if applicable)
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 (if applicable)
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 (if applicable)
11	<p>Maps that clearly show:</p> <ul style="list-style-type: none"> <li>a) Project boundary and project vicinity, including county and school district boundaries</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) Any existing property within the project area</li> <li>e) Any facilities owned or operated by the applicant having interconnections to the proposed project</li> <li>f) Location of project, and related nearby projects within vicinity map</li> <li>g) 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 (if applicable)
13	Calculation of non-qualifying wage target and two possible qualifying job wage requirements with TWC documentation
14	Schedules A1, A2, B, and C completed and signed Economic Impact (if applicable)
15	Economic Impact Analysis, other payments made in the state or other economic information (if applicable)
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 (applicant)

**Tab 2**

**Proof of Payment of Application Fee**

Please find on the following pages copies of documents that confirm that the application fee of \$150,000 has been paid to the Del Valle Independent School District.

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 3**

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

#### **Attached**

Colorado River Project, LLC will file its franchise tax report as part of a combined group. Please see the most recent report filed. Colorado River Project, LLC had not been formed during the reporting period of the 2018 report. Colorado River Project, LLC will be reported on the 2019 report of Tesla, Inc. and Subsidiaries.

## 12/31/2018

REPORTING ENTITY TEXAS TAXPAYERNUMBERLEGAL NAME OF REPORTING ENTITY (If none, enter FEI number)TESLA, INC. AND SUBSIDIARIESAFFILIATE'S TEXAS TAXPAYER NUMBERLEGAL NAME OF AFFILIATE1 TESLA MOTORS LEASING, INC.

2 TESLA MOTORS MA, INC.

3 TESLA MOTORS PA, INC.

4 TESLA MOTORS TX, INC.

5 TESLA MOTORS NV INC.

6 TESLA MOTORS FL. INC.

7 TESLA FINANCE, LLC

8 TESLA MOTORS TN, INC.

9 TESLA MOTORS UT, INC.

10 TESLA SALES, INC.

11 TESLA ENERGY OPERATIONS, INC.12 SOLARCITY ENGINEERING, INC.13 BUILDING SOLUTIONS ACQUISITION CORP14 SOLARCITY INTERNATIONAL, INC.15 SEQUOIA PACIFIC HOLDINGS, LLC16 MT SOLAR CORPORATION17 SOLARCITY GIVEPOWER18 VISIGOTH SOLAR MANAGE19 SOLARCITY ELECTRICAL NEW YORK

20 ANCON SOLAR CORPORATION  
32067439458

21 TESLA INSURANCE SERVICES INC

22 COMPASS AUTOMATION INC

23 PERBIX MACHINE COMPANY INC



[illegible]



57	COMMON ASSETS CAPITAL, LLC	000000013	000000013	EFUS6086CB	x	SCTY SMLLC
58	COMMON ASSETS FINANCIAL, LLC	000000014	000000014	EFUS6087CB	x	SCTY SMLLC
59	COMMON ASSETS SECURITIES, LLC	000000015	000000015	EFUS6088CB	x	SCTY SMLLC
60	COMMON ASSETS TECHNOLOGIES, LLC	000000016	000000016	EFUS6089CB	x	SCTY SMLLC
61	SUNSHINE STORAGE I, LLC	474317400	474317400	DUTX4000	x	n/a
62	SUNSHINE STORAGE II, LLC	474329610	474329610	DUTX5000	x	n/a
63	SUNSHINE STORAGE III, LLC	000000006	000000006	DUTX6000	x	n/a
64	ANDREWS COUNTY SOLAR, LLC	32057926431	32057926431	EFUS6082CB	x	SCTY SMLLC
65	PACIFIC SOLAR STORAGE 1 (GUAM) LLC	660865672	660865672	FUS900090C	x	SCTY SMLLC
66	KLAMATH FALLS SOLAR 1, LLC	810756051	810756051	EFUS7004CB	x	SCTY SMLLC
67	KLAMATH FALLS SOLAR 2, LLC	810767979	810767979	DUTX7000	x	n/a
68	KLAMATH FALLS SOLAR 3, LLC	000000011	000000011	EFUS7005CB	x	SCTY SMLLC
69	ZEP SOLAR LLC	901029637	901029637	DUS390000C	x	SCTY SMLLC
70	SILEVO, LLC	471007076	471007076	DUS300001D	x	SCTY SMLLC
71	SOLAR EXPLORER, LLC	813005328	813005328	DUS340000C	x	SCTY SMLLC
72	SOLAR VOYAGER, LLC	812995514	812995514	DUS370000C	x	SCTY SMLLC
73	DAHLIA HOLDINGS I, LLC	000000017	000000017	EFUS6093CB	x	SCTY SMLLC
74	DAHLIA HOLDINGS II, LLC	000000018	000000018	EFUS6094CB	x	SCTY SMLLC
75	SOLARCITY HOLDINGS 2008, LLC	263480254	26-3480254	EFUS4106CB	x	SCTY SMLLC
76	SOLARCITY GRAND CANYON HOLDINGS, L	462536226	462536226	EFUS7028CB	x	SCTY SMLLC
77	NBA SOLARCITY AFB, LLC	271173437	271173437	DUS300015D	x	SCTY SMLLC
78	NBA SOLARCITY SOLAR PHOENIX, LLC	271522945	271522945	DUS300017D	x	SCTY SMLLC
79	NBA SOLARCITY COMMERCIAL I, LLC	273092539	273092539	DUS300016D	x	SCTY SMLLC
80	SOLARCITY ARBOR HOLDINGS, LLC	462808911	462808911	EFUS7022CB	x	SCTY SMLLC
81	BANYAN SOLARCITY MANAGER 2010, LLC	271539409	271539409	EFUS6083CB	x	SCTY SMLLC
82	BANYAN SOLARCITY OWNER 2010, LLC	12715394313	12715394313	DUS300006D	x	SCTY SMLLC
83	SEQUOIA SOLARCITY OWNER I, LLC	272892261	272892261	DUS300018D	x	SCTY SMLLC
84	SEQUOIA PACIFIC MANAGER I, LLC	463090983	463090983	EFUS4101CB	x	SCTY SMLLC
85	SOLARCITY ARCHES HOLDINGS, LLC	462937109	462937109	EFUS7023CB	x	SCTY SMLLC
86	CARDINAL BLUE SOLAR, LLC	32053163203	32053163203	DUS300009D	x	SCTY SMLLC
87	USB SOLARCITY MASTER TENANT 2009-21	270673252	270673252	DUS300041D	x	SCTY SMLLC
88	USB SOLARCITY MASTER TENANT 2009, L	270231906	270231906	DUS300040D	x	SCTY SMLLC
89	SOLAROCK, LLC	271968757	271968757	EFUS7037CB	x	SCTY SMLLC
90	MASTER TENANT 2008-A LLC	263746275	26-3746275	DUS300036D	x	SCTY SMLLC



91	LANDLORD 2008-A LLC	264382953	264382953	DUS300035D	x	SCTY SMLLC
92	USB SOLARCITY MANAGER IV, LLC	455008668	455008668	EFUS4110CB	x	SCTY SMLLC
93	USB SOLARCITY OWNER IV, LLC	32049311940	32049311940	DUS300003D		SCTY SMLLC
94	MOUND SOLAR MANAGER V, LLC	455008532	455008532	EFUS4094CB	x	SCTY SMLLC
95	MOUND SOLAR OWNER V, LLC	32050438608	32050438608	EFX54041CB		SCTY SMLLC
96	MOUND SOLAR MANAGER VI, LLC	461456037	461456037	EFUS4095CB	x	SCTY SMLLC
97	MOUND SOLAR OWNER VI, LLC	32054138527	32054138527	EFX54042CB		SCTY Pship
98	LOUIS SOLAR MANAGER III, LLC	813518142	813518142	EFX56058CB	x	SCTY SMLLC
99	FIREHORN FINANCE COMPANY, LLC	000000028	000000028	DUTX78000	x	n/a
100	FONTANE SOLAR I, LLC	32043030918	32043030918	DUS300011D	x	SCTY SMLLC
101	ANCON HOLDINGS, LLC	820739698	820739698	EFUS6079CB	x	SCTY SMLLC
102	ANCON SOLAR MANAGING MEMBER I, LL	820724311	820724311	EFUS4076CB	x	SCTY SMLLC
103	ANCON HOLDINGS II, LLC	815320313	815320313	EFUS4074CB	x	SCTY SMLLC
104	ANCON SOLAR II LESSEE MANAGER, LLC	815278862	815278862	EFUS6081CB	x	SCTY SMLLC
105	SOLARCITY AMPHITHEATRE HOLDINGS, LI	463237316	463237316	EFUS7021CB	x	SCTY SMLLC
106	IL BUONO SOLAR I, LLC	371636401	371636401	DUS300013D	x	SCTY SMLLC
107	SOLARCITY ALPINE HOLDINGS, LLC	611654754	611654754	EFUS7020CB	x	SCTY SMLLC
108	BERNESE SOLAR MANAGER I, LLC	455268897	455268897	EFUS4078CB	x	SCTY SMLLC
109	FIREHORN SOLAR MANAGER I, LLC	820603487	820603487	EFUS4081CB	x	SCTY SMLLC
110	MATTERHORN SOLAR I, LLC	452658619	452658619	DUS300037D	x	SCTY SMLLC
111	DOM SOLAR LIMITED PARTNER I, LLC	472808528	472808528	EFUS4080CB	x	SCTY SMLLC
112	DOM SOLAR GENERAL PARTNER I, LLC	472796840	472796840	EFUS4079CB	x	SCTY SMLLC
113	MONTE ROSA SOLAR I, LLC	455268805	455268805	DUS300038D	x	SCTY SMLLC
114	SOLARCITY ORANGE HOLDINGS, LLC	463266516	463266516	EFUS7033CB	x	SCTY SMLLC
115	BEATRIX SOLAR I, LLC	454602521	454602521	DUS300008D	x	SCTY SMLLC
116	SOLARCITY ULU HOLDINGS, LLC	000000001	000000001	EFUS7035CB	x	SCTY SMLLC
117	IKEHU MANAGER I, LLC	46-2714147	462714147	EFUS4085CB	x	SCTY SMLLC
118	SOLARCITY AU HOLDINGS, LLC	462769921	462769921	EFUS4104CB	x	SCTY SMLLC
119	AU SOLAR 2, LLC	464776033	464776033	DUS300033D	x	SCTY SMLLC
120	SOLARCITY LMC SERIES V, LLC	475332710	475332710	DUS300027D	x	SCTY SMLLC
121	AU SOLAR 1, LLC	455453112	455453112	DUS300032D	x	SCTY SMLLC
122	SOLARCITY LMC SERIES III, LLC	471054516	471054516	DUS300025D	x	SCTY SMLLC
123	HAYMARKET HOLDINGS, LLC	462705402	462705402	EFUS7002CB	x	SCTY SMLLC
124	HAYMARKET MANAGER 1, LLC	46-2646669	462646669	EFUS4084CB	x	SCTY SMLLC



125	CITY UB SOLAR, LLC	461604889	461604889	EFUS6085CB	x	SCTY SMLLC
126	USB SOLARCITY MANAGER 2009, LLC	270230608	270230608	EFUS7054CB	x	SCTY SMLLC
127	USB SOLARCITY MANAGER 2009-2010, LL	270637541	270637541	EFUS7055CB	x	SCTY SMLLC
128	USB SOLARCITY MANAGER III, LLC	271522749	271522749	EFUS7056CB	x	SCTY SMLLC
129	SOLARCITY PIERPONT HOLDINGS, LLC	463074898	463074898	DUTX9000	x	n/a
130	VISIGOTH SOLAR HOLDINGS, LLC	464665272	464665272	EFUS7057CB	x	SCTY SMLLC
131	SOLAR GROVE HOLDINGS, LLC	464242297	464242297	DUTX9001	x	SCTY SMLLC
132	THREE RIVERS SOLAR HOLDINGS COMPAN	463600280	#N/A	DUTX9002	x	n/a
133	SOLARCITY STEEP HOLDINGS, LLC	000000031	000000031	EFUS7034CB	x	SCTY SMLLC
134	SOLAR ENERGY OF AMERICA HOLDCO, LL	462888863	462888863	DUTX9003	x	SCTY SMLLC
135	SOLAR ODYSSEY HOLDINGS, LLC	462817858	462817858	DUTX9004	x	SCTY SMLLC
136	VICEROY SOLAR HOLDINGS, LLC	473527547	473527547	DUTX9005	x	n/a
137	SREC HOLDINGS, LLC	811872147	811872147	EFUS4100CB	x	SCTY SMLLC
138	CHAPARRAL SREC HOLDINGS, LLC	811894511	811894511	EFX56049CB	x	SCTY SMLLC
139	CHAPARRAL SREC BORROWER, LLC	811915089	811915089	DUS300010D	x	SCTY SMLLC
140	THE BIG GREEN SOLAR HOLDINGS, LLC	813568395	813568395	EFUS7053CB	x	SCTY SMLLC
141	THE BIG GREEN SOLAR MANAGER I, LLC	813558365	813558365	EFX56084CB	x	SCTY SMLLC
142	SOLARCITY LEVIATHAN HOLDINGS, LLC	815233538	815233538	EFUS7030CB	x	SCTY SMLLC
143	ARPAD SOLAR MANAGER I, LLC	815254045	815254045	EFUS4077CB	x	SCTY SMLLC
144	ARPAD SOLAR BORROWER, LLC	815266818	815266818	EFX56044CB	x	SCTY SMLLC
145	SOLAR ULYSSES MANAGER II, LLC	471349705	471349705	EFX56075CB	x	SCTY SMLLC
146	SOLAR INTEGRATED MANAGER III, LLC	472496516	472496516	EFX56071CB	x	SCTY SMLLC
147	SOLARCITY FOXBOROUGH HOLDINGS, LLC	813473670	813473670	EFUS7027CB	x	SCTY SMLLC
148	HARPOON SOLAR MANAGER I, LLC	811943693	811943693	EFUS4083CB	x	SCTY SMLLC
149	THREE RIVERS SOLAR MANAGER 1, LLC	463632298	463632298	EFX56085CB	x	SCTY SMLLC
150	FALCONER SOLAR MANAGER I, LLC	472717791	472717791	EFX56052CB	x	SCTY SMLLC
151	SOLAR AQUARIUM HOLDINGS, LLC	464303069	464303069	EFUS4102CB	x	SCTY SMLLC
152	HAMMERHEAD SOLAR, LLC	464294503	464294503	DUS300034D	x	SCTY SMLLC
153	MAKO GB SPV HOLDINGS, LLC	000000009	000000009	EFUS7009CB	x	SCTY SMLLC
154	MAKO GB SPV, LLC	814479186	814479186	EFUS7010CB	x	SCTY SMLLC
155	MEGALODON SOLAR, LLC	473420325	473420325	EFX54035CB	x	SCTY SMLLC
156	CHOMPIE SOLAR MANAGER I, LLC	820617766	820617766	EFX56050CB	x	SCTY SMLLC
157	ANCON SOLAR II LESSOR, LLC	32061381003	32061381003	DUS300004D	x	SCTY SMLLC
158	MOUND SOLAR MANAGER XI, LLC	811099665	811099665	EFX56063CB	x	SCTY SMLLC



159	MOUND SOLAR MANAGER X, LLC	473443288	473443288	EFX56062CB	x	SCTY SMLLC
160	SOLAR WAREHOUSE MANAGER IV, LLC	813588772	813588772	EFX56079CB	x	SCTY SMLLC
161	BASKING SOLAR I, LLC	32057663190	32057663190	DUS300007D	x	SCTY SMLLC
162	KNIGHT SOLAR MANAGING MEMBER III, I	812350690	812350690	EFX56056CB	x	SCTY SMLLC
163	KNIGHT SOLAR MANAGING MEMBER I, L	471125168	471125168	EFX56054CB	x	SCTY SMLLC
164	LOUIS SOLAR MT MANAGER I, LLC	472013819	472013819	EFUS4088CB	x	SCTY SMLLC
165	LOUIS SOLAR OWNER I, LLC	32055388907	32055388907	EFX54033CB		SCTY Pship
166	LOUIS SOLAR OWNER MANAGER I, LLC	472018947	472018947	EFX56059CB	x	SCTY SMLLC
167	LOUIS SOLAR MANAGER II, LLC	475358290	475358290	EFX56057CB	x	SCTY SMLLC
168	KNIGHT SOLAR MANAGING MEMBER II, L	474014168	474014168	EFX56055CB	x	SCTY SMLLC
169	MOUND SOLAR MT MANAGER IX, LLC	465358410	465358410	EFUS4091CB	x	SCTY SMLLC
170	MOUND SOLAR OWNER MANAGER IX, LL	465448326	465448326	EFX56065CB	x	SCTY SMLLC
171	MOUND SOLAR OWNER IX, LLC	32053898329	32053898329	EFX54040CB		SCTY Pship
172	SOLARCITY NITRO HOLDINGS, LLC	820695520	820695520	EFUS7032CB	x	SCTY SMLLC
173	FOCALPOINT SOLAR MANAGER I, LLC	820636913	820636913	EFUS4082CB	x	SCTY SMLLC
174	FOCALPOINT SOLAR BORROWER, LLC	32064015996	32064015996	EFX56053CB		SCTY SMLLC
175	THREE RIVERS SOLAR MANAGER 2, LLC	472221690	472221690	EFX56086CB	x	SCTY SMLLC
176	ALLEGHENY SOLAR MANAGER 1, LLC	811803741	811803741	EFX56043CB	x	SCTY SMLLC
177	SOLAR INTEGRATED MANAGER IV-A, LLC	811424659	811424659	EFX56072CB	x	SCTY SMLLC
178	CABALLERO SOLAR MANAGING MEMBER	811488701	811488701	EFX56047CB	x	SCTY SMLLC
179	CABALLERO SOLAR MANAGING MEMBER	473497686	473497686	EFX56046CB	x	SCTY SMLLC
180	MAKO SOLAR HOLDINGS, LLC	810977540	810977540	EFUS4089CB	x	SCTY SMLLC
181	MAKO SOLAR, LLC	810961743	810961743	DUS300014D	x	SCTY SMLLC
182	SOLARSTRONG, LLC	452859333	452859333	DUS300039D	x	SCTY SMLLC
183	MOUND SOLAR OWNER MANAGER VII, LI	463052678	463052678	EFX56066CB	x	SCTY SMLLC
184	MOUND SOLAR MT MANAGER VII, LLC	463033328	463033328	EFUS4092CB	x	SCTY SMLLC
185	MOUND SOLAR MT MANAGER VIII, LLC	464119804	464119804	EFUS4093CB	x	SCTY SMLLC
186	MOUND SOLAR OWNER MANAGER VIII, L	464136923	464136923	EFX56067CB	x	SCTY SMLLC
187	SOLAR WAREHOUSE MANAGER I, LLC	463059085	463059085	EFX56076CB	x	SCTY SMLLC
188	SOLAR WAREHOUSE MANAGER III, LLC	474495213	474495213	EFX56078CB	x	SCTY SMLLC
189	SOLAR WAREHOUSE MANAGER II, LLC	471458623	471458623	EFX56077CB	x	SCTY SMLLC
190	SOLARCITY VILLAGE HOLDINGS, LLC	463183512	463183512	EFUS7036CB	x	SCTY SMLLC
191	SOLAR ENERGY OF AMERICA MANAGER 1	462476496	462476496	EFX56068CB	x	SCTY SMLLC
192	CASTELLO SOLAR I, LLC	32055758877	32055758877	EFX54020CB		SCTY Pship



193 CASTELLO SOLAR II, LLC	32059171317	32059171317	EFX54021CB	SCTY Pship
194 CASTELLO SOLAR III, LLC	32060619957	32060619957	EFX54022CB	SCTY Pship
195 CHOMPIE SOLAR I, LLC	32062994853	32062994853	EFX54023CB	SCTY Pship
196 CHOMPIE SOLAR II, LLC	32065416714	32065416714	EFX54024CB	SCTY Pship
197 CLYDESDALE SC SOLAR I, LLC	13203669547	13203669547	EFX54025CB	SCTY Pship
198 FIREHORN SOLAR I, LLC	32062734069	32062734069	FCJ900800P	SCTY Pship
199 LOUIS SOLAR II, LLC	32059171523	32059171523	EFX54030CB	SCTY Pship
200 LOUIS SOLAR III, LLC	32061430925	32061430925	EFX54031CB	SCTY Pship
201 MOUND SOLAR PARTNERSHIP X, LLC	32057371901	32057371901	EFX54045CB	SCTY Pship
202 MOUND SOLAR PARTNERSHIP XI, LLC	32059798192	32059798192	EFX54046CB	SCTY Pship
203 MOUND SOLAR PARTNERSHIP XII, LLC	32063259132	32063259132	EFX54047CB	SCTY Pship
204 SEQUOIA PACIFIC SOLAR I, LLC	12734921369	12734921369	EFX54055CB	SCTY Pship
205 SOLAR ENERGY OF AMERICA 1, LLC	14621900498	14621900498	EFX54056CB	SCTY Pship
206 SOLAR HOUSE II, LLC	32055758901	32055758901	EFX54058CB	SCTY Pship
207 SOLAR HOUSE III, LLC	32059171465	32059171465	EFX54059CB	SCTY Pship
208 SOLAR HOUSE IV, LLC	32061452572	32061452572	EFX54060CB	SCTY Pship
209 SOLAR INTEGRATED FUND I, LLC	32053356070	32053356070	EFX54061CB	SCTY Pship
210 SOLAR INTEGRATED FUND II, LLC	32054764504	32054764504	EFX54062CB	SCTY Pship
211 SOLAR INTEGRATED FUND III, LLC	32057267737	32057267737	EFX54063CB	SCTY Pship
212 SOLAR INTEGRATED FUND IV-A, LLC	32060788554	32060788554	EFX54064CB	SCTY Pship
213 SOLAR INTEGRATED FUND V, LLC	32063539277	32063539277	EFX54065CB	SCTY Pship
214 SPARROWHAWK SOLAR I, LLC	32057331285	32057331285	EFX54067CB	SCTY Pship
215 THREE RIVERS SOLAR 2, LLC	32055693629	32055693629	EFX54071CB	SCTY Pship
216 VISIGOTH SOLAR I, LLC	32054245892	13-1111127	DUTX9026	SCTY Pship
217 LML PARTNERSHIP, LLC	32067439417	32067439417	EFUS4086CB	Tesla Pship
218 THREE RIVERS SOLAR MANAGER 3, LLC	824750900	824750900	EFX56087CB	SCTY SMLLC
219 CABALLERO SOLAR MANAGING MEMBER	820708388	820708388	EFX56048CB	SCTY SMLLC
220 ORANJE SOLAR MANAGER I, LLC	821142795	821142795	EFUS4098CB	SCTY SMLLC
221 SOLARCITY CRUYFF HOLDINGS, LLC	824861296	824861296	EFUS7024CB	SCTY SMLLC
222 SOLAR INTEGRATED MANAGER V, LLC	824761110	824761110	EFX56073CB	SCTY SMLLC
223 ANCON HOLDINGS III, LLC	824883561	824883561	EFUS6078CB	SCTY SMLLC
224 ANCON SOLAR III LESSOR, LLC	824807572	824807572	DUS300005D	SCTY SMLLC
225 ANCON SOLAR III LESSEE MANAGER, LLC	824786894	824786894	EFUS4075CB	SCTY SMLLC
226 CHOMPIE SOLAR MANAGER II, LLC	824823972	824823972	EFX56051CB	SCTY SMLLC



227	TES 2017-1, LLC	822560440	822560440	DUS300028D	x	SCTY SMLLC
228	TES HOLDINGS 2017-1, LLC	824901416	824901416	EFUS4108CB	x	SCTY SMLLC
229	TES 2017-2, LLC	822991233	822991233	DUS300029D	x	SCTY SMLLC
230	SOLARCITY FTE SERIES 2, LLC	814300136	814300136	DUS300022D	x	SCTY SMLLC
231	MOUND SOLAR MANAGER XII, LLC	824843573	824843573	EFX56064CB	x	SCTY SMLLC
232	FAIRFIELD HS SOLAR LLC	824931769	824931769	DUTX9006	x	SCTY SMLLC
233	ARMUJO HS SOLAR LLC	824956414	824956414	DUTX9007	x	SCTY SMLLC
234	RODRIGUEZ HS SOLAR LLC	824972176	824972176	DUTX9008	x	SCTY SMLLC
235	BLUE SKIES SOLAR I, LLC	461884764	461884764	EFX54018CB	x	SCTY Pship
236	BLUE SKIES SOLAR II, LLC	471337456	471337456	EFX54019CB	x	SCTY Pship
237	ALLEGHENY SOLAR 1, LLC	475606166	475606166	EFX54013CB	x	SCTY Pship
238	THE BIG GREEN SOLAR I, LLC	812947701	333333333	EFX54069CB	x	SCTY Pship
239	HAYMARKET SOLAR 1, LLC	460801742	460801742	EFX54029CB	x	SCTY Pship
240	MS SOLARCITY 2008, LLC	262705261	262705261	EFX54034CB	x	SCTY Pship
241	PRESIDIO SOLAR I, LLC	473465728	473465728	EFX54051CB	x	SCTY Pship
242	PRESIDIO SOLAR II, LLC	811608058	811608058	EFX54052CB	x	SCTY Pship
243	PRESIDIO SOLAR III, LLC	815453804	815453804	EFX54053CB	x	SCTY Pship
244	PUKANA LA SOLAR I, LLC	460603389	460603389	EFX54054CB	x	SCTY Pship
245	SOLAR HOUSE I, LLC	463023572	463023572	EFX54057CB	x	SCTY Pship
246	THREE RIVERS SOLAR 1, LLC	463544355	463544355	EFX54070CB	x	SCTY Pship
247	THREE RIVERS SOLAR 3, LLC	814977876	814977876	EFX54072CB	x	SCTY Pship
248	GSA SOLAR, LLC	832084236	832084236	EFUS6097CB	x	SCTY SMLLC
249	R9 SOLAR 1, LLC	821617029	821617029	EFUS7014CB	x	SCTY SMLLC
250	MOUND SOLAR MASTER TENANT V, LLC	14549655588	444444444	EFUS4096CB		SCTY SMLLC
251	BASKING SOLAR II, LLC	32069600354	555555555	DUS300030D	x	SCTY SMLLC
252	USB SOLARCITY MASTER TENANT IV, LLC	12752237292	666666666	DUS300002D		SCTY SMLLC
253	SOLAR INTEGRATED FUND VI, LLC	832077051	832077051	EFX54066CB	x	SCTY Pship
254	TBM PARTNERSHIP II, LLC	832572463	832572463	EFX54068CB		SCTY Pship
255	MOUND SOLAR OWNER VII, LLC	32052650051	13-1111122	EFX54043CB		SCTY Pship
256	MOUND SOLAR OWNER VIII, LLC	32052614156	13-1111123	EFX54044CB		SCTY Pship
257	COMMUNITY SOLAR PARTNERS, LLC	000000038	000000038	EFUS6091CB	x	SCTY SMLLC
258	HAMILTON SOLAR, LLC	000000039	000000039	EFUS7001CB	x	SCTY SMLLC
259	GALLIA SOLAR 1, LLC	000000040	000000040	EFUS7000CB	x	SCTY SMLLC
260	GALLIA SOLAR 2, LLC	000000041	000000041	EFUS6099CB	x	SCTY SMLLC

261	GALLIA SOLAR 3, LLC	0000000042	0000000042	EFUS6100CB	x	SCTY SMLLC
262	WEISSHORN SOLAR MANAGER I, LLC	825508412	825508412	EFUS4111CB	x	SCTY SMLLC
263	SOLAR INTEGRATED MANAGER VI, LLC	832118556	832118556	EFUS4103CB	x	SCTY SMLLC
264	TES HOLDINGS 2018-K2, LLC	0000000045	0000000045	EFX56082CB	x	SCTY SMLLC
265	TES 2018-K2, LLC	0000000046	0000000046	DUS300031D	x	SCTY SMLLC
266	BASKING SOLAR MANAGER II, LLC	0000000047	0000000047	EFX56045CB	x	SCTY SMLLC

## Tab 4

### Detailed Description of the Project

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

**Overview** Tesla Inc is evaluating the possible development, design, and construction of an electric vehicle manufacturing plant in Travis County within the Austin Green property. This site is approximately 2,100 acres and located at the intersection of SH-130 and Harold Green Road. The property is currently a sand and gravel mining site owned and operated by Martin Marietta and currently houses a fully operational concrete batch plant supporting the needs of numerous central Texas construction projects. The Martin Marietta assets will operate for a period of time but will be relocated in the future to allow for buildout of the site. The timeline for the relocation will be determined at a later date.

The construction is proposed to commence in Q3 of 2020 pending all required approvals.

Proposed improvements for which the tax limitation is sought would include the construction of a 4 -5 million square foot manufacturing plant. Construction timing is still to be determined but anticipated to cover the next 2-3 years. The construction would include the following scope of activities.

- 1) Civil work: Preparing the site with civil work that may be able to accommodate the placement of concrete foundations for main manufacturing buildings and equipment, including shops (listed below), operational support spaces, people support spaces and support structures including Central Utilities Buildings, Electrical Switchyards, Cooling Towers, Gas Pads, etc.,
- 2) Architectural: Steel erection and architectural build out for manufacturing and possible outbuildings.
- 3) Utilities: Main utility installation and/or connection to electrical transmission and distribution, domestic water, process water and wastewater treatment infrastructure.
- 4) Assembly: Purchase and installation of assembly line manufacturing equipment.



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

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

The worldwide automotive market, particularly for alternative fuel vehicles is highly competitive today and we expect it will become even more in the future. A significant and growing number of established and new manufactures have entered or are reported to have plans to enter the alternative fuel vehicle market. Tesla has been a leader with its electric vehicles and continues to expand its product offerings. In order to meet the global demand for its products, Tesla must continue to expand its global manufacturing capacity. Recent investments in Shanghai and Berlin will greatly increase our global production.

To continue to meet increased demand and to provide new products an additional manufacturing facility is required in the United States. Specifically, the output for this plant is targeted to provide vehicles to the eastern half of the United States so an ideal location is the central US. Numerous studies have been performed to identify the best location and eight states were initially identified as viable contenders for the new factory throughout the central part of the United States. In addition, many states and countries submitted unsolicited packages of incentives designed to entice Tesla to locate in their respective states. The current focus is on Oklahoma and Texas as potential locations for the new facility. The current potential location in Travis County in Del Valle School District was selected in Texas as it meets the project criteria.

However, for a project to succeed, it must also have an acceptable rate of return to secure the necessary capital and compete in the automobile industry against some very capable competitors that have been longstanding industry players. Therefore, local and state tax incentives serve a critical role in getting the project approved and operating successfully. This is especially critical in Texas due to the high level of real and personal property taxes relative to other states. Since school taxes are the largest component of local property taxes, the Section 313 tax limitation is especially critical to create a level playing field between Texas and other states vying for this project.. Therefore, obtaining the 313 limitation is a determining factor in the decision whether to locate the project in Texas.



Supporting Documents Tab 5

**Confidential**

## Tab 6

### Project Location within Single or Multiple School Districts

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

The potential project would be located entirely within the boundaries of Del Valle ISD. The project is also located 100% in the following taxing entities and the 2019 tax rate is shown below for each:

- Taxing Entity % of Project 2019 Tax Rate
- Travis County 100% ,0.369293
- Del Valle ISD 100%, 1.31
- Travis Hospital District 100%, 0.105573
- Austin Community College 100%,0.104900
- ESD 4 100%, 0.10

## **Tab 7**

### **Confidential Business Information: Exempt from Disclosure as Defined Under Texas Public Information Act Government Code 552 *et seq.* and implementing laws.**

#### **Description of Qualified Investment**

##### **Overview**

Tesla Inc is evaluating the possible development, design, and construction of a high-tech electric vehicle manufacturing plant in Travis County within the Austin Green property located at the intersection of SH-130 and Harold Green Road. Attached is an exhibit that shows the proposed planned layout of the facility on the site and is subject to confidentiality assertions above.

Construction is proposed to commence in Q3 of 2020 pending all required approvals.

Proposed improvements for which the tax limitation is sought would include the construction, including obtaining all necessary permits. The construction would consist of a 4 -5 million square foot manufacturing plant. Construction timing is still to be determined but anticipated to cover the next 2-3 years Construction would include some or all of the following scope.

1. Civil: Preparing the site with civil work that may be able to accommodate the placement of concrete foundations for main manufacturing buildings and equipment, including shops (listed below), operational support spaces, people support spaces and for support structures like Central Utilities Buildings, Electrical Switchyards, Cooling Towers, Gas Pads, etc. Post-production vehicle testing operations will also be onsite.
2. Architectural: Steel erection and architectural build out for manufacturing and outbuildings.
3. Utilities: Main Utility installation for and/or connection to electrical transmission and distribution, domestic water, process water and wastewater treatment infrastructure, etc.
4. Assembly: Purchase, storage and/or installation of assembly line manufacturing equipment

## **Tab 8**

### **Description of Qualified Property**

**Confidential Business Information: Exempt from Disclosure as Defined Under Texas Public Information Act Government Code 552 et seq. and implementing laws**

### **Description of Qualified Property**

**Overview** Tesla Inc is evaluating the possible development, design, and construction of a high tech electric vehicle manufacturing plant in Travis County within the Austin Green property located at the intersection of SH-130 and Harold Green Road. Attached is an exhibit that shows the planned layout of the facility on the site and is subject to confidentiality assertions above.

Construction is proposed to commence in Q3 of 2020 pending all required approvals.

Proposed improvements for which the tax limitation is sought would include but are not limited to supporting infrastructure and equipment manufacturing buildings, operations buildings to support the manufacturing process, access roadways, parking lots, loading docks, logistics facilities, material storage tanks, utility distribution improvements including underground utility piping, structural foundations, pads, supports, electrical substations, cooling towers, fire prevention, safety equipment, stormwater management facilities, waste management facilities, and wastewater treatment infrastructure.

The construction would ultimately comprise a 4 -5 million square foot manufacturing plant. Construction timing is still to be determined but anticipated to be sometime over the next 2-3 years pending required approvals. Construction would include some or all of the following scope.

**Tab 9**

**Description of Land**

The land on which the project will be located would be all of 49 parcels identified on the appraisal records of the Travis County Appraisal District ("TCAD") by the following Property ID Nos. and Geographic ID Nos.:

The TCAD real property account information for the above-referenced identifying numbers for the tax year 2020 is attached.

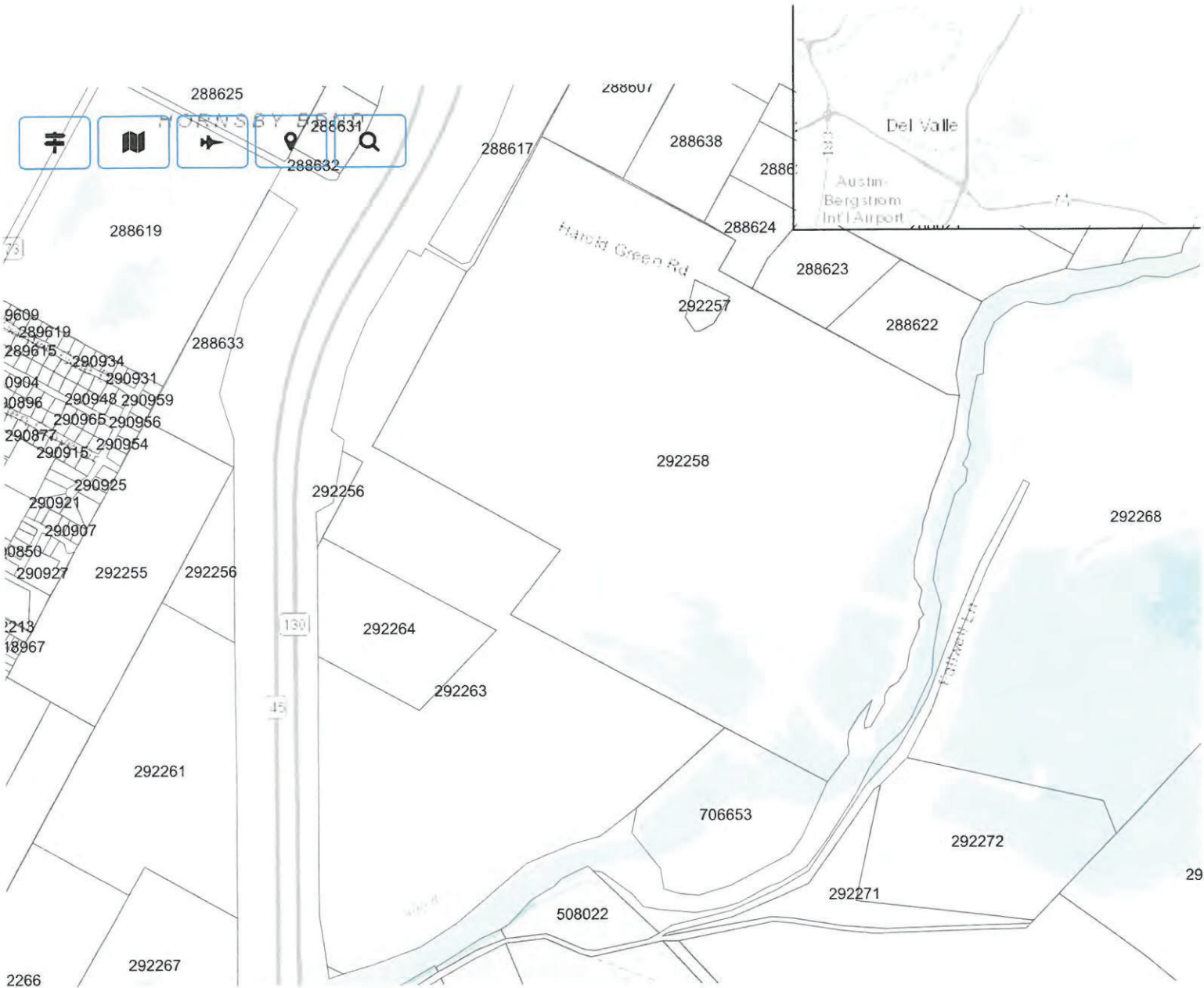
The land will be qualified property for purposes of this Application.

Travis County Parcels being Acquired by Tesla

Parcel #	Property ID	2020 Value
0307410205	288598	\$250,361
0307410203	288596	\$229,239
0307410204	288597	\$128,593
0202410503	190397	\$13,713
0202410511	706372	\$547,568
0307310304	288566	\$171,182
0307410206	288599	\$71,070
0307410207	288600	\$144,354
0307410209	288602	\$25,436
0307410213	288606	\$22,241
0307410214	288607	\$846,944
0307410208	288601	\$34,966
0307410235	288627	\$15,190
0307410215	288608	\$56,269
0307410216	288609	\$56,132
0307410222	288614	\$25,171
0307410223	288615	\$24,071
0307410237	288629	\$84,293
0307500102	288642	\$125,734
0307410218	288611	\$8,436
0307410248	288639	\$9,943
0307410220	288612	\$31,111
0307500108	288649	\$25,455
0307410236	288628	\$35,378
0307410229	288621	\$60,156
0307410230	288622	\$46,861
0307410231	288623	\$29,365
0307410232	288624	\$23,892
0307410228	288620	\$23,873
0307410224	288616	\$19,725
0307410246	288638	\$51,695
0307410225	288617	\$41,606
0315410109	292263	\$477,319
0315410104	359297	\$301,643
0307410239	288630	\$23,657
0307410240	288631	\$18,270
0307410241	288632	\$4,697
0307410227	288619	\$205,403
0307410242	288633	\$50,722

0307500107	288648	\$19,740
0315410101	292255	\$129,091
0315310201	292211	\$123,276
0315310207	292216	\$96,420
0315310208	292217	\$96,682
0315410112	292266	\$100,450
0315410102	292256	\$23,701
0315410107	292261	\$206,279
0315410113	292267	\$70,494
0315410110	292264	\$70,408
		<hr/>
		\$5,298,275





**Tab 10**

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

**Existing Property**

Existing property is owned by Martin Marietta and includes a concrete batch plant and material extraction associated with the concrete batch operations. The existing property includes miscellaneous improvements and tangible personal property including nine(9) buildings totaling approximately 45,250 square feet, access roads, tanks including septic, sheds, conveyors, and silos. The existing property also includes high-voltage transmission towers and underground natural gas pipelines within easements. All existing property is specifically excluded from this application; is not owned by the Applicant; and will be relocated from the project site.

These assets are reflected on TCAD Property IDs. 288607, 359297, 292257, and 292263.

<b>Account Number</b>	<b>Improvements Taxable Value</b>
288607	\$707,140
359297	\$301,643
292257	\$105,297
292263	\$0
<b>TOTAL</b>	<b>\$1,114,080</b>

**New Investment**

Not Applicable - All new equipment that will be installed on the site is new equipment and is qualified property.

## Travis CAD

Property Search Results > 288607 TXI OPERATIONS L P for  
Year 2020

Tax Year: 2020

## Property

## Account

Property ID:	288607	Legal Descrip on:	ABS 9 SUR 16 DUTY J ACR 30.531
Geographic ID:	0307410214	Zoning:	
Type:	Real	Agent Code:	ID:1386708
Property Use Code:			
Property Use Descrip on:			

## Protest

Protest Status:	
Informal Date:	
Formal Date:	

## Loca on

Address:	N F M RD 973 TX	Mapsc:	
Neighborhood:	Land Region 405	Map ID:	030741
Neighborhood CD:	_RGN405		

## Owner

Name:	TXI OPERATIONS L P	Owner ID:	258688
Mailing Address:	1503 LBJ FREEWAY STE 400 DALLAS , TX 75234-6007	% Ownership:	100.0000000000%

Exemp ons:

## Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$707,140	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$139,804	Ag / Timber Use Value
(+) Agricultural Market Valuaon:	+	\$0	\$0
(+) Timber Market Valuaon:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$846,944	
(-) Ag or Timber Use Value Reducon:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$846,944	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$846,944	

## Taxing Jurisdicon

Owner: TXI OPERATIONS L P

propaccess.traviscad.org/clientdb/Property.aspx?prop\_id=288607

% Ownership: 100.0000000000%

Total Value: \$846,944

Enty	Descripon	Tax Rate	Appraised Value	Taxable Value	Esma	ted Tax
03	TRAVIS COUNTY	0.369293	\$846,944	\$846,944	\$3,127.70	
06	DEL VALLE ISD	1.310000	\$846,944	\$846,944	\$11,094.97	
0A	TRAVIS CENTRAL APP DIST	0.000000	\$846,944	\$846,944	\$0.00	
2I	TRAVIS COUNTY HEALTHCARE DISTRICT	0.105573	\$846,944	\$846,944	\$894.15	
57	TRAVIS CO ESD NO 4	0.100000	\$846,944	\$846,944	\$846.94	
68	AUSTIN COMM COLL DIST	0.104900	\$846,944	\$846,944	\$888.44	
Total Tax Rate:		1.989766				
				Taxes w/Current Exempons:	\$16,852.20	
				Taxes w/o Exempons:	\$16,852.20	

## Improvement / Building

Improvement #1:	INDL 20K+ <25%FO	State Code:	F2	Living Area:	22500.0 sqft	Value: \$707,140
-----------------	------------------	-------------	----	--------------	--------------	------------------

Type	Descripon	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	S - 4		1996	22500.0
501	CANOPY	A - *		1996	360.0
501	CANOPY	A - *		1996	5000.0
551	PAVED AREA	AA - *		1996	80000.0
571	STORAGE DET	WW - 4+		1996	240.0
881	COMMCL FINISHOUT	A - *		1996	1980.0
501	CANOPY	F - *		2012	500.0
501	CANOPY	F - *		2012	925.0

## Land

#	Type	Descripon	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	30.5310	1329930.36	0.00	0.00	\$139,804	\$0

## Roll Value History

Year	Improvements	Land Market	Ag Valuaon	Appraised	HS Cap	Assessed
2020	\$707,140	\$139,804	0	846,944	\$0	\$846,944
2019	\$707,140	\$139,804	0	846,944	\$0	\$846,944
2018	\$707,140	\$139,804	0	846,944	\$0	\$846,944
2017	\$707,140	\$139,804	0	846,944	\$0	\$846,944
2016	\$707,140	\$139,804	0	846,944	\$0	\$846,944
2015	\$772,143	\$74,801	0	846,944	\$0	\$846,944

## Deed History - (Last 3 Deed Transacons)

#	Deed Date	Type	Descripon	Grantor	Grantee	Volume	Page	Deed Number
1	6/1/1996	MS	MISCELLANEOUS	TEXAS INDUSTRIES INC	TXI OPERATIONS L P	13170	00656	
2	6/26/1989	WD	WARRANTY DEED	GILBERT JOE T	TEXAS INDUSTRIES INC	10967	01219	
3					GILBERT	00000	00000	

1/3

propaccess.traviscad.org/clientdb/Property.aspx?prop\_id=288607

2/3

JOE T

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## Travis CAD

## Property Search Results &gt; 292257 TXI OPERATIONS L P for Year 2020

Tax Year: 2020

## Property

## Account

Property ID:	292257	Legal Descrip on:	ABS 9 SUR 16 DUTY J ACR 2.2
Geographic ID:	0315410104	Zoning:	
Type:	Real	Agent Code:	ID:1386708
Property Use Code:			
Property Use Descrip on:			

## Protest

Protest Status:	
Informal Date:	
Formal Date:	

## Loca on

Address:	S F M RD 973 TX	Mapsc:	
Neighborhood:	GPITS	Map ID:	031541
Neighborhood CD:	GPITS		

## Owner

Name:	TXI OPERATIONS L P	Owner ID:	258688
Mailing Address:	1503 LBJ FREEWAY STE 400 DALLAS , TX 75234-6007	% Ownershp:	100.0000000000%

Exemp ons:

## Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$105,297	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$11,000	Ag / Timber Use Value
(+) Agricultural Market Valuaon:	+	\$0	\$0
(+) Timber Market Valuaon:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$116,297	
(-) Ag or Timber Use Value Reducon:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$116,297	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$116,297	

## Taxing Jurisdicon

Owner: TXI OPERATIONS L P

propaccess.traviscad.org/clientdb/Property.aspx?prop\_id=292257

1/3

% Ownership: 100.0000000000%

Total Value: \$116,297

Enty	Descripon	Tax Rate	Appraised Value	Taxable Value	Esma ted Tax
03	TRAVIS COUNTY	0.369293	\$116,297	\$116,297	\$429.47
06	DEL VALLE ISD	1.310000	\$116,297	\$116,297	\$1,523.49
0A	TRAVIS CENTRAL APP DIST	0.000000	\$116,297	\$116,297	\$0.00
2I	TRAVIS COUNTY HEALTHCARE DISTRICT	0.105573	\$116,297	\$116,297	\$122.78
57	TRAVIS CO ESD NO 4	0.100000	\$116,297	\$116,297	\$116.30
68	AUSTIN COMM COLL DIST	0.104900	\$116,297	\$116,297	\$122.00
Total Tax Rate:		1.989766			
				Taxes w/Current Exempons:	\$2,314.04
				Taxes w/o Exempons:	\$2,314.04

## Improvement / Building

Improvement #1: 1 FAM DWELLING State Code: A1 Living Area: 1600.0 sqft Value: \$105,297

Type	Descripon	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WV - 4		1965	1600.0
011	PORCH OPEN 1ST F	* - 4		1965	105.0
011	PORCH OPEN 1ST F	* - 4		1965	24.0
041	GARAGE ATT 1ST F	WV - 4		1965	875.0
095	HVAC RESIDENTIAL	* - *		1965	1600.0
251	BATHROOM	* - *		1965	2.0
302	BARN FV	F-V - *		1965	1.0
522	FIREPLACE	* - 4		1965	1.0
612	TERRACE UNCOVERD	* - 4		1965	180.0

## Land

#	Type	Descripon	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	2.2000	95832.00	0.00	0.00	\$11,000	\$0

## Roll Value History

Year	Improvements	Land Market	Ag Valuaon	Appraised	HS Cap	Assessed
2020	\$105,297	\$11,000	0	116,297	\$0	\$116,297
2019	\$105,297	\$11,000	0	116,297	\$0	\$116,297
2018	\$105,627	\$11,000	0	116,627	\$0	\$116,627
2017	\$105,871	\$11,000	0	116,871	\$0	\$116,871
2016	\$105,871	\$11,000	0	116,871	\$0	\$116,871
2015	\$113,098	\$5,390	0	118,488	\$0	\$118,488

## Deed History - (Last 3 Deed Transacons)

#	Deed Date	Type	Descripon	Grantor	Grantee	Volume	Page	Deed Number
1	6/1/1996	MS	MISCELLANEOUS	GREEN H F	TXI OPERATIONS L P	13170	00656	
2					GREEN H F	00000	00000	

propaccess.traviscad.org/clientdb/Property.aspx?prop\_id=292257

2/3

6/1/2020

Travis CAD - Property Details

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Website version: 1.2.2.30

Database last updated on: 6/1/2020 12:05 AM

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Travis CAD

Property Search Results > 292263 TXI OPERATIONS LP for Year 2020

Tax Year: 2020

Property

Account

Property ID: 292263

Legal Descrip on: ABS 9 SUR 16 DUTY J & ABS 15 SUR 17 HORNSBY R ACR 194.8240

Geographic ID: 0315410109

Type: Real

Zoning: Agent Code: ID:1386708

Property Use Code:

Property Use Descrip on:

Protest

Protest Status:

Informal Date:

Formal Date:

Location

Address: 13101 HAROLD GREEN RD TX 78725

Mapsco:

Neighborhood: Land Region 405

Map ID: 031541

Neighborhood CD: \_RGN405

Owner

Name: TXI OPERATIONS LP

Owner ID: 261498

Mailing Address: 1503 LBJ FWY STE 400 DALLAS , TX 75234-6007

% Ownership: 100.00000000000%

Exemp ons:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$477,319	Ag / Timber Use Value
(+) Agricultural Market Valuaon:	+	\$0	\$0
(+) Timber Market Valuaon:	+	\$0	\$0
<div></div>			
(=) Market Value:	=	\$477,319	
(-) Ag or Timber Use Value Reducon:	-	\$0	
<div></div>			
(=) Appraised Value:	=	\$477,319	
(-) HS Cap:	-	\$0	
<div></div>			
(=) Assessed Value:	=	\$477,319	

Taxing Jurisdicon

Owner: TXI OPERATIONS LP

propaccess.traviscad.org/clientdb/Property.aspx?prop\_id=292263

% Ownership: 100.00000000000%

Total Value: \$477,319

Enty	Descripon	Tax Rate	Appraised Value	Taxable Value	Esma	ted Tax
03	TRAVIS COUNTY	0.369293	\$477,319	\$477,319		\$1,762.71
06	DEL VALLE ISD	1.310000	\$477,319	\$477,319		\$6,252.87
0A	TRAVIS CENTRAL APP DIST	0.000000	\$477,319	\$477,319		\$0.00
2I	TRAVIS COUNTY HEALTHCARE DISTRICT	0.105573	\$477,319	\$477,319		\$503.92
57	TRAVIS CO ESD NO 4	0.100000	\$477,319	\$477,319		\$477.32
68	AUSTIN COMM COLL DIST	0.104900	\$477,319	\$477,319		\$500.71
Total Tax Rate:		1.989766				
				Taxes w/Current Exempons:		\$9,497.53
				Taxes w/o Exempons:		\$9,497.53

Improvement / Building

No improvements exist for this property.

Land

#	Type	Descripon	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	68.1713	2969541.83	0.00	0.00	\$167,020	\$0
2	LAND	Land	76.6527	3338991.61	0.00	0.00	\$187,800	\$0
3	LAND	Land	50.0000	2178000.00	0.00	0.00	\$122,499	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuaon	Appraised	HS Cap	Assessed
2020	\$0	\$477,319	0	477,319	\$0	\$477,319
2019	\$0	\$477,319	0	477,319	\$0	\$477,319
2018	\$0	\$477,319	0	477,319	\$0	\$477,319
2017	\$0	\$477,319	0	477,319	\$0	\$477,319
2016	\$0	\$477,319	0	477,319	\$0	\$477,319
2015	\$0	\$477,319	0	477,319	\$0	\$477,319

Deed History - (Last 3 Deed Transacons)

#	Deed Date	Type	Descripon	Grantor	Grantee	Volume	Page	Deed Number
1	1/14/2005	SW	SPECIAL WARRANTY DEED	PRENTICE LUNDA G ET AL	TXI OPERATIONS LP			2005007841TR

Quesons Please Call (512) 834-9317

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## Travis CAD

## Property Search Results &gt; 359297 TXI OPERATIONS L P for Year 2020

Tax Year: 2020

## Property

## Account

Property ID:	359297	Legal Descrip on:	IMPS ONLY ON ABS 9 SUR 16 DUTY J ACR 353.0800
Geographic ID:	0315410104	Zoning:	
Type:	Real	Agent Code:	ID:1386708
Property Use Code:			
Property Use Descrip on:			

## Protest

Protest Status:  
Informal Date:  
Formal Date:

## Location

Address:	S F M RD 973 TX 78725	Mapscod:	
Neighborhood:	GPITS	Map ID:	031541
Neighborhood CD:	GPITS		

## Owner

Name:	TXI OPERATIONS L P	Owner ID:	258685
Mailing Address:	1503 LBJ FWY STE 400 DALLAS , TX 75234-6007	% Ownership:	100.00000000000%
		Exempt ons:	

## Values

(+) Improvement Homesite Value:	+	\$0		
(+) Improvement Non-Homesite Value:	+	\$301,643		
(+) Land Homesite Value:	+	\$0		
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value	
(+) Agricultural Market Valuaon:	+	\$0	\$0	
(+) Timber Market Valuaon:	+	\$0	\$0	
<hr/>				
(=) Market Value:	=	\$301,643		
(-) Ag or Timber Use Value Reducon:	-	\$0		
<hr/>				
(=) Appraised Value:	=	\$301,643		
(-) HS Cap:	-	\$0		
<hr/>				
(=) Assessed Value:	=	\$301,643		

## Taxing Jurisdiction

Owner: TXI OPERATIONS L P

propaccess.traviscad.org/clientdb/Property.aspx?prop\_id=359297

1/3

% Ownership: 100.0000000000%

Total Value: \$301,643

Enty	Descripon	Tax Rate	Appraised Value	Taxable Value	Esma ted Tax
03	TRAVIS COUNTY	0.369293	\$301,643	\$301,643	\$1,113.95
06	DEL VALLE ISD	1.310000	\$301,643	\$301,643	\$3,951.53
0A	TRAVIS CENTRAL APP DIST	0.000000	\$301,643	\$301,643	\$0.00
2I	TRAVIS COUNTY HEALTHCARE DISTRICT	0.105573	\$301,643	\$301,643	\$318.45
57	TRAVIS CO ESD NO 4	0.100000	\$301,643	\$301,643	\$301.64
68	AUSTIN COMM COLL DIST	0.104900	\$301,643	\$301,643	\$316.42
Total Tax Rate:		1.989766			
				Taxes w/Current Exempons:	\$6,001.99
				Taxes w/o Exempons:	\$6,001.99

## Improvement / Building

Improvement #1:	SVC/REPAIR GAR/G	State Code:	F1	Living Area:	4400.0 sqft	Value: \$159,651
-----------------	------------------	-------------	----	--------------	-------------	------------------

Type	Descripon	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	S - 4		1982	4400.0
501	CANOPY	F - *		1982	1400.0
571	STORAGE DET	WW - 2		1982	140.0
881	COMMCL FINISHOUT	A - *		1982	900.0

Improvement #2:	MF'D COMMCL BLDG	State Code:	F1	Living Area:	2560.0 sqft	Value: \$84,561
-----------------	------------------	-------------	----	--------------	-------------	-----------------

Type	Descripon	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	D - 4		2000	2560.0
011	PORCH OPEN 1ST F	* - 4		2000	160.0
039	GARAGE DET FV	F-V - *		2000	1.0
093	HVAC COMMCL SF	A - *		2000	2560.0
509	CANOPY FV	F-V - *		2000	1.0
511	DECK	WA - *		2000	70.0
551	PAVED AREA	AA - *		2000	13920.0

Improvement #3:	OFFICE (SMALL)	State Code:	F1	Living Area:	504.0 sqft	Value: \$45,289
-----------------	----------------	-------------	----	--------------	------------	-----------------

Type	Descripon	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	B - 4		1996	252.0
2ND	2nd Floor	B - 4		1996	252.0

Improvement #4:	MF'D COMMCL BLDG	State Code:	F1	Living Area:	1440.0 sqft	Value: \$12,142
-----------------	------------------	-------------	----	--------------	-------------	-----------------

Type	Descripon	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	D - 3		1990	1440.0
MISC	Miscellaneous	* - *		1990	1.0
093	HVAC COMMCL SF	I - *		1990	1440.0

## Land

No land segments exist for this property.

propaccess.traviscad.org/clientdb/Property.aspx?prop\_id=359297

2/3

## Roll Value History

Year	Improvements	Land Market	Ag Valuaon	Appraised	HS Cap	Assessed
2020	\$301,643	\$0	0	301,643	\$0	\$301,643
2019	\$301,643	\$0	0	301,643	\$0	\$301,643
2018	\$304,887	\$0	0	304,887	\$0	\$304,887
2017	\$324,348	\$0	0	324,348	\$0	\$324,348
2016	\$324,348	\$0	0	324,348	\$0	\$324,348
2015	\$324,348	\$0	0	324,348	\$0	\$324,348

## Deed History - (Last 3 Deed Transacons)

#	Deed Date	Type	Descripon	Grantor	Grantee	Volume	Page	Deed Number
1	6/1/1996	MS	MISCELLANEOUS		TXI OPERATIONS LP	13170	00656	

Quesons Please Call (512) 834-9317

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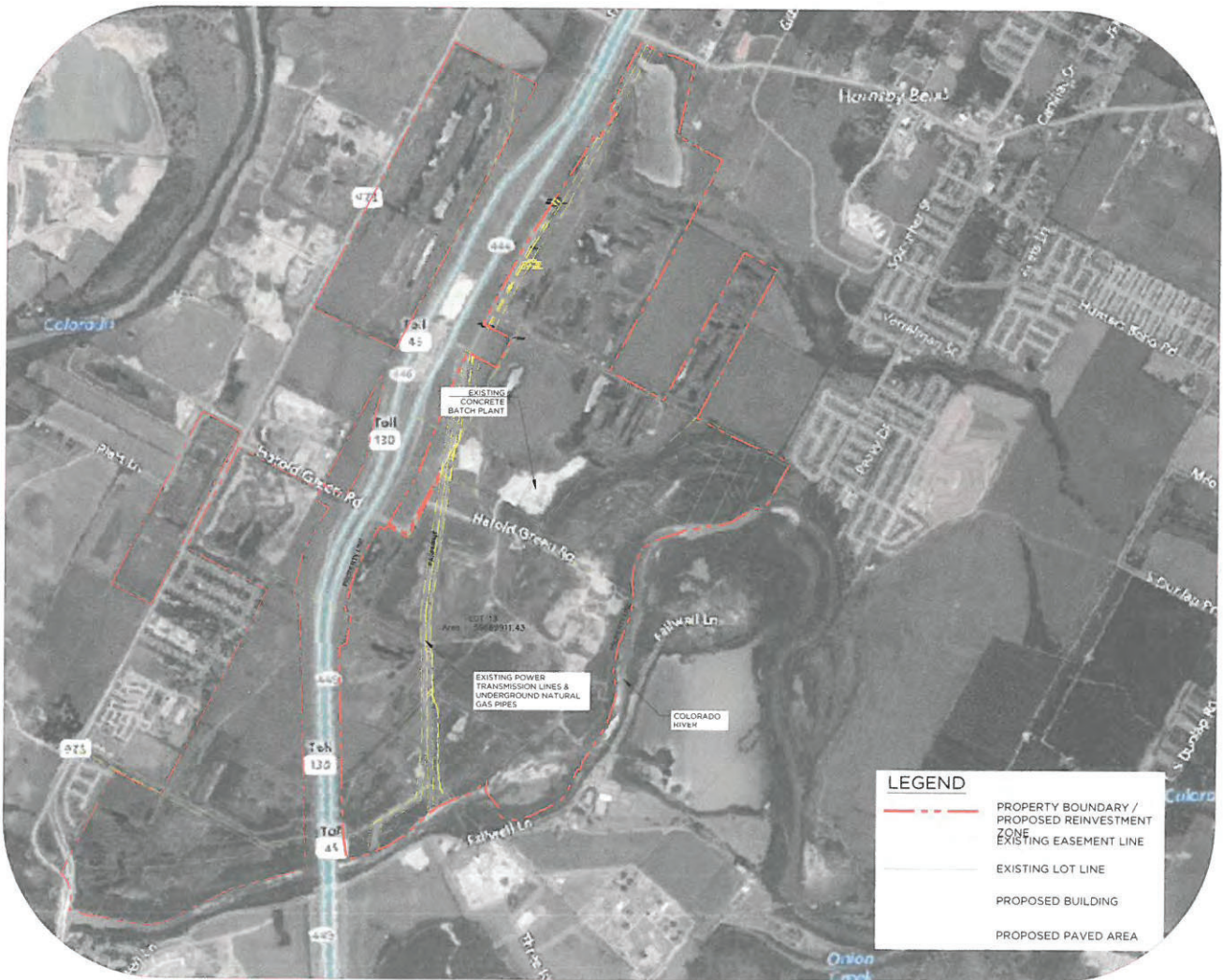
TAB 11  
CHAPTER 313 APPLICATION TO  
DEL VALLE SCHOOL DISTRICT

School Districts

- S00
- Austin ISD
- Del Valle
- Dripping Springs
- Eanes
- Elgin
- Hays
- Johnson City
- Lago Vista
- Lake Travis



VICINITY MAP



CONCEPT PLAN

SCALE: 1"=1,000'

## **Tab 11**

Maps that show:

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

Attached

# Tesla Project

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Del Valle ISD  
Travis County Texas

# General Vicinity Travis County Boundary in Red

Travis County - Google Maps

5/16/2020

Google Maps Travis County



Imagery ©2020 TerraMetrics, Map data ©2020 Google 5 mi



**TIE School District Locator**  
with Web AppBuilder for ArcGIS

Find address or place

**LEGEND**

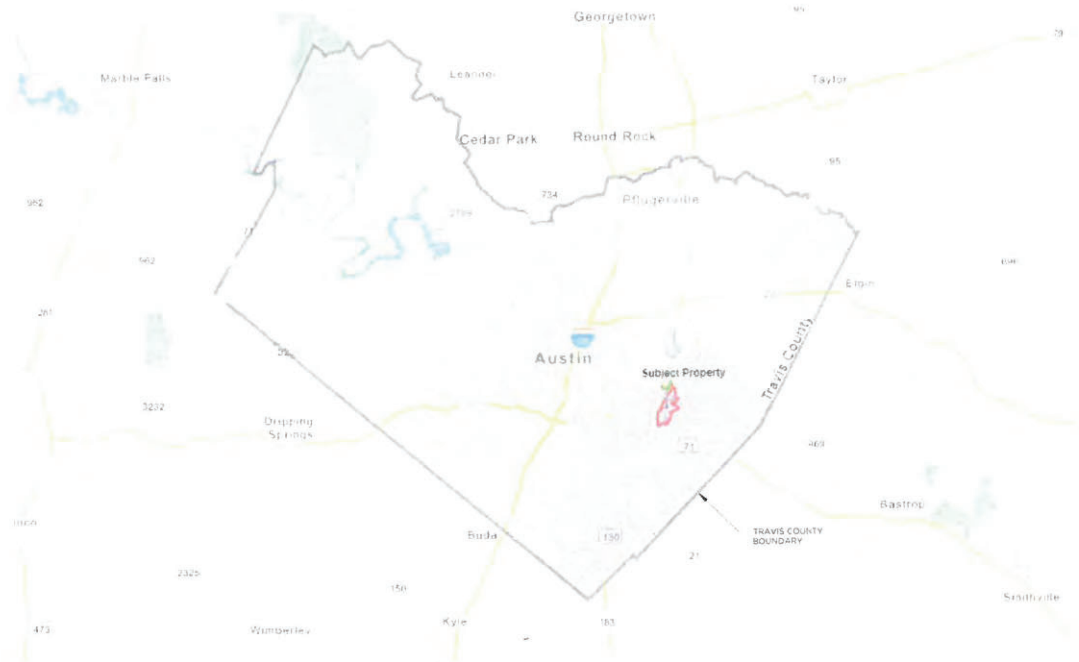
- Pink is Del Valle ISD
- Dotted White Line County Boundary
- Black Colorado Project Boundary/RZ Boundary

Map labels include: Manor ISD, Webberville, Del Valle, Colorado Project Boundary/RZ Boundary, Del Valle ISD, McKenney Falls SP, Travis, Austin, Eanes ISD, Barton Creek Greenbelt, Zilker Metropolitan Park, West Lake Hills, Little Walnut Creek, Little Branch, Shady Hollow, San Leanna, Manchaca, Hays Cons ISD, Bear Creek, and Austin Zoo.

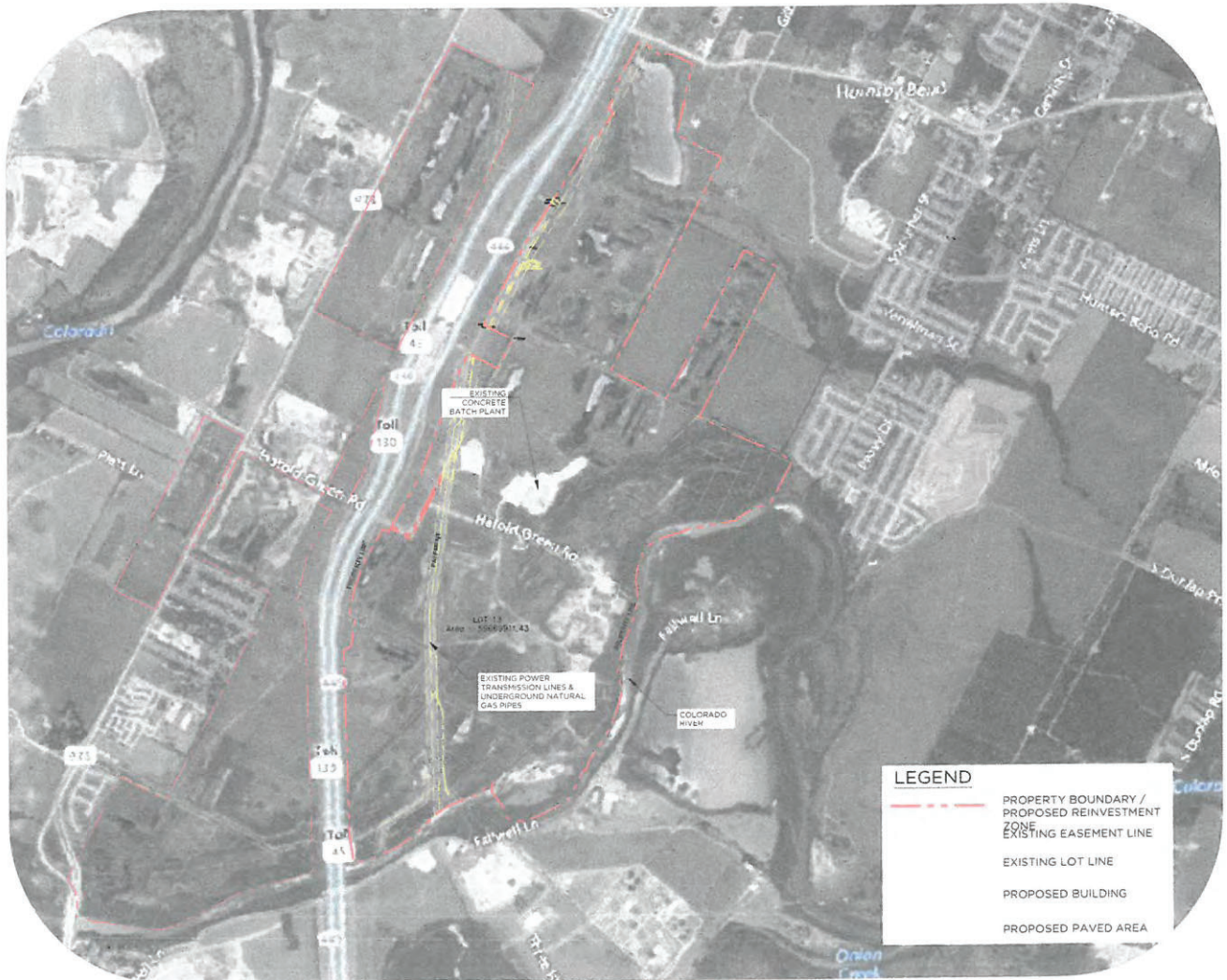
TAB 11  
CHAPTER 313 APPLICATION TO  
DEL VALLE SCHOOL DISTRICT

School Districts

S00  
Austin ISD  
Del Valle  
Dripping Springs  
Eanes  
Elgin  
Hays  
Johnson City  
Lago Vista  
Lake Travis

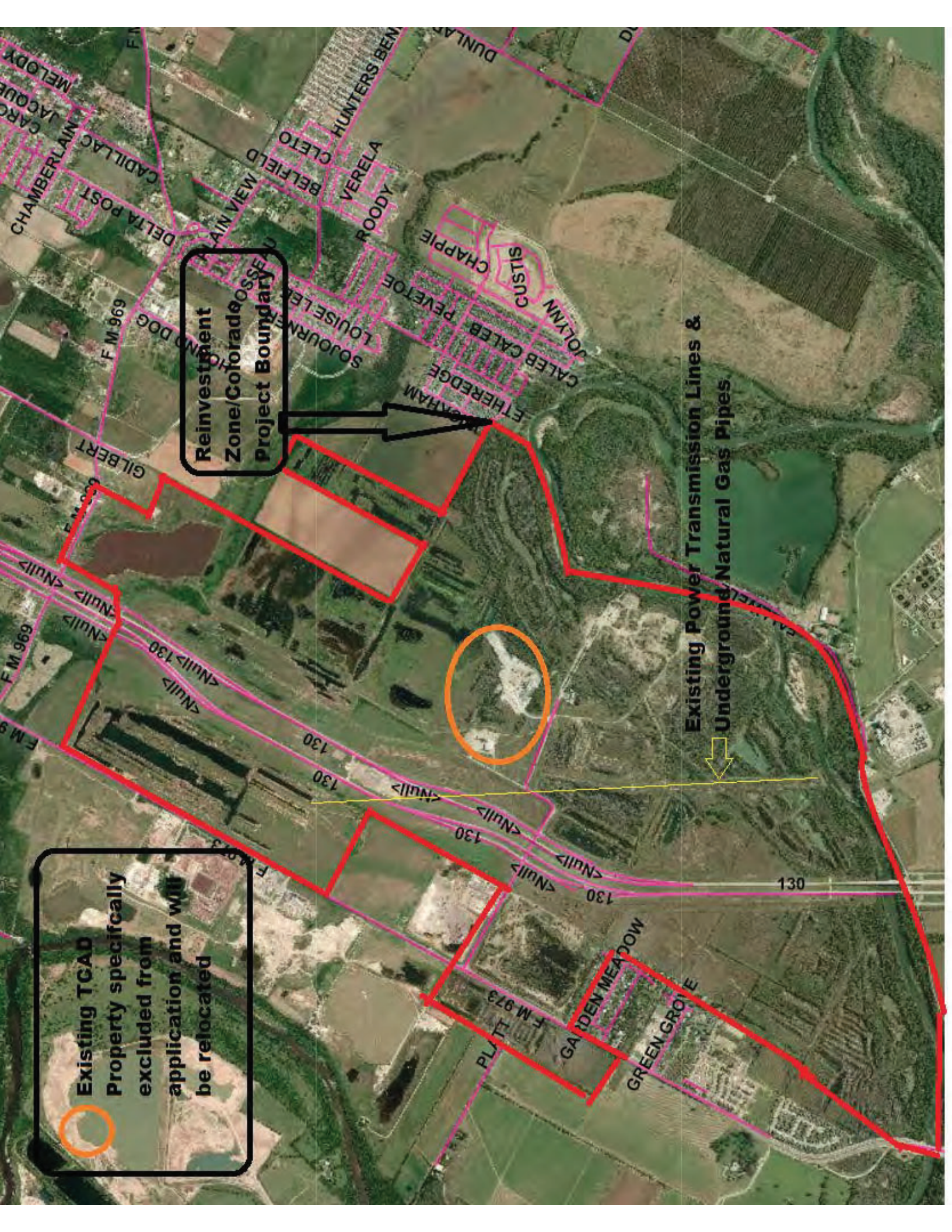


VICINITY MAP



CONCEPT PLAN  
SCALE: 1"=1,000'





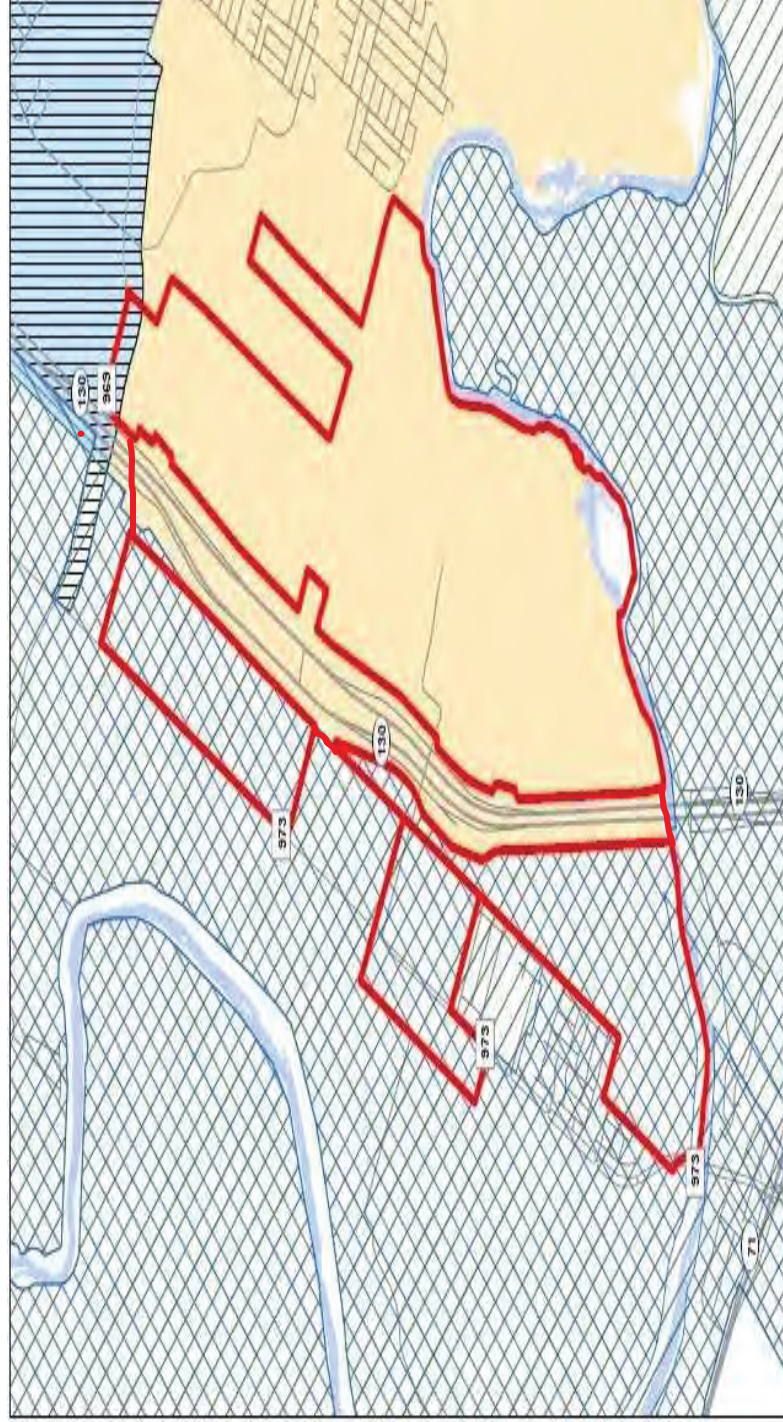
**Reinvestment  
Zone/Colorado  
Project Boundary**

**Existing Power Transmission Lines &  
Underground Natural Gas Pipes.**

**Existing TCAD  
Property specifically  
excluded from  
application and will  
be relocated**



# Reinvestment Zone Boundary in Red





**Tab 12**

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

**Not Applicable**

### Tab 13

#### Calculation of three possible wage requirements with TWC documentation for last four quarters

- I. The average weekly wage for all jobs and all industries in Travis County

**\$1,345.00**

2. 110% of the average weekly wage for manufacturing jobs in Travis County

**\$2,258.00**

3. 110% of the average manufacturing wage for the Capital Area Texas Regional Planning Commission Council of Government Region

**\$1,424.00 weekly or \$74,050.00 annually**

Year	Period	Area	Ownership	Industry Code	Industry	Average Weekly Wage
2019	01	Travis	Total All	10	Total, All Industries	\$1,366
2019	02	Travis	Total All	10	Total, All Industries	\$1,290
2019	03	Travis	Total All	10	Total, All Industries	\$1,310
2019	04	Travis	Total All	10	Total, All Industries	\$1,412
Average Weekly						\$1,345
Annual Salary						\$69,914

## Wage Calculation Tesla Application

Year	Period	Area	Ownership	Industry Code	Industry	Level	Average Weekly Wage
2019	01	Travis	Private	31-33	Manufacturing	2	\$2,148
2019	02	Travis	Private	31-33	Manufacturing	2	\$2,011
2019	03	Travis	Private	31-33	Manufacturing	2	\$1,824
2019	04	Travis	Private	31-33	Manufacturing	2	\$2,227
					Weekly Average		\$2,053
					110% Average		\$2,258
					Annual Salary		\$117,403



**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.

Calculation of 110% wage:

\$67,318 x 1.10 = \$74,050

Required Weekly wage - \$1,424

**Tab 14**

**Schedules A1, A2, B, C**

**See attached**

Total Qualified Investment (sum of green cells)

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

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

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

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

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

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

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

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

PROPERTY INVESTMENT AMOUNTS									
(Estimated investment in each year. Do not put cumulative totals.)									
				Column A	Column B	Column C	Column D	Column E	
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	New investment (original cost) in <b>tangible personal property</b> placed in service during this year that will become Qualified Property	New investment made during this year in <b>buildings or permanent nonremovable components of buildings</b> that will become Qualified Property	Other investment made during this year that will not become Qualified Property [SEE NOTE]	Other investment made during this year that will become Qualified Property [SEE NOTE]	Total Investment (A+B+C+D)	
Total Investment from Schedule A1*	--	TOTALS FROM SCHEDULE A1			324,914,500	313,316,000		97,000,000	638,230,500
	Each year prior to start of value limitation period** <i>Insert as many rows as necessary</i>	0	2020-2021	2020	33,747,000	67,117,000			100,864,000
		0	2021-2022	2021	113,184,500	246,199,000		97,000,000	456,383,500
Value limitation period***	1	2022-2023	2022	177,983,000					177,983,000
	2	2023-2024	2023	201,730,000				201,730,000	
	3	2024-2025	2024	155,649,000				155,649,000	
	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						-
Continue to maintain viable presence	Total Investment made through limitation			682,293,500	313,316,000	-	97,000,000	1,092,609,500	
	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						-
Additional years for 25 year economic impact as required by 313.026(c)(1)	20	2041-2042	2041						-
	21	2042-2043	2042						-
	22	2043-2044	2043						-
	23	2044-2045	2044						-
	24	2045-2046	2045						-
	25	2046-2047	2046						-

\* All investments made through the qualifying time period are captured and totaled on Schedule A1 [blue box] and incorporated into this schedule in the first row.

\*\* Only investment made during deferrals of the start of the limitation (after the end of qualifying time period but before the start of the Value Limitation Period) should be included in the "year prior to start of value limitation period" row(s). If the limitation starts at the end of the qualifying time period or the qualifying time period overlaps the limitation, no investment should be included on this line.

\*\*\* If your qualifying time period will overlap your value limitation period, do not also include investment made during the qualifying time period in years 1 and/or 2 of the value limitation period, depending on the overlap. Only include investments/years that were not captured on Schedule A1.

For All Columns: List amount invested each year, not cumulative totals. Only include investments in the remaining rows of Schedule A2 that were not captured on Schedule A1.

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

Column B: Only tangible personal property that is specifically described in the application can become qualified property.

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

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

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



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

				Qualified Property			Estimated Taxable Value		
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year) YYYY	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	2020-2021	2020	-	-	-	-	-	-
	0	2021-2022	2021	-	-	-	-	-	-
Value Limitation Period	1	2022-2023	2022	5,145,000	33,558,500	16,873,500	53,889,650	53,889,650	53,889,650
	2	2023-2024	2023	5,145,000	313,316,000	126,277,250	432,110,525	432,110,525	80,000,000
	3	2024-2025	2024	5,145,000	313,316,000	269,300,400	560,831,360	560,831,360	80,000,000
	4	2025-2026	2025	5,145,000	313,316,000	417,325,500	694,053,950	694,053,950	80,000,000
	5	2026-2027	2026	5,145,000	313,316,000	505,448,105	773,364,295	773,364,295	80,000,000
	6	2027-2028	2027	5,145,000	313,316,000	441,760,745	716,045,671	716,045,671	80,000,000
	7	2028-2029	2028	5,145,000	313,316,000	378,202,245	658,843,021	658,843,021	80,000,000
	8	2029-2030	2029	5,145,000	313,316,000	317,402,915	604,123,624	604,123,624	80,000,000
	9	2030-2031	2030	5,145,000	313,316,000	265,617,755	557,516,980	557,516,980	80,000,000
	10	2031-2032	2031	5,145,000	313,316,000	221,603,915	517,904,524	517,904,524	80,000,000
Continue to maintain viable presence	11	2032-2033	2032	5,145,000	313,316,000	184,546,415	484,552,774	484,552,774	80,000,000
	12	2033-2034	2033	5,145,000	313,316,000	148,708,915	452,299,024	452,299,024	452,299,024
	13	2034-2035	2034	5,145,000	313,316,000	117,853,915	424,529,524	424,529,524	424,529,524
	14	2035-2036	2035	5,145,000	313,316,000	95,688,915	404,581,024	404,581,024	404,581,024
	15	2036-2037	2036	5,145,000	313,316,000	85,991,415	395,853,274	395,853,274	395,853,274
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2037-2038	2037	5,145,000	313,316,000	85,991,415	395,853,274	395,853,274	395,853,274
	17	2038-2039	2038	5,145,000	313,316,000	85,991,415	395,853,274	395,853,274	395,853,274
	18	2039-2040	2039	5,145,000	313,316,000	85,991,415	395,853,274	395,853,274	395,853,274
	19	2040-2041	2040	5,145,000	313,316,000	85,991,415	395,853,274	395,853,274	395,853,274
	20	2041-2042	2041	5,145,000	313,316,000	85,991,415	395,853,274	395,853,274	395,853,274
	21	2042-2043	2042	5,145,000	313,316,000	85,991,415	395,853,274	395,853,274	395,853,274
	22	2043-2044	2043	5,145,000	313,316,000	85,991,415	395,853,274	395,853,274	395,853,274
	23	2044-2045	2044	5,145,000	313,316,000	85,991,415	395,853,274	395,853,274	395,853,274
	24	2045-2046	2045	5,145,000	313,316,000	85,991,415	395,853,274	395,853,274	395,853,274
	25	2046-2047	2046	5,145,000	313,316,000	85,991,415	395,853,274	395,853,274	395,853,274

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

Form 50-296A  
Revised February 2020

Date  
Applicant Name  
ISD Name

Tesla  
Del Valle

				Construction		Non-Qualifying Jobs		Qualifying Jobs	
				Column A	Column B	Column C	Column D	Column E	
	Year	School Year (YYYY-YYYY)	Tax Year (Actual tax year) YYYY	Number of Construction FTE's	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)	Annual wage of new qualifying jobs	
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2020-2021	2020	900	68,000	350	0	\$ -	
	1	2021-2022	2021	1,000	68,000	2,000	0	\$ -	
Value Limitation Period <i>The qualifying time period could overlap the value limitation period.</i>	2	2022-2023	2022	800	68,000	3,500	25	\$ 74,050	
	3	2023-2024	2023			5,000	25	\$ 74,050	
	4	2024-2025	2024			5,000	25	\$ 74,050	
	5	2025-2026	2025			5,000	25	\$ 74,050	
	6	2026-2027	2026			5,000	25	\$ 74,050	
	7	2027-2028	2027			5,000	25	\$ 74,050	
	8	2028-2029	2028			5,000	25	\$ 74,050	
	9	2029-2030	2029			5,000	25	\$ 74,050	
	10	2030-2031	2030			5,000	25	\$ 74,050	
	10	2030-2031	2030			5,000	25	\$ 74,050	
Years Following Value Limitation Period	11 through 25	2031-2045	2031-2044			5,000	25	\$ 74,050	

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

**Tab 15**

**Economic Impact Analysis, other payments made in the state or other economic information**

**None**

**Tab 16**

**Description of Reinvestment Zone**

Description of Reinvestment Zone or Enterprise Zone, including:

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

16a) Not applicable

16b) See attached legal descriptions of parcels

See maps included in Tab 11

16c) Will be provided once Del Valle ISD creates the reinvestment zone.

16d) No guidelines and criteria are required for Del Valle ISD to create the reinvestment zone.



## **DEL VALLE INDEPENDENT SCHOOL DISTRICT**

### **RESOLUTION CREATING TESLA REINVESTMENT ZONE**

**WHEREAS**, Section 312.0025 of the Texas Tax Code permits a school district to designate a reinvestment zone if that designation is reasonably likely to contribute to the expansion of primary employment in the reinvestment zone, or attract major investment in the reinvestment zone that would be a benefit to property in the reinvestment zone and to the school district and contribute to the economic development of the region of this state in which the school district is located; and,

**WHEREAS**, the Del Valle Independent School District (the “District”) desires to encourage the development of primary employment and to attract major investment in the District and contribute to the economic development of the region in which the school district is located; and,

**WHEREAS**, a public hearing is required by Chapter 312 of the Texas Tax Code prior to approval of a reinvestment zone; and,

**WHEREAS**, the District published notice of a public hearing regarding the possible designation of the area described in the attached **Exhibit A** as a reinvestment zone for the purposes of Chapter 313 of the Texas Tax Code; and,

**WHEREAS**, the District wishes to create a reinvestment zone within the boundaries of the school district in Travis County, Texas as shown on the map attached as **Exhibit B**; and,

**WHEREAS**, the District has given written notice of the proposed action and the Public Hearing to all political subdivisions and taxing authorities having jurisdiction over the property proposed to be designated as the reinvestment zone, described in the attached **Exhibits A & B**; and,

**WHEREAS**, all interested members of the public were given an opportunity to make comments at the public hearing.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE DEL VALLE INDEPENDENT SCHOOL DISTRICT:**

**SECTION 1.** That the facts and recitations contained in the preamble of this Resolution are hereby found and declared to be true and correct.

**SECTION 2.** That the Board of Trustees of the Del Valle Independent School District, after conducting such hearing and having heard such evidence and testimony, has made the following findings and determinations based on the evidence and testimony presented to it:

- (a) That the public hearing on the adoption of *TESLA REINVESTMENT ZONE* has been called, held and conducted, and that notices of such hearing have been published and mailed to the respective presiding officers of the governing bodies of all taxing units overlapping the territory inside the proposed reinvestment zone; and,
- (b) That the boundaries of *TESLA SOLAR REINVESTMENT ZONE* be and, by the adoption of this Resolution, are declared and certified to be the area as described in the description attached hereto as “**Exhibit A**”; and,
- (c) That the map attached hereto as “**Exhibit B**” is declared to be and, by the adoption of this Resolution, is certified to accurately depict and show the boundaries of *TESLA REINVESTMENT ZONE* which is described in **Exhibit A**; and further certifies that the property described in **Exhibit A** is inside the boundaries shown on **Exhibit B**; and,
- (d) That creation of *TESLA REINVESTMENT ZONE* with boundaries as described in **Exhibit A** and **Exhibit B** will result in benefits to the Del Valle Independent School District and to land included in the zone, and that the improvements sought are feasible and practical; and,
- (e) That the *TESLA REINVESTMENT ZONE* described in **Exhibit A** and **Exhibit B** meets the criteria set forth in Texas Tax Code §312.0025 for the creation of a reinvestment zone as set forth in the Property Redevelopment and Tax Abatement Act, as amended, in that it is reasonably likely that the designation will contribute to the retention or expansion of primary employment, and/or will attract investment in the zone that will be a benefit to the property, and would contribute to economic development within the Del Valle Independent School District.

**SECTION 3.** That pursuant to the Property Redevelopment and Tax Abatement Act, as amended, the Del Valle Independent School District hereby creates a reinvestment zone under the provisions of Texas Tax Code §312.0025, encompassing the area described by the descriptions in **Exhibit A** and **Exhibit B**, and such reinvestment zone is hereby designated and shall hereafter be referred to as *TESLA REINVESTMENT ZONE*.

**SECTION 4.** That the existence of the *TESLA REINVESTMENT ZONE* shall first take effect upon, September \_\_\_\_\_, 2020, the date of the adoption of this Resolution by the Board of Trustees and shall remain designated as a commercial-industrial reinvestment zone for a period of five (5) years from such date of such adoption.

**SECTION 5.** That if any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.

**SECTION 6.** That it is hereby found, determined and declared that a sufficient notice of the date, hour, place and subject of the meeting of the Del Valle Independent School District Board of Trustees, at which this Resolution was adopted, was posted at a place convenient and readily accessible at all times, as required by the Texas Open Government Act, Texas Government Code, Chapter 551, as amended; and that a public hearing was held prior to the designation of such reinvestment zone, and that proper notice of the hearing was published in newspapers of general circulation in Travis County of the State of Texas, and furthermore, such notice was, in fact, delivered to the presiding officer of any effected taxing entity as prescribed by the Property Redevelopment and Tax Abatement Act.

PASSED, APPROVED AND ADOPTED on this \_\_\_\_ day of September, 2020.

**DEL VALLE INDEPENDENT SCHOOL  
DISTRICT**

By: \_\_\_\_\_  
President  
Board of Trustees

ATTEST: \_\_\_\_\_  
Secretary  
Board of Trustees

**EXHIBIT A**

**LEGAL DESCRIPTION OF TESLA REINVESTMENT ZONE TESLA**

**REINVESTMENT ZONE**



**EXHIBIT A**  
**THE LAND**  
**EXHIBIT A-1**

Kimley-Horn and Associates, Inc.  
TBPLS Firm No. 10193973  
601 NW Loop 410, Suite 350  
San Antonio, Texas 78216

**A METES AND BOUNDS  
DESCRIPTION OF A  
1,369.833 ACRE TRACT OF LAND**

**BEING** a 1,369.833 acre tract of land situated in the Reuben Hornsby Survey No. 17, Abstract No. 15, the Joseph Duty Survey No. 20, Abstract No. 9 and the John Burleson Survey No. 33, Abstract No. 5, Travis County, Texas; and being all of the following twenty-eight (28) tracts, all of which are conveyed to Texas Industries, Inc. and to TXI Operations L.P.:

1. Called 353.08 acres in Volume 12448, Page 737 and Volume 13170, Page 656;
2. Called 65.12 acres in Volume 12448, Page 737 and Volume 13170, Page 656;
3. Called 102.188 acres in Volume 12593, Page 2001;
4. Called 29.008 acres in Volume 12593, Page 2001;
5. Called 10.743 acres in Volume 12593, Page 2001;
6. Called 22.911 acres in Volume 5705, Page 1658 and Volume 13170, Page 656;
7. Called 19.253 acres in Volume 13304, Page 3306;
8. Called 4.591 acres in Volume 13304, Page 3306;
9. Called 16.931 acres in Volume 13304, Page 3306;
10. Called 52.487 acres in Volume 13088, Page 429;
11. Called 194.824 acres in Document Number 2005007841;
12. Called 51.32 acres in Volume 12703, Page 411 and Volume 13170, Page 656;
13. Called 5.411 acres in Volume 13088, Page 421;
14. Called 22.967 acres in Volume 9872, Page 77 and Volume 13170, Page 656;
15. Called 14.272 acres in Volume 12326, Page 1154 and Volume 13170, Page 656;
16. Called 21.100 acres in Volume 12326, Page 1154 and Volume 13170, Page 656;
17. Called 30.531 acres in Volume 10967, Page 1219 and Volume 13170, Page 656;
18. Called 32.738 acres in Volume 12326, Page 1154 and Volume 13170, Page 656;
19. Called 8.051 acres in Volume 12326, Page 1154 and Volume 13170, Page 656;
20. Called 9.744 acres in Volume 12326, Page 1154 and Volume 13170, Page 656;
21. Called 9.752 acres in Volume 12326, Page 1154 and Volume 13170, Page 656;
22. Called 15.981 acres in Volume 12326, Page 1154 and Volume 13170, Page 656;
23. Called 19.127 acres in Volume 12326, Page 1154 and Volume 13170, Page 656;
24. Called 45.874 acres in Volume 12270, Page 1633 and Volume 13170, Page 656;
25. Called 13.853 acres in Volume 12326, Page 1149 and Volume 13170, Page 656;
26. Called 10.274 acres in Volume 12326, Page 1154 and Volume 13170, Page 656;
27. Called 9.825 acres in Volume 12326, Page 1154 and Volume 13170, Page 656;
28. Called 33.35 acres in Document Number 2005007845;

nt

Said 1,369.833 acre tract also being portions of the following eight (8) tracts, all of which are conveyed to Texas Industries, Inc. and to TXI Operations L.P.:

1. Called 85.957 acres in Document Number 1999129526;
2. Called 41.043 acres in Document Number 1999129
3. Called 33.214 acres in Document Number 1999129526;
4. Called 6.605 acres in Volume 13088, Page 421;
5. Called 44.586 acres in Volume 12326, Page 1154 and Volume 13170, Page 656;
6. Called 15.959 acres in Volume 12326, Page 1154 and Volume 13170, Page 656;
7. Called 15.946 acres in Volume 12326, Page 1154 and Volume 13170, Page 656;
8. Called 115.751 acres in Document Number 1999148757;

Said 1,369.833 acre tract being more particularly described as follows:  
in

**BEGINNING** at an iron rod with an aluminum cap stamped "TXDOT" found on the southerly right-of-way line of FM 969 (variable width) marking the most northeasterly corner of a called 11.65 acre tract of land described as Tract 3-S in instrument to Jean Barber and Joyce Barefield in Volume 8442, Page 43 of the Official Public

Austin Green – 1,369.833 Acres

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Records of Travis County; from which an iron rod with a plastic cap stamped "JONES CARTER" at the intersection of the southerly line of said FM 969 and the easterly right-of-way line of State Highway No. 130 (variable width) bears North 63°57'22" West, 106.52 feet;

**THENCE**, along the southerly right-of-way line of said FM 969, the following six (6) courses and distances:

1. South 64°08'59" East, 395.42 feet to an iron rod with an aluminum cap stamped "TXDOT" found for corner;
2. South 22°49'01" West, 61.03 feet to an iron rod with a plastic cap stamped "JONES CARTER" found for corner;
3. South 67°10'59" East, 109.99 feet to an iron rod with a plastic cap stamped "JONES CARTER" found for corner;
4. North 22°49'01" East, 60.53 feet to an iron rod with a plastic cap stamped "JONES CARTER" found for corner;
5. South 77°32'19" East, 201.71 feet to an iron rod with an aluminum cap stamped "TXDOT" found for corner;
6. South 65°00'13" East, 381.66 feet to a 3/8-iron rod found for corner on the westerly line of a called 19.89 acre tract of land described in instrument to Steven J. Howle in Document No. 2005016438 of the Official Public Records of Travis County; from which a 4-inch by 4-inch concrete monument found marking the most northwesterly corner of said 19.89 acre tract bears North 13°05'39" East, 39.50 feet;

**THENCE**, along the westerly and southerly lines of said 19.89 acre tract, the following two (2) courses and distances:

1. South 12°47'46" West, 1365.57 feet to a stone with an "X" cut for corner;
2. South 62°34'51" East, 946.96 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner on the westerly line of a called 69.21 acre tract of land described in instrument to Diane Marley Dailey in Volume 9576, Page 107 of the Official Public Records of Travis County;

**THENCE**, South 27°12'28" West, 1350.59 feet along the westerly line of said 69.21 acre tract to a punch hole in a stone found marking the southwesterly corner of said 69.21 acre tract, same being the most westerly northwest corner of a called 184.24 acre tract of land described as Exhibit A in instrument to Diane Marley Dailey & Marian M. McCrummen in Volume 12861, Page 1852 of the Official Public Records of Travis County;

**THENCE**, along the westerly, southerly and easterly lines of said 184.24 acre tract, the following seven (7) courses and distances:

1. South 27°42'43" West, 1658.18 feet to a 4-inch by 4-inch concrete monument found for corner, from which, a 1-inch iron pipe found bears North 48°38' West, 0.4 feet;
2. South 27°38'50" West, 1486.90 feet to a 4-inch by 4-inch concrete monument found for corner;
3. South 62°09'41" East, 1158.48 feet to a 60D nail in a fence post found for corner;
4. North 27°53'30" East, 1236.04 feet to a 5/8-inch iron rod found for corner;
5. North 27°50'56" East, 1121.88 feet to a 5/8-inch iron rod found for corner;
6. North 27°55'34" East, 792.77 feet to a 5/8-inch iron rod found for corner;
7. South 62°39'16" East, 710.43 feet to a 1/2-inch iron rod found marking the most northerly corner of a called 32.43 acre tract of land described in instrument to Diane Marley Dailey & Marian M. McCrummen in Volume 3744, Page 354 of the Official Public Records of Travis County;

**THENCE**, departing the southerly line of said 184.24 acre tract and along the westerly and southerly lines of said 32.43 acre tract, the following four (4) courses and distances:

1. South 27°43'46" West, 143.25 feet to a 1/2-inch iron rod found for corner;
2. South 27°59'07" West, 1023.02 feet to a 1/2-inch iron rod found for corner;
3. South 27°57'01" West, 1033.06 feet to a 1/2-inch iron rod found for corner;
4. South 27°52'59" West, 956.47 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set marking the southwesterly corner of said 32.43 acre tract;



**THENCE**, South 61°06'22" East, 289.26 feet along the southerly line of said 32.43 acre tract to a 60D nail in a fence post found for corner;

**THENCE**, South 63°21'38" East, continuing along the southerly line of said 32.43 acre tract, at a distance of 154 feet pass the most southerly corner of said 32.43 acre tract, same being the southwesterly corner of a called 154.910 acre tract of land described as Exhibit B in instrument to Diane Marley Dailey & Marian M. McCrummen in Volume 12861, Page 1852 of the Official Public Records of Travis County, continuing along the southerly line of said 154.910 acre tract for a total distance of 456.80 feet to a 60D nail in a fence post found for corner;

**THENCE**, continuing along the southerly line of said 154.910 acre tract, the following four (4) courses and distances:

1. South 64°22'13" East, 376.25 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
2. South 70°16'11" East, 400.69 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
3. South 68°24'38" East, 109.41 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
4. South 53°33'05" East, 105.78 feet to an iron rod with a plastic cap stamped "SA GARZA ENGINEERS" found marking the southwesterly corner of Lot 50, Block D of Austin's Colony Phase V, Section 1 recorded in Document No. 200400243 of the Official Public Records of Travis County;

**THENCE**, South 55°33'54" East, 206.77 feet along the southerly line of said Lot 50 to a 5/8-inch iron rod found marking the most northwesterly corner of Lot 51 of said Austin's Colony;

**THENCE**, South 28°04'38" West, 899.06 feet along the westerly line of said Lot 51 to the northerly bank of the Colorado River;

**THENCE**, with the northerly bank of the Colorado River, the following twenty-four (24) bearings and distances:

1. South 78°51'22" West, 268.24 feet to a point for corner;
2. South 56°47'07" West, 424.29 feet to a point for corner;
3. South 73°13'30" West, 179.76 feet to a point for corner;
4. South 84°09'01" West, 271.66 feet to a point for corner;
5. South 82°52'57" West, 480.41 feet to a point for corner;
6. South 76°20'09" West, 373.33 feet to a point for corner;
7. South 63°37'07" West, 251.02 feet to a point for corner;
8. South 51°02'52" West, 259.58 feet to a point for corner;
9. South 24°29'18" West, 359.49 feet to a point for corner;
10. South 8°32'39" West, 300.58 feet to a point for corner;
11. South 7°28'56" East, 185.35 feet to a point for corner;
12. South 8°40'20" East, 64.28 feet to a point for corner;
13. South 1°25'32" West, 38.60 feet to a point for corner;
14. South 7°56'28" East, 41.40 feet to a point for corner;
15. South 9°13'32" West, 373.87 feet to a point for corner;
16. South 32°03'32" West, 107.29 feet to a point for corner;
17. South 18°04'32" West, 293.47 feet to a point for corner;
18. South 30°29'32" West, 111.99 feet to a point for corner;
19. South 10°55'32" West, 634.84 feet to a point for corner;
20. South 2°38'32" West, 30.70 feet to a point for corner;
21. South 59°24'28" East, 57.09 feet to a point for corner;
22. South 3°36'28" East, 310.37 feet to a point for corner;



23. South 16°25'32" West, 278.47 feet to a point for corner;
24. South 17°57'32" West, 322.37 feet to a point for corner;

**THENCE**, South 32°33'32" West, 792.23 feet departing the northerly bank of the Colorado River and crossing open water, being the current river channel, to the approximate gradient boundary as established by Arthur A. Stiles in May and June of 1949 described in instrument recorded in Document No. 2005007845 of the Official Public Records of Travis County, and shown on the survey prepared by Gary Bowes, R.P.L.S., dated January 5, 2017;

**THENCE**, with said gradient boundary, the following fifteen (15) courses and distances:

1. South 18°15'32" West, 184.88 feet to a point for corner;
2. South 54°33'45" West, 14.42 feet to a point for corner;
3. South 21°12'38" West, 54.99 feet to a point for corner;
4. South 29°24'38" West, 190.48 feet to a point for corner;
5. South 25°20'38" West, 266.18 feet to a point for corner;
6. South 36°00'38" West, 191.08 feet to a point for corner;
7. South 63°20'38" West, 230.38 feet to a point for corner;
8. South 65°23'38" West, 345.07 feet to a point for corner;
9. South 74°43'38" West, 285.17 feet to a point for corner;
10. North 83°23'22" West, 164.98 feet to a point for corner;
11. North 70°42'22" West, 149.99 feet to a point for corner;
12. North 8°07'22" West, 135.79 feet to a point for corner;
13. North 2°09'22" West, 37.00 feet to a point for corner;
14. North 36°43'22" West, 391.46 feet to a point for corner;
15. North 82°29'26" West, 84.13 feet to a point on the aforesaid northerly bank of the Colorado River;

**THENCE**, continuing with said northerly bank of the Colorado River, the following thirteen (13) courses and distances:

1. South 72°23'05" West, 240.80 feet to a point for corner;
2. South 75°54'59" West, 102.42 feet to a point for corner;
3. South 71°46'25" West, 154.02 feet to a point for corner;
4. South 65°39'02" West, 430.28 feet to a point for corner;
5. South 49°58'40" West, 207.43 feet to a point for corner;
6. South 47°30'21" West, 581.89 feet to a point for corner;
7. South 58°05'36" West, 199.24 feet to a point for corner;
8. South 55°02'46" West, 168.23 feet to a point for corner;
9. South 66°49'56" West, 424.29 feet to a point for corner;
10. South 70°27'25" West, 178.42 feet to a point for corner;
11. South 73°49'49" West, 103.81 feet to a point for corner;
12. South 85°20'01" West, 78.92 feet to a point for corner;
13. South 69°02'33" West, 60.84 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set on the easterly right-of-way line of aforesaid State Highway No. 130; from which an iron rod with an aluminum cap stamped "TXDOT" found bears North 15°07' West, 9.0 feet;

**THENCE**, along the easterly right-of-way line of said State Highway No. 130, the following nine (9) courses and distances:

1. North 8°36'58" West, 547.77 feet to an iron rod with an aluminum cap stamped "TXDOT" found for corner;
2. North 1°34'12" West, at a distance of 469.86 feet pass an iron rod with an aluminum cap stamped "LSI" found, at a distance of 1967.98 feet pass an iron rod with an aluminum cap stamped "TXDOT" found, at a distance of 2230.03 feet, pass an iron rod with an aluminum cap stamped "TXDOT" found, in all a total of 3467.78 feet to an iron rod with an aluminum cap stamped "TXDOT" found for corner;



3. North 59°15'31" East, 166.13 feet to an iron rod with a plastic cap stamped "JONES CARTER" found for corner;
4. North 8°13'32" East, 547.24 feet to an iron rod with a plastic cap stamped "JONES CARTER" found for corner;
5. North 52°29'43" West, 138.98 feet to an iron rod with a plastic cap stamped "JONES CARTER" found for corner;
6. in a northeasterly direction, along a non-tangent curve to the right having a central angle of 21°07'11", a radius of 3458.40 feet, a chord bearing and distance of North 19°25'59" East, 1267.59 feet, and a total arc length of 1274.80 feet to an iron rod with a plastic cap stamped "JONES CARTER" found for a point of tangency;
7. North 29°59'34" East, 421.65 feet to an iron rod with a plastic cap found for corner;
8. South 60°38'48" East, 116.17 feet to an iron rod with a plastic cap stamped "JONES CARTER" found for corner;
9. North 29°20'48" East, 83.70 feet to an iron rod with an aluminum cap stamped "TXDOT" found for corner at the intersection of the easterly right-of-way line of said State Highway No. 130 with and the southerly right-of-way line of Harold Green Road (variable width);

**THENCE**, along the right-of-way of Harold Green Road, the following twelve (12) courses and distances:

1. South 60°42'34" East, 416.84 feet to a 5/8-inch iron rod found for corner;
2. North 27°40'14" East, 39.80 feet to a 3/8-inch iron pipe found for corner;
3. North 49°37'26" East, 65.82 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
4. North 27°18'26" East, 619.33 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
5. North 62°41'34" West, 5.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
6. North 27°18'26" East, 617.71 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
7. North 62°19'50" West, 39.99 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
8. South 27°18'26" West, 617.87 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
9. North 62°41'34" West, 5.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
10. South 27°18'26" West, 619.33 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
11. South 73°19'26" West, 69.45 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
12. North 60°40'52" West, 340.20 feet to an iron rod with a plastic cap stamped "JONES CARTER" found for corner at the intersection of the northerly right-of-way line of said Harold Green Road with the easterly right-of-way line of said State Highway No. 130;

**THENCE**, along the easterly right-of-way line of said State Highway No. 130, the following three (3) courses and distances:

1. North 30°02'55" East, 1101.85 feet to a 1/2-inch iron rod found for corner;
2. North 20°27'38" East, 2012.21 feet to an iron rod with a plastic cap stamped "JONES CARTER" found for corner;
3. North 27°27'38" East, 444.44 feet to an iron rod with an aluminum cap stamped "TXDOT" found for corner on the southerly line of a called 83.54 acre tract of land described in instrument to Jean Barber and Joyce Barefield in Volume 8442, Page 43 of the Official Public Records of Travis County;

**THENCE**, departing the easterly right-of-way line of said State Highway No. 130, along the southerly easterly and northerly lines of said 83.54 acre tract, the following three (3) courses and distances:

1. South 62°34'45" East, 607.45 feet to a 3/4-inch iron rod found for corner;
2. North 27°16'12" East, 601.87 feet to a 1/2-inch iron pipe for corner;



3. North 62°34'38" West, 605.45 feet to an iron rod with an aluminum cap stamped "TXDOT" found for corner on the easterly right-of-way line of said State Highway No. 130;

**THENCE**, along the easterly right-of-way line of said State Highway No. 130, the following eight (8) courses and distances:

1. North 27°27'38" East, 1671.69 feet to an iron rod with a plastic cap stamped "JONES CARTER" found for corner;
2. North 32°27'38" East, 1894.54 feet to an iron rod with a plastic cap stamped "JONES CARTER" found for corner;
3. North 29°37'24" East, 516.35 feet to an iron rod with a plastic cap stamped "JONES CARTER" found for corner;
4. South 61°16'21" East, 91.28 feet to an iron rod with a plastic cap stamped "JONES CARTER" found for corner;
5. North 33°24'55" East, 576.88 feet to an iron rod with an aluminum cap stamped "TXDOT" found for corner;
6. North 61°16'21" West, 126.36 feet to an iron rod with an aluminum cap stamped "TXDOT" found for corner;
7. North 26°30'48" East, 430.24 feet to an iron rod with an aluminum cap stamped "TXDOT" found for corner;
8. North 61°16'21" West, 56.31 feet to a 1/2-inch iron rod found marking the southeasterly corner of aforesaid 11.65 acre tract;

**THENCE**, North 27°28'10" East, 956.95 feet, departing the easterly right-of-way line of said State Highway No. 130 and along the easterly line of said 11.65 acre tract to the **POINT OF BEGINNING**, and containing 1369.833 acres of land in Travis County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, Central Zone (FIPS 4203) (NAD'83). All distances are on the Grid and shown in U.S. Survey Feet. To convert grid distances to surface, apply the combined GRID to SURFACE scale factor of 1.00019962. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

---

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San Antonio, Texas 78216  
Ph. 210-541-9166  
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**EXHIBIT A-2**

**A METES AND BOUNDS  
DESCRIPTION OF A  
442.935 ACRE TRACT OF LAND**

**BEING** a 442.935 acre (19,294,231 square feet) tract of land situated in the Reuben Hornsby Survey No. 17, Abstract No. 15 and the Joseph Duty Survey No. 20, Abstract No. 9, Travis County, Texas; and being all of the following five (5) tracts, all of which are conveyed to Texas Industries, Inc. and to TXI Operations L.P.:

1. Called 49.994 acres in Document No. 1999129526;
2. Called 39.355 acres in Document No. 1999129526;
3. Called 67.418 acres in Document No. 2005007841;
4. Called 39.462 acres in Document No. 2006133198;
5. Called 83.838 acres in Volume 11955, Page 972 and Volume 13170, Page 656;

Said 442.935 acre tract also being portions of the following four (4) tracts, all of which are conveyed to Texas Industries, Inc. and to TXI Operations L.P.:

1. Called 85.957 acres in Document No. 1999129526;
2. Called 41.043 acres in Document No. 1999129526;
3. Called 55.299 acres in Document No. 1999129526;
4. Called 50.388 acres in Volume 12326, Page 1109 and Volume 13170, Page 656;

Said 442.935 acre tract being more particularly described as follows:

**BEGINNING** at an iron rod with an aluminum cap stamped "TXDOT" found at the intersection of the westerly right-of-way line of State Highway No. 130 (variable width) with the southerly right-of-way line of Harold Green Road (variable width);

**THENCE**, along the westerly right-of-way line of said State Highway No. 130, the following four (4) courses and distances:

1. South 29°59'30" West, 908.45 feet to an iron rod with a plastic cap stamped "JONES CARTER" found for corner;
2. South 12°45'03" West, 849.05 feet to an iron rod with an aluminum cap stamped "TXDOT" found for corner;
3. South 18°15'01" East, 401.50 feet to an iron rod with a plastic cap stamped "JONES CARTER" found for corner;
4. South 1°34'16" East, 4799.40 feet to a point for corner on the northern bank of the Colorado River;

**THENCE**, departing the westerly right-of-way line of said State Highway No. 130 and with the northern bank of the Colorado River, the following twenty (20) courses and distances:

1. South 73°31'28" West, 518.59 feet to a point for corner;
2. South 75°14'31" West, 517.84 feet to a point for corner;
3. South 70°55'25" West, 289.36 feet to a point for corner;
4. South 81°59'00" West, 118.78 feet to a point for corner;
5. South 63°21'53" West, 277.05 feet to a point for corner;
6. South 49°47'45" West, 47.81 feet to a point for corner;
7. South 64°44'13" West, 353.94 feet to a point for corner;
8. South 62°39'55" West, 626.76 feet to a point for corner;
9. South 72°28'58" West, 203.05 feet to a point for corner;
10. South 85°13'01" West, 191.19 feet to a point for corner;
11. North 89°48'28" West, 82.76 feet to a point for corner;



12. North 83°17'22" West, 141.53 feet to a point for corner;
13. North 83°16'02" West, 332.32 feet to a point for corner;
14. North 72°17'22" West, 159.02 feet to a point for corner;
15. North 80°26'20" West, 189.38 feet to a point for corner;
16. North 79°57'31" West, 91.37 feet to a point for corner;
17. South 85°51'23" West, 69.91 feet to a point for corner;
18. North 78°28'17" West, 123.83 feet to a point for corner;
19. North 68°17'42" West, 159.20 feet to a point for corner;
20. North 76°19'58" West, 132.28 feet to a point for corner on the easterly right-of-way line of FM 973 (200 feet wide at this point);

**THENCE**, along the easterly right-of-way line of said FM 973, the following two (2) courses and distances:

1. North 8°50'09" East, 337.42 feet to an iron rod with a plastic cap stamped "JONES CARTER" found for a point of curvature;
2. in a northwesterly direction, along a tangent curve to the left having a central angle of 29°27'12", a radius of 1422.44 feet, a chord bearing and distance of North 5°35'23" West, 723.19 feet, and a total arc length of 731.22 feet to a Type II TXDOT monument found marking the most southerly corner of Lot 77, Block T of Hornsby Glen Subdivision Phase One, plat of which recorded in Document No. 200800276 of the Official Public Records of Travis County;

**THENCE**, North 27°34'28" East, 1766.31 feet, departing the easterly right-of-way line of said FM 973 and along the easterly line of said Hornsby Glen Subdivision and along the easterly line of Lot 36, Block I of Prado Ranch Subdivision Phase 2, a Small Lot Subdivision, plat of which recorded in Document No. 201800114 of the Official Public Records of Travis County, to a 1/2-inch iron rod with a plastic cap stamped "KHA" set marking an interior corner on the southerly line of said Prado Ranch;

**THENCE**, South 62°35'31" East, 953.08 feet along the southerly line of said Prado Ranch to an iron rod with a plastic cap stamped "BROOKS BAKER" found marking the most southerly corner of said Prado Ranch;

**THENCE**, North 27°52'09" East, 830.61 feet along the easterly line of said Prado Ranch and along the easterly line of a called 73.843 acre tract of land described in instrument to Project Royal, LP in Document No. 2018037414 of the Official Public Records of Travis County, to a punch hole in a stone found for corner;

**THENCE**, North 27°04'38" East, 660.72 feet, continuing along the easterly line of said 73.843 acre tract to an iron rod with a plastic cap stamped "JONES CARTER" found for corner;

**THENCE**, North 27°16'11" East, 2498.49 feet, continuing along the easterly line of said 73.843 acre tract, along the easterly line of a called 1 acre tract of land described in instrument to Conrad Bering in Document No. 2005122840 of the Official Public Records of Travis County, the easterly line of a called 12.394 acre tract of land described in instrument to Conrad Bering, III and Bernardine F. Bering in Document No. 2004055727 of the Official Public Records of Travis County, the easterly line of Green Grove Subdivision, plat of which recorded in Volume 58, Page 95 of the Plat Records of Travis County, and the easterly line of Garden Valley Subdivision, plat of which recorded in Volume 82, Pages 21-22 of the Plat Records of Travis County to an iron rod with a plastic cap stamped "JONES CARTER" found for corner;

**THENCE**, continuing along the easterly line of said Garden Valley Subdivision, the following five (5) courses and distances:



1. North 36°55'26" East, 4.04 feet to a an iron rod with a plastic cap stamped "JONES CARTER" found for corner;
2. North 25°50'17" East, 18.98 feet to a 1/2-inch iron rod found for corner;
3. North 27°11'12" East, 110.06 feet to a 1/2-inch iron rod found for corner;
4. North 27°07'46" East, 110.16 feet to a 1/2-inch iron rod found for corner;
5. North 27°20'05" East, 114.61 feet to a 5/8-inch iron rod found marking the most easterly corner of said Garden Valley Subdivision;

**THENCE**, North 62°40'55" West, 1723.82 feet along the northerly line of said Garden Valley Subdivision to a 1/2-inch iron rod found on the easterly right-of-way line of aforesaid FM 973 (80 feet wide at this point);

**THENCE**, North 27°23'32" East, 2115.19 feet along the easterly right-of-way line of said FM 973 to a 1/2-inch iron rod with a plastic cap stamped "KHA" set at the intersection of the easterly right-of-way line of said FM 973 with the southerly right-of-way line of aforesaid Harold Green Road;

**THENCE**, along the southerly right-of-way line of said Harold Green Road, the following four (4) courses and distances:

1. South 63°00'19" East, 1679.47 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
2. South 49°55'40" East, 37.77 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
3. South 27°11'17" West, 207.62 feet to a 1/2-inch iron rod found for corner;
4. South 60°00'30" East, 291.78 feet to the **POINT OF BEGINNING** and containing 442.935 acres of land in Travis County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, Central Zone (FIPS 4203) (NAD'83). All distances are on the Grid and shown in U.S. Survey Feet. To convert grid distances to surface, apply the combined GRID to SURFACE scale factor of 1.00019962. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

---

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## EXHIBIT A-3

### A METES AND BOUDS DESCRIPTION OF A 223.487 ACRE TRACT OF LAND

**BEING** a 223.487 acre (9,735,090 square feet) tract of land situated in the Reuben Hornsby Survey No. 17, Abstract No. 15, Travis County, Texas; and being all of a called 223.497 acre tract of land described in instrument to TXI Operations, LP in Document No. 2005002939 of the Official Public Records of Travis County; and being more particularly described as follows:

**BEGINNING** at an iron rod with a plastic cap stamped "BROOKS & BAKER SURVEYORS" found on the southeasterly right-of-way line of FM 973 (80 feet wide) marking the most northerly corner of a called 15.613 acre tract of land described in instrument to NACC Holdings LLC in Document No. 2014026760 of the Official Public Records of Travis County;

**THENCE**, along the southeasterly right-of-way line of said FM 973, the following three (3) courses and distances:

1. North 27°00'54" East, 790.98 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
2. North 27°35'54" East, 4186.86 feet to a 1/2-inch iron rod found for corner;
3. North 27°46'03" East, 657.35 feet to a 1/2-inch iron rod found marking the most westerly corner of a called 58.16 acre tract of land described in instrument to Foster Legacy, LLC in Document Nos. 2007030438 and 2007030439 of the Official Public Records of Travis County;

**THENCE**, South 63°23'20" East, 1719.94 feet, departing the southeasterly right-of-way line of said FM 973 and along the southwesterly line of said 58.16 acre tract to an iron rod with an aluminum cap stamped "TXDOT" found marking the most southerly corner of said 58.16 acre tract on the northwesterly line of a called 20 acre tract of land described in instrument to Paula Kay Kluge Callahan in Volume 5401, Page 1767 of the Official Public Records of Travis County;

**THENCE**, South 27°27'37" West, 5047.13 feet along the northwesterly line of said 20 acre tract, along the northwesterly line of a called 21.85 acre tract of land described in instrument to Paula Kay Kluge Callahan in Volume 3638, Page 477 of the Deed Records of Travis County, and along the northwesterly right-of-way line of State Highway No. 130 (variable width) to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;

**THENCE**, South 27°52'15" West, 588.10 feet, continuing along the northwesterly right-of-way line of said State Highway No. 130 to the most easterly corner of aforesaid 15.613 acre tract; from which an iron rod with an aluminum cap stamped "TXDOT" bears South 25°34' West, 2.8 feet;

**THENCE**, North 63°23.06" West, 1723.19 feet, departing the northwesterly right-of-way line of said State Highway No. 130 and along the northeasterly line of said 15.613 acre tract to the **POINT OF BEGINNING**, and containing 223.487 acre of land in Travis County, Texas, as shown in the document prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, Central Zone (FIPS 4203) (NAD'83). All distances are on the Grid and shown in U.S. Survey Feet.

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## EXHIBIT A-4

### A METES AND BOUNDS DESCRIPTION OF A 67.935 ACRE TRACT OF LAND

**BEING** a 67.935 acre (2,959,246 square feet) tract of land situated in the Reuben Hornsby Survey No. 17, Abstract No. 15, Travis County, Texas; and being a portion of a called 69.542 acre Tract 4 described in instrument to TXI Operations, LP in Document No. 1999129526 of the Official Public Records of Travis County; and being more particularly described as follows:

**BEGINNING** at a brass disk stamped "TXDOT" found marking an interior corner of the northwesterly right-of-way line of FM 973, being a point at which the right-of-way transitions from 80 feet wide to 200 feet wide, same being the most southerly corner of said Tract 4;

**THENCE**, North 62°53'35" West, along the southwesterly line of said Tract 4, at a distance of 121.28 feet pass a brass disk stamped "TXDOT" found marking the northerly corner of the 200 feet wide portion of said FM 973, continuing along the southwesterly line of said Tract 4 and along the northeasterly line of a called 285.287 acre tract described in instrument to the City of Austin in Volume 9247, Page 710 of the Official Public Records of Travis County, for a total distance of 835.84 feet to a 60D nail found marking the most westerly corner of said Tract 4, same being an interior corner on the easterly line of said 285.287 acre tract;

**THENCE**, along the northwesterly line of said Tract 4 and along the southeasterly line of said 285.287 acre tract, the following two (2) courses and distances:

1. North 27°38'22" East, 340.80 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
2. North 27°30'13" East, 1633.47 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner on the southwesterly right-of-way line of Platt Lane (40 feet wide);

**THENCE**, along the southwesterly and southeasterly right-of-way lines of said Platt Lane, the following three (3) courses and distances:

1. South 61°07'04" East, 20.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
2. North 27°44'13" East, 1648.58 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
3. South 61°44'17" East, 798.95 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner on the northwesterly right-of-way line of aforesaid FM 973;

**THENCE**, along the northwesterly right-of-way line of said FM 973, the following three (3) courses and distances:

1. South 27°24'17" West, 2221.78 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
2. South 27°15'17" West, 900.05 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
3. South 27°18'17" West, 484.17 feet to the **POINT OF BEGINNING**, and containing 67.935 acres of land in Travis County, Texas, as shown in the document prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, Central Zone (FIPS 4203) (NAD'83). All distances are on the Grid and shown in U.S. Survey Feet.

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## EXHIBIT A-5

### A METES AND BOUNDS DESCRIPTION OF AN 18.082 ACRE TRACT

**BEING** an 18.082 acre (787,664 square feet) tract of land situated in the Reuben Hornsby Survey No. 17, Abstract No. 15, Travis County, Texas; portions of the following three (3) tracts, all of which are conveyed to Texas Industries, Inc. and to TXI Operations L.P.:

1. Called 32.403 acres in Volume 12326, Page 1109 and Volume 13170, Page 656;
2. Called 143.135 acres in Volume 12326, Page 1154 and Volume 13170, Page 656;
3. Called 44.586 acres in Document NO. 2005234865 and Volume 12326, Page 1154;

Said 18.082 acre tract being more particularly described as follows:

**BEGINNING** at an iron rod with an aluminum cap stamped "TXDOT" found at the easterly end of a cut-back corner at the intersection of the westerly right-of-way line of State Highway No. 130 (variable width) with the northerly right-of-way line of Harold Green Road (variable width);

**THENCE**, North 87°36'46" West, 71.60 feet to an illegible aluminum cap found marking the westerly end of said cutback corner;

**THENCE**, North 62°35'50" West, 399.88 feet along the northerly right-of-way line of said Harold Green Road to an iron rod with a plastic cap stamped "JONES CARTER found on the easterly line of a called 29.293 acre tract 2 described in instrument to Asphalt Inc. LLC in Document No. 2015054699 of the Official Public Records of Travis County;

**THENCE**, North 27°23'18" East, 94.62 feet, departing the northerly right-of-way line of said Harold Green Road, along the easterly line of said Tract 2 to an iron rod with an aluminum cap stamped "SAM INC" found for corner;

**THENCE**, North 27°24'19" East, 1198.87 feet, continuing along the easterly line of said Tract 2 and along the easterly line of a called 23.815 acre Tract 1 described in said instrument to Asphalt Inc. LLC to a 1/2-inch iron rod found marking the most easterly corner of said Tract 1, same being the most southerly corner of a called 6.26 acre tract of land described in instrument to Asphalt Inc. LLC in Document No. 2015192760 of the Official Public Records of Travis County;

**THENCE**, North 26°56'38" East, 160.04 feet along the easterly line of said 6.26 acre tract to a 1/2-inch iron rod found marking the most easterly corner of said 6.26 acre tract, same being the most southerly corner of a called 40.320 acre tract of land described in instrument to Clarke, & Scott Covington in Document No. 2007227493 of the Official Public Records of Travis County;

**THENCE**, North 27°24'49" East, 854.56 feet along the easterly line of said 40.320 acre tract to an iron rod with an aluminum cap stamped "TXDOT" found on the westerly right-of-way line of aforesaid State Highway no. 130;

**THENCE**, departing the easterly line of said 40.320 acre tract and along the westerly right-of-way line of said State Highway No. 130, the following four (4) courses and distances:

1. South 62°02'12" East, 70.20 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
2. South 12°38'23" West, 1453.28 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
3. in a southwesterly direction, along a non-tangent curve to the right having a central angle of 17°35'55", a radius of 1813.45 feet, a chord bearing and distance of South 22°24'04" West, 554.82 feet, and a total arc length of 557.01 feet to an iron rod with an aluminum cap stamped "TXDOT" found for a point of tangency;
4. South 31°31'55" West, 319.93 feet to the **POINT OF BEGINNING** and containing 18.0823 acres or 787664 square feet of land in Travis County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, Central Zone (FIPS 4203) (NAD'83). All distances are on the Grid and shown in U.S. Survey Feet. To convert grid distances to surface, apply the combined GRID to SURFACE scale factor of 1.00019962. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

*John G. Mosier*

12/04/2018

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## **EXHIBIT A-6**

6.26 acres of land out of the Reuben Hornsby League No. 17 in Travis County, Texas, embracing all of Lot 1, Ross Hornsby Addition recorded in Volume 43, Page 18, of the Plat Records of Travis County, Texas and a 5.38 acre tract described in the deed to Asphalt Inc., LLC dba Lone Star Paving recorded under Document No. 2015192760 of the Official Public Records of Travis County, Texas; said 6.26 acres of land being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

DON W. HICKEY

ESTABLISHED 1880  
**BROOKES BAKER SURVEYORS**  
A PROFESSIONAL CORPORATION  
TITLE AND TOPOGRAPHIC SURVEYING  
BROOKES BAKER BUILDING - 811 EAST BLUFF STREET  
817-335-7151 - FAX 332-4665  
METRO 429-8119  
FORT WORTH, TEXAS 76102-2200

BROOKES BAKER (1902-1955)  
JOHN F. BAKER (1924-1985)  
S.J. BAKER, CONSULTANT  
FRED M. MORRIS, CONSULTANT  
GAREY W. GILLEY, CONSULTANT

October 31, 1996

Page 1 of 1

## EXHIBIT A

Field notes for: -

Part of REUBEN HORNSBY LEAGUE NO. 17, Abstract No. 15, situated in Travis County, Texas, embracing all of Lot 1 of Ross Hornsby Addition recorded in volume 43, page 18 of the Plat Records Travis County and 5-38/100 acres tract described in the deed to Ross Hornsby and wife, Patricia Joyce Hornsby recorded in volume 5255, page 288 of the Deed Records Travis County.

Beginning at a 1/2" iron found in the southeast right of way of Farm to Market Highway No. 973 and being the most westerly corner of said Lot 1, having a Texas State Plane Coordinate System (NAD 83) position of North=10059863.1054 feet, East=3151719.613 feet.

Thence north 26 degrees-55 minutes-48 seconds east along the southeast right of way of said F.M. Highway No. 973 and the northwest line of said Ross Hornsby Addition, a distance of 160 feet to the northerly corner of said Lot 1 from which a 1/2" iron found bears south 69 degrees-05 minutes-29 seconds west 0-32/100 of a foot.

Thence south 63 degrees-01 minutes-12 seconds east along the north line of said Ross Hornsby Addition and then along northeast line of said 5-38/100 acres tract, a distance of 1704-92/100 feet to a 1/2" iron found for the northeasterly corner of said 5-38/100 acres tract.

Thence south 26 degrees-55 minutes-48 seconds west along the southwest line of said 5-38/100 acres tract, a distance of 160 feet to a 1/2" iron found for the most southerly corner of said 5-38/100 acres tract.

Thence north 63 degrees-01 minutes-12 seconds west, along the southwest line of said 5-38/100 acres tract, to and along the south line of said Ross Hornsby Addition, a distance of 1704-92/100 feet to the place of beginning and containing 6-262/1000 acres.

The basis for bearing is Texas State Plane Coordinate System (NAD 83).

Surveyed October 21, 1996.

**BROOKES BAKER SURVEYORS**

*Don W. Hickey*

Don W. Hickey



REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

12835 1491

AFTER RECORDING RETURN TO:  
Chicago Title  
1501 S. Mopac, Suite 130  
Austin, TX 78746

Chicago Title  
GF# 1501710



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Dana DeBeauvoir*

DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

December 07 2015 11:06 AM

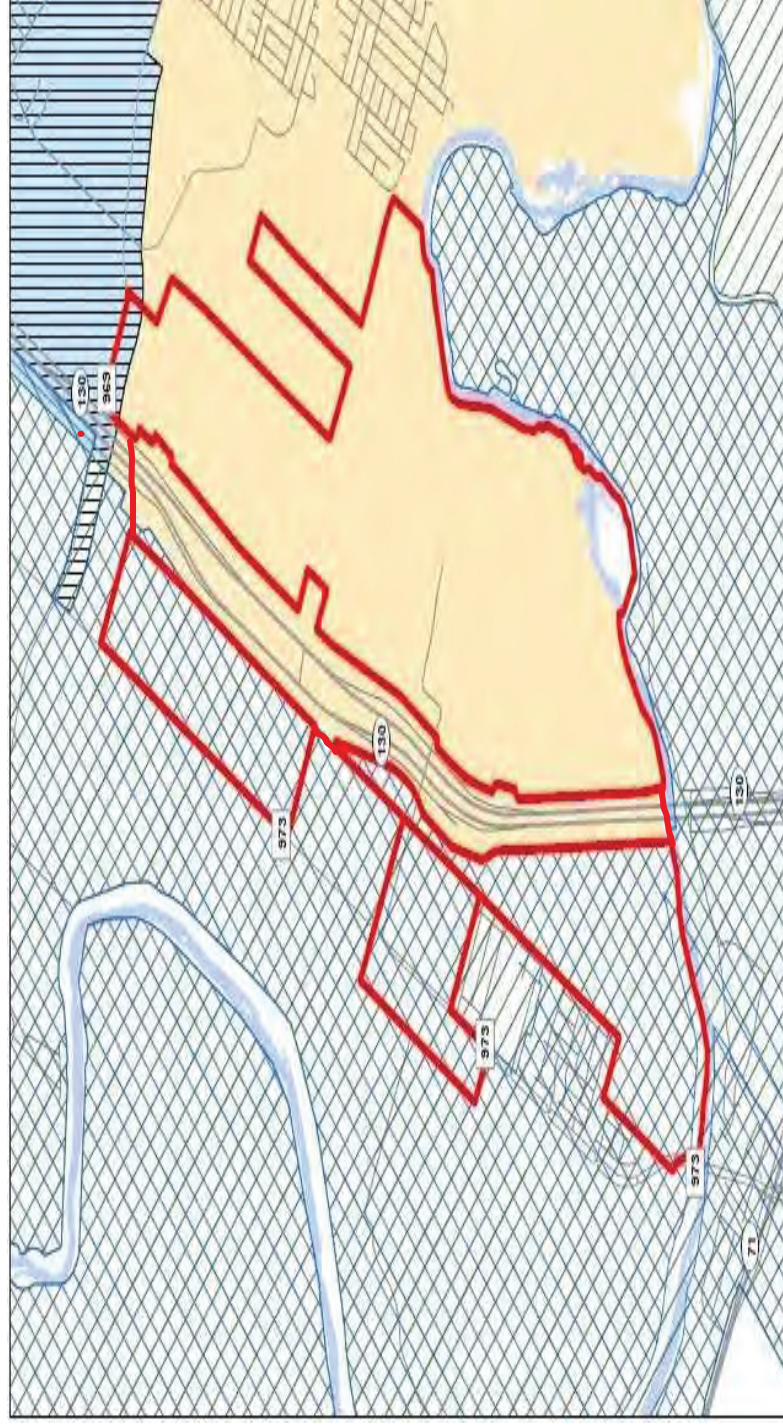
FEE: \$ 42.00 2015192760



**EXHIBIT B**

**MAP OF TESLA REINVESTMENT ZONE**

# Reinvestment Zone Boundary in Red



**Tab 17**

**Signature and Certification page, signed and dated by Authorized School District Representative  
and Authorized Company Representative (applicant)**

See attached.



**SECTION 16: Authorized Signatures and Applicant Certification**

After the application and schedules are complete, an authorized representative from the school district and the business should review the application documents and complete this authorization page. Attach the completed authorization page in **Tab 17**.

**NOTE:** If you amend your application, you will need to obtain new signatures and resubmit this page, Section 16, with the amendment request.

**1. Authorized School District Representative Signature**

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

**print  
here** ➡

Print Name (Authorized School District Representative)

Title

**sign  
here** ➡

Signature (Authorized School District Representative)

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** ➡

Mark Olson

Sr. Director, U.S. Tax

Print Name (Authorized Company Representative (Applicant))

Title

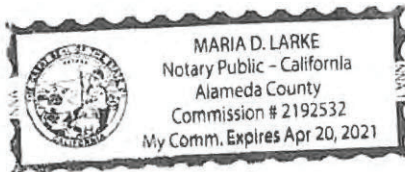
**sign  
here** ➡

*[Handwritten Signature]*

5/18/2020

Signature (Authorized Company Representative (Applicant))

Date



(Notary Seal)

GIVEN under my hand and seal of office this, the

18 day of May 2020  
*[Handwritten Signature]*  
 Notary Public in and for the State of Texas CALIFORNIA  
 My Commission expires: 4/20/2021

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