

Order No. 2020.05

**AN ORDER OF THE COMMISSIONERS OF NAVARRO COUNTY, TO CREATE AND DESIGNATE REINVESTMENT ZONE 20-102 PURSUANT TO CHAPTER 312, TEXAS TAX CODE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Commissioners of Navarro County, Texas (the “County”) desire to promote the development of a certain area within its jurisdiction by designating it a reinvestment zone; and

**WHEREAS**, the Commissioners desire to create the proper economic and social environment to induce the investment of private resources in productive business enterprises located in areas of the County and to provide employment to residents of the County; and

**WHEREAS**, the Commissioners desire to promote the development or redevelopment of a certain geographic area within its jurisdiction by the creation of a reinvestment zone for commercial/industrial reinvestment, as authorized by the Property Redevelopment and Tax Abatement Act, Chapter 312, Texas Tax Code (the “Act”); and

**WHEREAS**, the County held a public hearing on April 13, 2020, after publishing notice of such hearing, and giving written notice to all taxing units overlapping the territory inside the proposed reinvestment zone; and

**WHEREAS**, the County, at such hearing, invited any interested person, or his attorney, to appear and contend for or against the creation of the reinvestment zone, whether all or part of the territory described in the ordinance calling such hearing should be included in such proposed reinvestment zone, and considered the concept of tax abatement; and

**WHEREAS**, by the approval of a Resolution on October 22, 2018, the County has approved Tax Abatement Guidelines, Criteria and Policies; and

**WHEREAS**, it is the belief of the County that the premises do not include any property that is owned or leased by a member of the Commissioners Court or any other board or commission of the County having responsibility for the approval of the agreement. The parties recognize, and understand, that any property so owned is excluded by law from the property tax abatement.

**NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSIONERS COURT OF NAVARRO COUNTY TEXAS, THAT:**

**SECTION 1.**

**FINDINGS OF COMMISSIONERS**

The County, after conducting such hearings and having heard such evidence and testimony, has made the following finding and determinations based upon the testimony presented to it:

- A. That a public hearing on the adoption of the reinvestment zone has been properly called, held and conducted and that notices of such hearings have been published as required by

law and delivered to all taxing units overlapping the territory inside the proposed reinvestment zone; and

- B. That the boundaries of the reinvestment zone should be described and depicted in the attached Exhibit "A and B"; and
- C. That the creation of the reinvestment zone for commercial/industrial tax abatement with the boundaries as described in Exhibits "A and B" will result in benefits to the County and to the land included in the zone, the improvements sought are feasible and practical, and would be a benefit to the land included in the reinvestment zone after the expiration of an agreement entered into under Section 312.204 of the Act; and
- D. That the reinvestment zone defined in Exhibits "A and B" meets the criteria for the creation of a reinvestment zone as set forth in Section 312.201 of the Act; and
- E. That it would reasonably be likely, as a result of the designation, to contribute to the retention or expansion of primary employment or to attract major investment in the reinvestment zone that would contribute to the economic development of the county.

**SECTION 2.**

This Resolution shall become effective from and after its passage.

**SECTION 3.**

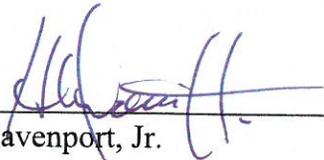
The zone shall take effect on the effective date of this Resolution and shall be in effect for five (5) years from that date, unless a longer period is authorized by law.

**PASSED and APPROVED** on this 14<sup>TH</sup> day of September, 2020.



**ATTEST**

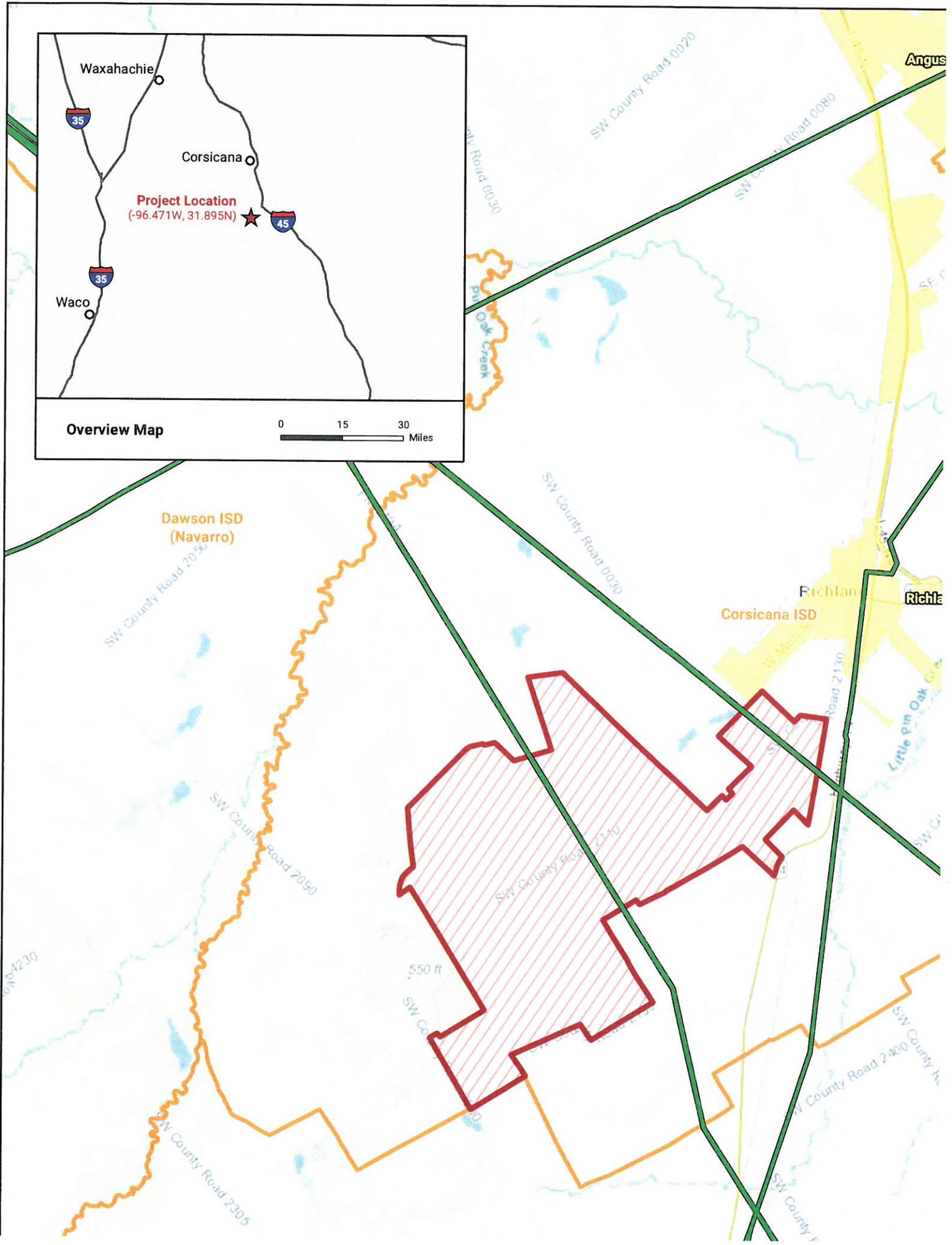
  
\_\_\_\_\_  
Sherry Dowd  
County Clerk

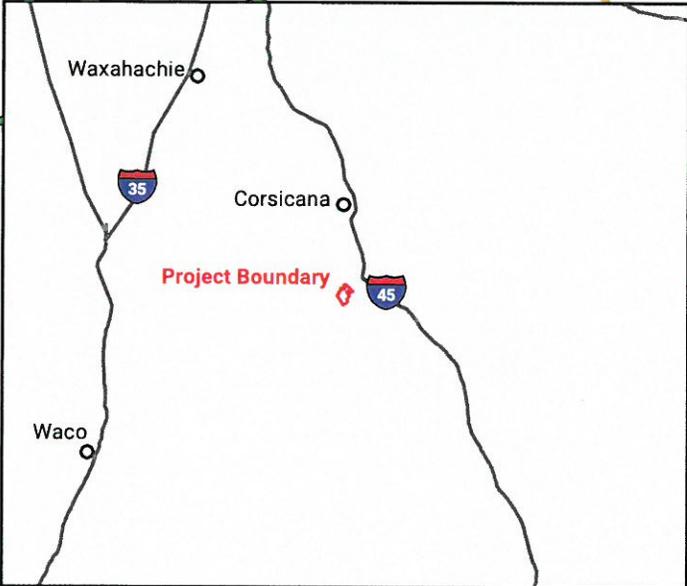
  
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H.M. Davenport, Jr.  
County Judge

**EXHIBITS ATTACHED:**

- A. Location Map**
- B. Description**

Exhibit A





Overview Map

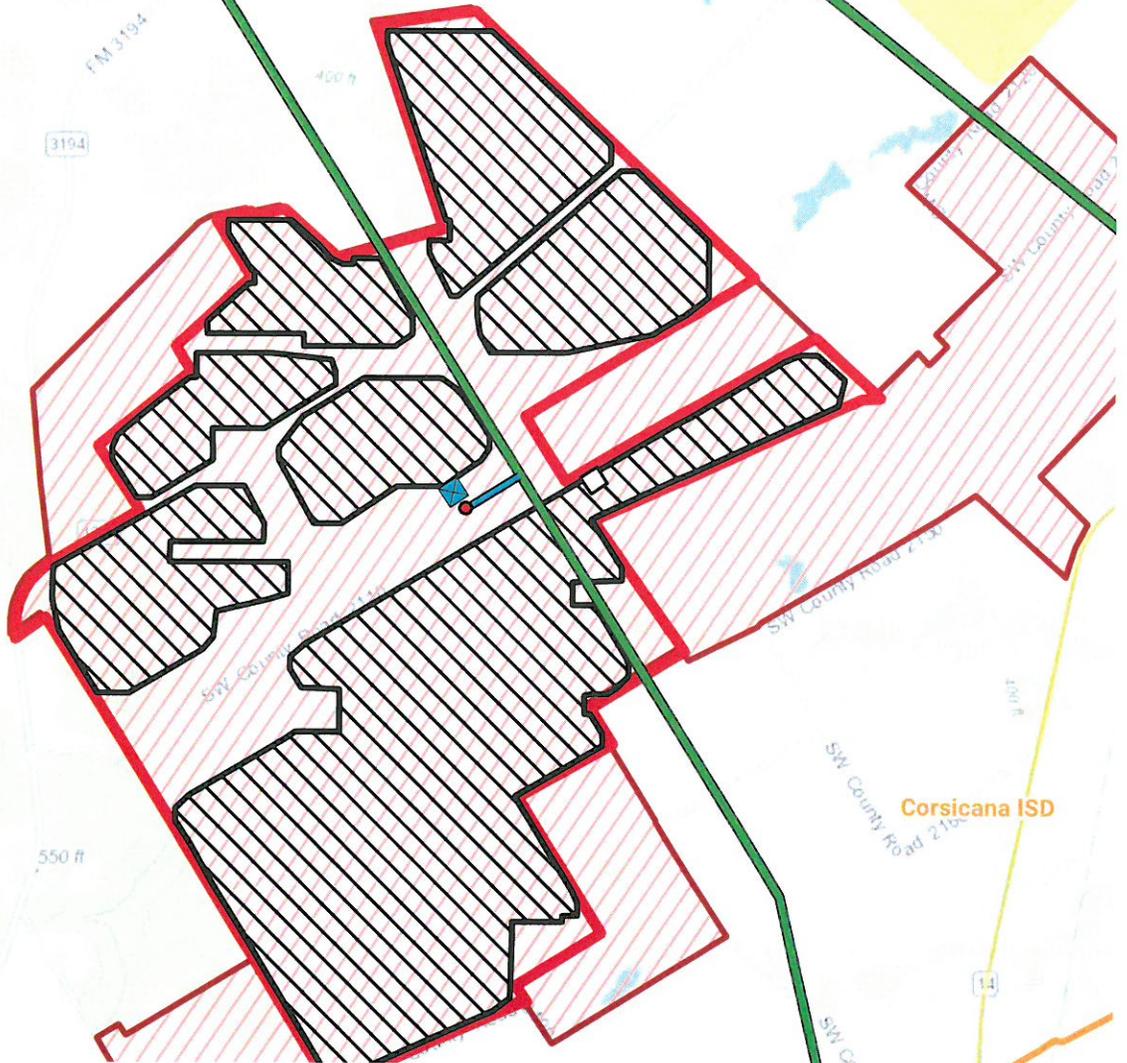




Exhibit B  
Pisgah Ridge Solar, LLC  
Reinvestment Zone 20-102

Parcel ID	Geo ID	Owner	Legal Description
44752	10545.00.00010.000.00.0	COKER ANN SNEED	ABS A10545 J B MOORE ABST TRACT 1 148.0 ACRES
44755	10545.00.00040.000.00.0	BROWN A REESE FAMILY LIMITED PARTNERSHIP	ABS A10545 J B MOORE ABST TRACT 4 70.0 ACRES
44536	10290.00.00030.000.00.0	BROWN A REESE FAMILY LIMITED PARTNERSHIP	ABS A10290 M FOUTY ABST TRACT 3 112.0 ACRES
44588	10274.00.00040.000.00.0	HERN KENNETH T & PAGE B MANAGEMENT TRUST	ABS A10274 M FOUTY ABST TRACT 4 196.93 ACRES
44756	10545.00.00050.000.00.0	JACKSON NORMAN & LENDIA	ABS A10545 J B MOORE ABST TRACT 5 52.878 ACRES
44757	10545.00.00060.000.00.0	QUINN SHANNAH WILSON	ABS A10545 J B MOORE ABST TRACT 6 47.17 ACRES
80330	10545.00.0006A.000.00.0	WALTERS SASHA WILSON	ABS A10545 J B MOORE ABST TRACT 6A 6.103 ACRES
44538	10697.00.00010.000.00.0	CALAME WILLIAM DONALD & CHERYL LYNN & JOHN ROBERT & DOUGLAS EARL	ABS A10697 J ROLAND ABST TRACT 1 145.387 ACRES
44539	10697.00.00020.000.00.0	HUERTA HERMELANDO	ABS A10697 J ROLAND ABST TRACT 2 103.347 ACRES
44541	10697.00.00040.000.00.0	MARTIN RUBEN J	ABS A10697 J ROLAND ABST TRACT 4 53.81 ACRES
44542	10697.00.00050.000.00.0	BROWN A REESE FAMILY LIMITED PARTNERSHIP	ABS A10697 J ROLAND ABST TRACT 5 20.1 ACRES
44534	10712.00.00020.000.00.0	MARTIN RUBEN J	ABS A10712 S ROSS ABST TRACT 2 30.0 ACRES
44533	10712.00.00010.000.00.0	BROWN A REESE FAMILY LIMITED PARTNERSHIP	ABS A10712 S ROSS ABST TRACT 1 132.371 ACRES
44589	10290.00.00050.000.00.0	HERN KENNETH T & PAGE B MANAGEMENT TRUST	ABS A10290 M FOUTY ABST TRACT 5 4.7 ACRES
44527	10296.00.00010.000.00.0	HERN KENNETH T & PAGE B MANAGEMENT TRUST	ABS A10296 M FOUTY ABST TRACT 1 101.01 ACRES
44537	10290.00.00040.000.00.0	BROWN A REESE FAMILY LIMITED PARTNERSHIP	ABS A10290 M FOUTY ABST TRACT 4 52.6 ACRES
44528	10296.00.00020.000.00.0	RAY KAY LANSFORD	ABS A10296 M FOUTY ABST TRACT 2 60.0 ACRES
44529	10881.00.00010.000.00.0	RAY KAY LANSFORD	ABS A10881 D WEAVER ABST TRACT 1 60.0 ACRES
44530	10881.00.00020.000.00.0	LOPEZ-VILLALOBOS LETICIA & JOSE LUNA	ABS A10881 D WEAVER ABST TRACT 2 116.273 ACRES
44544	10413.00.00010.000.00.0	BALDWIN WILLIAM & DELORES	ABS A10413 H T & B RR CO ABST TRACT 1 100.0 ACRES
44550	10413.00.00070.000.00.0	HEAVENLY DAYS COUNTRY HOLINESS CHURCH	ABS A10413 H T & B RR CO ABST TRACT 7 2.0 ACRES
44549	10413.00.00060.000.00.0	HUERTA HUMBERTO & MARIA D	ABS A10413 H T & B RR CO ABST TRACT 6 81.387 ACRES
13021	10413.00.00050.000.00.0	WARREN AUDREY J	ABS A10413 H T & B RR CO ABST TRACT 5 54.094 ACRES SN1 CSS009311TXA SN2 CSS009311TXB SN1 ROC08372AL
44547	10413.00.00040.000.00.0	THOMPSON JAMES L	ABS A10413 H T & B RR CO ABST TRACT 4 54.04 ACRES
44546	10413.00.00030.000.00.0	ANDERSON RICKY B & MARY ANN	ABS A10413 H T & B RR CO ABST TRACT 3 40.051 ACRES
44545	10413.00.00020.000.00.0	ANDERSON RICKY B & MARY ANN	ABS A10413 H T & B RR CO ABST TRACT 2 40.5 ACRES
44591	10909.00.00020.000.00.0	HUERTA HUMBERTO	ABS A10909 W BRIGHT ABST TRACT 2 108.12 ACRES
44543	10569.00.00010.000.00.0	BUTLER 1906 RANCH PARTNERSHIP LTD	ABS A10569 J MCGEE ABST TRACT 1 160.0 ACRES
44590	10909.00.00010.000.00.0	BUTLER 1906 RANCH PARTNERSHIP LTD	ABS A10909 W BRIGHT ABST TRACT 1 33.0 ACRES
39198	10805.00.00010.000.00.0	BUTLER 1906 RANCH PARTNERSHIP LTD	ABS A10805 G TANKERSLEY ABST TRACT 1 323.2 ACRES
39276	10923.00.00010.000.00.0	HUERTA HUMBERTO	ABS A10923 A JOPLIN ABST TRACT 1 10.5 ACRES
39277	10923.00.00020.000.00.0	HUERTA HUMBERTO & MARIA	ABS A10923 A JOPLIN ABST TRACT 2 18.19 ACRES
38456	10596.00.00020.000.00.0	HUERTA HUMBERTO & MARIA	ABS A10596 O MUNROE ABST TRACT 2 180.0 ACRES
38457	10596.00.00030.000.00.0	HUERTA HUMBERTO	ABS A10596 O MUNROE ABST TRACT 3 177.5 ACRES
38459	10596.00.0005A.000.00.0	HUERTA HUMBERTO	ABS A10596 O MUNROE ABST TRACT 5A 103.66 ACRES
39033	10831.00.00050.000.00.0	BOSLEY BILLY & MARGARET	ABS A10831 D WHITE ABST TRACT 5 202.19 ACRES SN1 TXFLV66B02558CG12
47128	10002.00.00150.000.00.0	HUERTA HUMBERTO & MARIA D/ HERMELANDO HUERTA	ABS A10002 J CHOATE ABST TRACT 15 78.75 ACRES
47126	10002.00.00140.000.00.0	BASS EDNA	ABS A10002 J CHOATE ABST TRACT 14 68.0 ACRES
48953	10002.00.0013B.000.00.0	BARLOW WESLEY C	ABS A10002 J CHOATE ABST TRACT 13B 36.39 ACRES
47125	10002.00.00130.000.00.0	GARZA GAVANIEL & ISRAEL	ABS A10002 J CHOATE ABST TRACT 13 48.885 ACRES
47123	10002.00.00110.000.00.0	HUERTA SAUL & LUCINA	ABS A10002 J CHOATE ABST TRACT 11 137.682 ACRES
47122	10002.00.00100.000.00.0	GRIFFIN R H	ABS A10002 J CHOATE ABST TRACT 10 118.0 ACRES