



Austin
Houston
Dallas
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October 13, 2020

Via Electronic Mail: Ch313.apps@cpa.texas.gov
Local Government Assistance & Economic Analysis
Texas Comptroller of Public Accounts
Lyndon B. Johnson State Office Building
111 E. 17th Street
Austin, Texas 78774

Re: Application #1530 for Appraised Value Limitation on Qualified Property from Grizzly Ridge Solar, LLC to Hamilton Independent School District

Beginning of Qualifying Time Period: 02 / 01 / 2021
First Year of Value Limitation Period: 01 / 01 / 2022

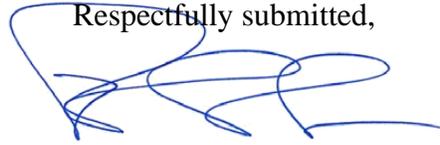
Dear Local Government Assistance and Economic Analysis Division:

Pursuant to your October 6th, 2020 request for additional information, please find enclosed Amendment #001 to Application #1530. The changes to the amended application pages are enumerated below.

1. Tabs 4, 7, and 8
 - a. “Facilities and control systems necessary for commercial generation of electricity” has been removed from the description.
2. Tab 5
 - a. Grizzly Ridge Solar, LLC, the applicant, is 100% owned by Diode Ventures, LLC (“Diode”), a wholly owned subsidiary of Black & Veatch Corporation.
 - b. Competitive locations outside of Texas have been listed.
3. Tabs 11, 7, and 8
 - a. The maintenance and operations building has been removed from Tabs 4, 7, and 8 as there will be no O&M building for this project.
 - b. A satellite image of the vicinity map is included.
4. Tab 14 – Schedules A1, A2, and B
 - a. The school years for QTP1 and QTP2 have been added to Schedule A1.
 - b. The totals have been added to “Column E – Total Investment” in Schedule A2.
 - c. The information in Schedule B is correct. In 2020, the value is listed at \$100 Million; in 2021, the value goes up to \$104.5 Million; in 2022 the value goes down to \$93.5 Million.
5. Tab 16 – Reinvestment Zone
 - a. The warranty deed is attached, which includes the legal description of the reinvestment zone.
6. Tab 17 – Signature Page
 - a. A new signature page is attached.

Thank you so much for your kind consideration to the foregoing.

Respectfully submitted,



Rick L. Lambert

RLL;sl

cc: *Via Electronic Mail:* hcadinformation@embarqmail.com
Mr. Richard Petree, Chief Appraiser, Hamilton County Appraisal District

Via Electronic Mail: ctarpley@hamiltonisd.org
Mr. Clay Tarpley, Superintendent of Schools, Hamilton ISD

Via Electronic Mail: hardinb@diodeventures.com
Mr. Bradley Hardin, President, Diode Ventures, LLC

Via Electronic Mail: ksiazekp@diodeventures.com
Mr. Paul Ksiazek, Senior Project Director, Diode Ventures, LLC

Via Electronic Mail: ross@meterskyenergy.com
Mr. Ross Metersky, President, Metersky Energy LLC

TAB 4

Detailed Description of the Project

The Grizzly Ridge Solar Project (“Project”) is a proposed solar powered electric generating facility to be located in Hamilton County. The Project will be approximately 100 MWac and will be located on up to 3,274 acres in the Hamilton Independent School District.

The Project is not currently known by any other project names.

The Project will be comprised of approximately 303,000 solar panels and 26 central inverters and is being developed by Diode Ventures, LLC.

This application covers all qualified property in the reinvestment zone and project boundary within Hamilton ISD, including the following:

- collection systems
- transmission lines
- electrical interconnections
- roads
- solar panels
- foundations
- racking and mounting structures
- inverters
- transformers
- supervisory control and data acquisition (SCADA)
- combiner boxes
- meteorological equipment
- paving
- fencing
- electrical substations
- generation transmission tie line and associated towers, and interconnection

Construction of the Project is expected to commence in the first quarter of 2021 and is anticipated to be complete in the first quarter of 2022.

TAB 5

Documentation to assist in determining if limitation is a determining factor

Grizzly Ridge Solar, LLC has entered into lease agreements with certain landowners. These leases include an option period (or feasibility period) whereby Grizzly Ridge Solar, LLC can terminate the lease agreements, at its discretion, without commencing construction of the project.

The Project applied to ERCOT and was assigned GINR# 21INR0375 on July 8, 2019.

Grizzly Ridge Solar, LLC, the applicant, is 100% owned by Diode Ventures, LLC (“Diode”), a wholly-owned subsidiary of Black & Veatch Corporation. Diode’s mandate is to develop, acquire, own and manage power generation and related infrastructure projects throughout Europe and North America. Diode’s leadership has a proven track record of identifying, developing and managing power generation and related infrastructure projects.

As a developer with international scope and capabilities, Diode has the ability to locate projects of this type in other countries as well as in states within the United States and other regions within Texas with favorable project characteristics. Diode is exploring projects outside of Texas. In addition, Diode is actively assessing and developing other projects that are competing for limited investment funds. With Texas wholesale electricity prices already below the international average, it is necessary to limit the property tax liabilities for a solar project in order to be able to offer electricity at prices that are marketable to Texas customers at competitive rates. Global markets that have various available subsidies for renewable energy projects, and which have higher average contracted power rates, offer an attractive incentive for developers to build projects in those markets over Texas.

The property tax liability of a project without tax incentives in Texas would reduce the return to investors and financiers to an unacceptable level at today’s contracted power rates under a power purchase agreement (“PPA”). Therefore, Diode would be unable to finance and build the Project in Texas even with a signed PPA because of the low price in the PPA. Without the 313 Value Limitation, Diode would be forced to halt development of the Project and invest in other projects in other states, where the rate of return is higher. Diode is developing solar projects in Virginia, Ohio, and Pennsylvania. Grizzly Ridge Solar, LLC has entered into a Chapter 312 Agreement with Hamilton County as just part of the economic incentives package needed to make the Project economically viable and move forward as proposed in this application.

TAB 7

Description of Qualified Investment

Grizzly Ridge Solar, LLC plans to construct an approximately 100 MWac solar powered electric generating facility in Hamilton County.

This application covers all qualified property in the reinvestment zone and project boundary within Hamilton ISD necessary for the commercial operations of the Project. All panels will be located in Hamilton ISD. Panel placement is subject to change but for purposes of this application, the Project anticipates using approximately 303,000 solar panels and approximately 26 inverters.

Construction of the Project will include, but is not limited to:

- collection systems
- transmission lines
- electrical interconnections
- roads
- solar panels
- foundations
- racking and mounting structures
- inverters
- transformers
- supervisory control and data acquisition (SCADA)
- combiner boxes
- meteorological equipment
- paving
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TAB 8

Description of Qualified Property

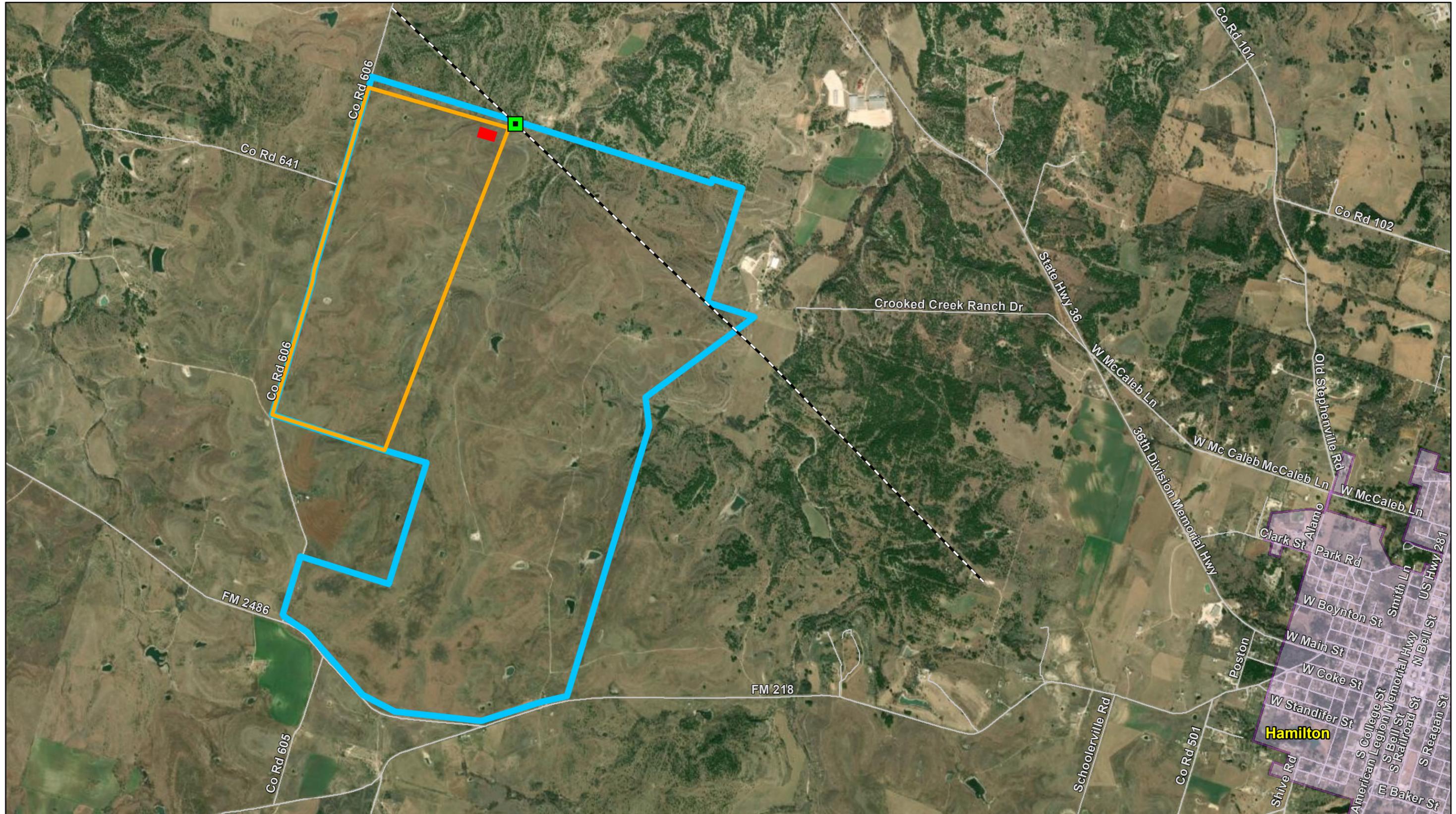
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Data Source(s): Westwood (2020); ESRI WMS World Streets Basemap (Accessed 2017); ESRI (Various Dates); Census Bureau (Various Dates); TXDOT (2016). Data and map are approximate.



Legend

- Reinvestment Zone
- Project Boundary
- Proposed Substation
- Municipal Boundary
- Proposed Point of Interconnection
- Existing Transmission Line
- Road



Grizzly Ridge Solar Project

Hamilton County, Texas

Satellite Map

October 7, 2020

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

Date 9/8/2020
 Applicant Name Grizzly Ridge Solar, LL
 ISD Name Hamilton ISD

Form 50-296A
 Revised February 2020

PROPERTY INVESTMENT AMOUNTS								
(Estimated Investment in each year. Do not put cumulative totals.)								
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	Column A New investment (original cost) in tangible personal property placed in service during this year that will become Qualified Property	Column B New investment made during this year in buildings or permanent nonremovable components of buildings that will become Qualified Property	Column C Other new investment made during this year that will <u>not</u> become Qualified Property [SEE NOTE]	Column D Other new investment made during this year that may become Qualified Property [SEE NOTE]	Column E Total Investment (Sum of Columns A+B+C+D)
Investment made before filing complete application with district				Not eligible to become Qualified Property			[The only other investment made before filing complete application with district that may become Qualified Property is land.]	
Investment made after filing complete application with district, but before final board approval of application	--	Year preceding the first complete tax year of the qualifying time period (assuming no deferrals of qualifying time period)	2021					\$0
Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period				\$100,000,000	\$0	\$0	\$0	\$100,000,000
Complete tax years of qualifying time period	QTP1	2022-2023	2022	\$10,000,000	\$0	\$0	\$0	\$10,000,000
	QTP2	2023-2024	2023	\$0	\$0	\$0	\$0	\$0
Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]				\$110,000,000	\$0	\$0	\$0	\$110,000,000
				Enter amounts from TOTAL row above in Schedule A2				
Total Qualified Investment (sum of green cells)				\$110,000,000				

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

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

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

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

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

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

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

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

Date **9/8/2020**
 Applicant Name **Grizzly Ridge Solar, LLC**
 ISD Name **Hamilton ISD**

Form **50-296A**
 Revised February 2020

PROPERTY INVESTMENT AMOUNTS								
(Estimated Investment in each year. Do not put cumulative totals.)								
				Column A	Column B	Column C	Column D	Column E
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	New investment (original cost) in tangible personal property placed in service during this year that will become Qualified Property	New investment made during this year in buildings or permanent nonremovable components of buildings that will become Qualified Property	Other investment made during this year that will <u>not</u> 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		\$110,000,000	\$0			\$110,000,000
Each year prior to start of value limitation period** <i>Insert as many rows as necessary</i>	0	2020-2021	2020	\$0	\$0			\$0
	0	2021-2022	2021	\$0	\$0			\$0
Value limitation period***	1	2022-2023	2022	\$0	\$0			\$0
	2	2023-2024	2023	\$0	\$0			\$0
	3	2024-2025	2024	\$0	\$0			\$0
	4	2025-2026	2025	\$0	\$0			\$0
	5	2026-2027	2026	\$0	\$0			\$0
	6	2027-2028	2027	\$0	\$0			\$0
	7	2028-2029	2028	\$0	\$0			\$0
	8	2029-2030	2029	\$0	\$0			\$0
	9	2030-2031	2030	\$0	\$0			\$0
	10	2031-2032	2031	\$0	\$0			\$0
Total Investment made through limitation				\$110,000,000	\$0			\$110,000,000
Continue to maintain viable presence	11	2032-2033	2032					
	12	2033-2034	2033					
	13	2034-2035	2034					
	14	2035-2036	2035					
	15	2036-2037	2036					
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2037-2038	2037					
	17	2038-2039	2038					
	18	2039-2040	2039					
	19	2040-2041	2040					
	20	2041-2042	2041					
	21	2042-2043	2042					
	22	2043-2044	2043					
	23	2044-2045	2044					
	24	2045-2046	2045					
	25	2046-2047	2046					

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

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

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

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

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

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

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

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

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

TAB 16

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:

Not Applicable

b) Legal description of reinvestment zone:

See attached Warranty Deed dated December 21, 2012 and filed in Volume 468, Page 658 of the real property records of Hamilton County, Texas.

c) Order, resolution, or ordinance established the reinvestment zone:

See attached Hamilton County Resolution creating the Reinvestment Zone.

d) Guidelines and criteria for creating the zone:

See attached Hamilton County guidelines.

Notice of Confidentiality Rights:

If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: Your social security number or your driver's license number.

WARRANTY DEED

Date: December 21, 2012

Grantor: Klutts 7 Bar F Ranch, Ltd.

Grantor's Mailing Address: 2616 Harborside Dr., Granbury, Hood County, Texas 76048

Grantee: Chas Ranch, LP

Grantee's Mailing Address: 3850 South Freeway, Fort Worth, Tarrant County, Texas 76110

Consideration: Ten and No/100 Dollars (\$10.00) and other valuable consideration paid to Grantor herein, the receipt of which is hereby acknowledged and the further consideration of the execution and delivery by Grantee of its promissory note in the original principal sum of Five Million Two Hundred Thirty Eight Thousand Two Hundred Eight and No/100 Dollars (\$5,238,208.00), payable to the order of CC Partners, LLP, as therein provided and bearing interest at the rate therein specified and providing for acceleration of maturity in event of default and for attorney's fees, the payment of which note is secured by the Vendor's Lien herein retained and is additionally secured by a Deed of Trust to Todd W. Tew, Trustee, as therein provided and bearing interest at the rate therein specified and providing for acceleration of maturity in event of default and for attorney's fees

Property:

All that certain 3273.88 acre, more or less, tract of land, being:

546.77 acres out of the Wright Coley Survey, Abstract No. 1116;

151.52 acres out of the A. Puddy Survey, Abstract No. 1299;

259.30 acres out of the Andrew Givens Survey, Abstract No. 234;

102.10 acres out of the John Chew Survey, Abstract No. 159;

64.60 acres out of the W. W. Hill Survey, Abstract No. 1513;

336.30 acres out of the S. D. Felt Survey, Abstract No. 1258;

336.24 acres out of the Waco Manufacturing Company Survey, Abstract No. 898;

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618.67 acres out of the John Cheevers Survey, Abstract No. 154;

362.48 acres out of the Andrew J. Curry Survey, Abstract No. 132;

201.63 acres out of the John Person Survey, Abstract No. 679;

130.27 acres out of the S. D. Felt Survey, Abstract No. 1204;

31.40 acres out of the J. B. Woods Survey, Abstract No. 887;

66.66 acres out of the F. M. McKee Survey, Abstract No. 553;

17.85 acres out of the Wm. Fream Survey, Abstract No. 1008; and

48.09 acres out of the G. W. Carlile Survey, Abstract No. 166, in Hamilton County, Texas and being the West part of that certain 4829.48 acre tract described as Tract One in Deed from Thomas R. Joseph, Jr., et ux to Fred Klutts, dated March 20, 1991 and recorded in Volume 278, Page 551 of the Deed Records of Hamilton County, Texas and described as follows:

Beginning at an iron pipe fence corner post in the East line of Hamilton County Road No. 606. Being the Northwest corner of the Fred Klutts 4829.48 acre tract, for the Northwest corner of this tract;

Thence South $72^{\circ} 03' 57''$ East along a fence line, 4301.44' to an iron pipe fence corner post in the East line of the W. Coley Survey and the Southwest corner of the Jas. R. Cooke Survey, being the Southwest corner of a 565.52 acre tract described in Deed from the Joel Shawver Family Trust, et al, to Michael Louis Hinnenkamp, dated October 1, 2004 and recorded in Volume 377, Page 627 of the Deed Records of Hamilton County, Texas, for a corner of this tract;

Thence along a fence line along the North line of the Klutts 4829.48 acre tract and South line of said 565.52 acre tract as follows, South $71^{\circ} 39' 48''$ East, 4476.45' to an iron pipe fence post, South $71^{\circ} 14' 24''$ East, 1031.96' to an iron pipe fence corner post, North $18^{\circ} 12' 22''$ East, 115.70' to an iron pipe fence corner post and South $71^{\circ} 48' 35''$ East, 850.94' to an iron rod found at a fence corner post at a Northwest corner of a 1000 acre tract described in Deed from C. O. Beshears, et ux, to Crooked Creek Ranch, LC, dated July 1, 2008 and recorded in Volume 427, Page 589 of the Deed Records of Hamilton County, Texas, the Northeast corner of the Klutts 4829.48 acre tract, for the Northeast corner of this tract;

Thence South $18^{\circ} 02' 46''$ West along a fence line, 3274.33' to an iron pipe fence corner post at the Southwest corner of said 1000 acre tract and inner corner of the Klutts 4829.48 acre tract, for a corner of this tract;

Thence South $71^{\circ} 48' 01''$ East along a fence line along the South line of said 1000 acre tract, 1371.53' to an iron pipe fence corner post at the Northwest corner of a 255.78 acre tract out of said Klutts tract as surveyed and shown on plat by David Lane, a Registered Professional Land Surveyor on October 21, 2011, for a corner of this tract;

Thence along a fence line along the West line of said 255.78 acre tract and a 300 acre tract surveyed by David Lane on plat mentioned above as follows, South $54^{\circ} 28' 12''$ West, 3724.21' to an iron rod found at a fence corner post, and South $06^{\circ} 10' 35''$ East 815.74' to an iron rod found at the Southwest corner of said 300 acre tract and the Northwest corner of a 1000 acre tract described in Deed from Klutts 7-Bar F Ranch, Ltd. to C. B. Fincher and Elizabeth Fincher, dated November 2, 2009 and recorded in Volume 440, Page 623, of the Deed Records of Hamilton County, Texas, for a corner of this tract;

Thence South $17^{\circ} 51' 35''$ West along a fence line along the West line of said 1000 acre tract, at

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920.77' pass an iron pipe fence corner post, continuing along an older fence in all 7750.33' to an iron rod set at the Southwest corner of said Fincher 1000 acre tract and in the curved North right of way line of Farm Road No. 218, for the Southeast corner of this tract;

Thence in a westerly direction along the North right of way line of Farm Road No. 218 as follows, being along a curve to the left, radius = 3859.72', long chord = South 78° 30' 30" West, 712.90', along a curve distance of 713.92' to an iron rod set, at the end of said curve and South 73° 12' 24" West (base bearing and true G.P.S. bearing), 1754.78' to an iron rod set at the intersection of the North right of way line of Farm Road No. 2482, for a corner of this tract;

Thence along South lines of the Klutts 4829.48 acre tract and North line of Farm Road No. 2482 as follows, North 82° 54' 42" West, 2395.58' to an iron rod set at the beginning of a curve, continuing along a curve to the right, radius = 1382.40', long chord = North 61° 48' 12" West, 995.70' along a curve distance of 1018.59' to an iron rod set at the end of said curve, North 40° 41' 42" West, 2316.32' to an iron rod set at the beginning of a curve, continuing along a curve to the left, radius = 1482.40', long Chord = North 55° 41' 26" West, 767.12' along a curve distance of 775.95' to an iron rod found at a fence corner post at a cutback corner of said highway and Southwest corner of said 4829.48 acre tract, for the Southwest corner of this tract;

Thence North 27° 06' 01" West along a fence line along said cutback line, 72.19' to an iron pipe fence corner post in the East line of Hamilton County Road No. 606 and external corner of said 4829.48 acre tract, for a corner of this tract;

Thence North 18° 02' 57" East along a fence line along the East line of said county road, 1665.96' to an iron pipe fence corner post at a corner of said 4829.48 acre tract for a corner of this tract;

Thence South 71° 43' 38" East along a fence line, 2551.69' to an iron pipe fence corner post at an inner corner of said 4829.48 acre tract, for a corner of this tract;

Thence North 18° 09' 49" East along a fence line, 3493.93' to an iron pipe fence corner post at an occupied inner corner of said 4829.48 acre tract, for a corner of this tract;

Thence along a fence line along the North line of Rabbe Farm tract as follows: North 72° 37' 31" West, 2219.93' to an iron rod set at a fence corner and North 71° 11' 12" West, 2236.67' to an iron rod found at a fence corner post at an external corner of said 4829.48 acre tract and in the East line of Hamilton County Road No. 606, for a corner of this tract;

Thence along a fence line along the East line of said county road and West line of said 4829.48 acre tract as follows, North 17° 55' 42" East, 1617.23' to an iron rod found at a fence corner post, North 17° 35' 24" East, 2182.90' to an iron rod found at a fence corner post, North 10° 57' 25" East, 372.11' to an iron rod found at a fence corner post and North 17° 27' 09" East, 5563.94' to the place of beginning and containing 3273.88 acres of land.

The Property shall also include all of Grantor's right, title and interest in and to (a) any and all improvements located thereon; (b) all strips or gores of real estate adjoining the Property (c) all water, water rights and water stock relating to the Property and (d) all oil, gas and other minerals and reversionary interests relating to the Property.

Reservations from and Exceptions to Conveyance and Warranty:

1. Any and all apparent easement on or across any part of the land and not disclosed by records of the County Clerk of Hamilton County, Texas, including but not limited to roads and utilities in place.

2. A stated outstanding non-participating 3/4ths of 1/8th royalty to be paid on account of production of oil, gas and other minerals reserved in Deed from H.C. Bowen and wife, Doris Bowen to R. D. Clayton and wife, Lillian

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Clayton, dated April 1, 1949, of record at Volume 145, Page 361 of the Deed Records of Hamilton County, Texas. This reservation clarified by agreement dated August 10, 1949, of record at Volume 151, Page 142 of the Deed Records of Hamilton County, Texas, and being clarified by QuitClaim Deed dated July 12, 1950, of record at Volume 158, Page 14 of the Deed Records of Hamilton County, Texas. (As to portion of land included in former 2478.46 acre tract.)

3. Right-of-Way granted by A. J. Koen to Lone Star Gas Company, dated August 7, 1951, of record at Volume 124, Page 276 of the Deed Records of Hamilton County, Texas. (As to 414.2 acres out of the John Pickering, S.D. Felt No. 1, and John Cheevers Surveys, included in former 2478.46 acre tract)

4. Right-of-Way granted by Roy Cathey and wife, Ethel B. Cathey to Lone Star Gas Company, dated August 11, 1941, of record at Volume 124, Page 261 of the Deed Records of Hamilton County, Texas. (As to 1130.6 acres of John Cheevers, A. J. Curry, John Person, G. W. Carlile and D. C. Sullivan Surveys, included in former 2478.46 acre tract.)

5. Right-of-Way granted by Maude S. McEntire to Brazos River Transmission Electric Cooperative, dated April 4, 1950, of record at Volume 159, Page 584 of the Deed Records of Hamilton County, Texas. (As to former 2478.46 acre tract.)

6. Right-of-Way granted by Maude S. McEntire to Lone Star Gas Company, dated April 1, 1952 of record at Volume 162, Page 611 of the Deed Records of Hamilton County, Texas. (As to former 2478.46 acre tract)

7. Right-of-Way granted by Maude S. McEntire to the State of Texas, for highway purposes (1.33 acres), dated January 12, 1959 of record at Volume 180, Page 55 of the Deed Records of Hamilton County, Texas. (As to former 2478.46 acre tract.)

8. Right-of-Way granted by Thomas R. Joseph Jr., to Lone Star Gas Company, dated February 26, 1975, of record at Volume 226, Page 447 of the Deed Records of Hamilton County, Texas. (As to 1130.6 acres in John Cheevers, A. J. Curry, G. M. Carlile and D. C. Sullivan Surveys, included in former 2478.46 acre tract.)

9. Right-of-Way granted by Ed Misener and wife, Sarah Misener to J. S. Poston dated October 11, 1922, of record at Volume 83, Page 623 of the Deed Records of Hamilton County, Texas. (As to former 210.24 acre tract.)

10. Right-of-Way granted by Alice Cathey and husband Ora Cathey to Lone Star Gas Company, dated August 7, 1941 of record at Volume 124, Page 263 of the Deed Records of Hamilton County, Texas. (As to former 210.24 acre tract.)

11. Right-of-Way granted by Jens Pederson to B. O. Johnson, dated December 8, 1934, of record at Volume 109, Page 19 of the Deed Records of Hamilton County, Texas. (As to former 400 acre tract.)

12. A stated outstanding 1/16th mineral estate in and under 50 acres of the Waco Manufacturing Company, S. D. Felt, Abstract No. 1204, and J. B. Woods Surveys, conveyed by J. S. McCrary, et ux, to J. N. Livingston, of record at Volume 75, Page 377 of the Deed Records of Hamilton County, Texas.

13. A stated outstanding 1/2 mineral estate reserved in Deed from Howard Petrey, et al, to Thomas R. Joseph, JR., dated April 6, 1971 of record at Volume 209, Page 857 of the Deed Records of Hamilton County, Texas. (As to former 2206 acre tract.)

14. Easement from Fred Klutts to TXU Gas Company, dated March 22, 2000, of record at Volume 324, Page 655, Real Property Records of Hamilton County, Texas.

15. Right of the State of Texas to any portion of the herein described land, lying within the bed and banks of a navigable stream.

16. Unrecorded easement of electrical transmission lines together with any visible and apparent easements thereon.

**AFFIDAVIT OF EXISTENCE
OF PARTNERSHIP AND AUTHORITY
OF GENERAL PARTNER
TO SELL AND CONVEY REAL PROPERTY**

STATE OF TEXAS

COUNTY OF HAMILTON

Before Me, the undersigned authority, on this day personally appeared Michael O. Kornegay, Manager and President of Klutts Management, LLC, General Partner, who after being duly sworn upon oath made the following statement, to-wit:

That Klutts 7 Bar F Ranch, Ltd. was created and organized pursuant to an Agreement of Limited Partnership dated July 18, 1996, between Fred C. Klutts, Wynell N. Klutts, Michael O. Kornegay, Donna K. Vick, Paula S. Fuqua and Jan M. Story.

That a Certificate of Limited Partnership was filed in the Office of the Secretary of State of Texas on July 15, 1996.

That the Agreement of Limited Partnership provides in part as follows:

**ARTICLE V
MANAGEMENT**

5. Enumerated Powers. In addition to the authority given to a General Partner by this Agreement and by law, the General Partner will also have the specific authority to do the following:

a. sell, exchange, assign, convey, lease and/or transfer legal and equitable title to the Partnership Property on terms and conditions deemed reasonable by the General Partner;

That Wynell N. Klutts, sole General Partner after the death of Fred C. Klutts on August 14, 2007, assigned all her General Partner interest in the Partnership to Klutts Management, LLC.

That Klutts Management, LLC is the designated General Partner of Klutts 7 Bar F Ranch, Ltd., duly designated and authorized under the Agreement of Limited Partnership.

That Michael O. Kornegay is the Manager and President of Klutts Management, LLC.

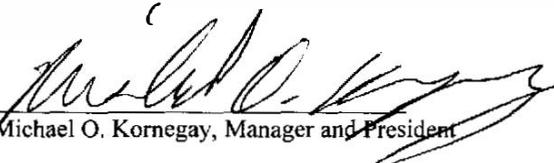
That by Resolutions adopted on April 23, 2008, August 13, 2008 and September 16, 2008, all the Members and Managers of Klutts Management, L.L.C. agreed that it was in the best interest of the Partnership to market and sell the real property owned by the Partnership and that Michael O. Kornegay has the authority on behalf of Klutts Management, LLC, General Partner of Klutts 7 Bar F Ranch, Ltd. to execute a Deed to convey the Property.

The Partnership has been in existence continuously since July 15, 1996 through and including the date hereof, being a valid and subsisting Partnership as of the date hereof in all respects.

On my Oath, and under the penalties of perjury, I swear that I am the duly elected and authorized Manager and President of Klutts Management, L.L.C., the General Partner of Klutts 7 Bar F Ranch, Ltd. I certify that I have not been removed as Manager and President of the General Partner and have the authority to act for, and bind Klutts 7 Bar F Ranch, Ltd. in the transaction of the business for which this affidavit is given as affirmation of my authority.

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Klutts 7 Bar F Ranch, Ltd.
By Klutts Management, LLC, its General Partner

By 
Michael O. Kornegay, Manager and President

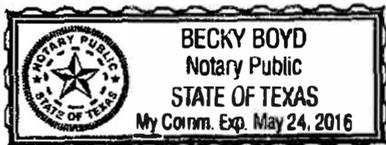
Subscribed and Sworn To By Michael O. Kornegay, Manager and President of Klutts Management, LLC, General Partner of Klutts 7 Bar F Ranch, Ltd. this the 27th day of December, 2012, in the capacity therein stated.

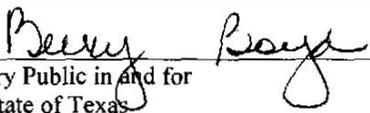

Notary Public

STATE OF TEXAS }
 }
COUNTY OF McCULLOCH }

This instrument was acknowledged before me on December 27, 2012 by Michael O. Kornegay, Manager and President of Klutts Management, LLC, General Partner of Klutts 7 Bar F Ranch, Ltd., on behalf of said limited partnership.

Notary's Stamp:




Notary Public in and for
the State of Texas

FILED and RECORDED

1530-hamilton-grizzlyridgesolar-amendment01-10122020

Instrument Number: 20130011 B: RP V: 468 P: 658

Filing and Recording Date: 01/02/2013 09:11:35 AM Recording Fee: 40.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the REAL PROPERTY RECORDS of Hamilton County, Texas.



A handwritten signature in cursive script, appearing to read "Debbie Rudolph".

Debbie Rudolph, County Clerk
Hamilton County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

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

CLAY TARDLEY
Print Name (Authorized School District Representative)

Superintendent
Title

sign here

Clay Tardley
Signature (Authorized School District Representative)

10/13/2020
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

BRADLEY HARDIN
Print Name (Authorized Company Representative (Applicant))

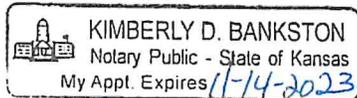
PRESIDENT
Title

sign here

[Handwritten Signature]
Signature (Authorized Company Representative (Applicant))

10/12/2020
Date

GIVEN under my hand and seal of office this, the



(Notary Seal)

12 day of October 2020

Kimberly D. Bankston
Notary Public in and for the State of Texas - Kansas

My Commission expires: 11-14-2023

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.