
SARA LEON
& ASSOCIATES, PLLC

June 15, 2021

Via Electronic Mail: Ch313.apps@cpa.texas.gov
Ms. Michelle Luera, CTCM Senior Research Analyst
Data Analysis and Transparency Division
Texas Comptroller of Public Accounts
111 E. 17th Street
Austin, Texas 78774


Re: Application for a Chapter 313 Value Limitation Agreement between the Snyder Independent School District and IP Lumina II, LLC- Supplement #001

Dear Ms. Luera:

Attached please find Supplement #001 to the above-referenced application for a value limitation agreement. This supplement was prepared in response to your email dated June 15, 2021. Per your request, IP Lumina II, LLC has provided the Order Designating the Northern Scurry County Energy Reinvestment Zones 1 and 2 under the Scurry County Guidelines and Criteria for Granting Tax Abatements in Reinvestment Zones. The Northern Scurry County Energy Reinvestment Zone 2 is the reinvestment zone for IP Lumina II, LLC.

Thanks so much for your kind attention to this matter.

Respectfully submitted,



Sara Hardner Leon

SHL:vr
Enclosures

cc: Via Electronic Mail: ebland@snyderisd.net
Dr. J. Eddie Bland, Superintendent of Schools, Snyder Independent School District

Via Electronic Mail: luke@intersectpower.com
Mr. Lucas Dunnington, IP Renewable Energy Holdings, LLC

Via Electronic Mail: christian@intersectpower.com
Mr. Christian Fiene, Intersect Power, LLC

Via Electronic Mail: bwestlake@cwlp.net
Mr. Brandon Westlake, Senior Tax Consultant, Cummings Westlake, LLC

STATE OF TEXAS

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COUNTY OF SCURRY

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ORDER DESIGNATING REINVESTMENT ZONES

WHEREAS, Notice of a proposed Designation of Reinvestment Zones was published in accordance with the Texas Tax Code and whereas Scurry County desires to create two Reinvestment Zones in Scurry County.

It is **HEREBY ORDERED** that the County designates the property located in Scurry County having the legal description attached to the Order as Exhibit "A", Zone 1 and Zone 2, as the Northern Scurry County Energy Reinvestment Zones 1 and 2 under the Scurry County Guidelines and Criteria for Granting Tax Abatements in Reinvestment Zones, having determined that the designation will contribute to the retention of expansion of primary employment and will attract major investment in the zones that will benefit the zones and will contribute to the economic development of the County; and

That the County declares eligible for property tax abatement all eligible property now or hereafter located in the Northern Scurry County Energy Reinvestment Zones 1 and 2 as authorized by the Scurry County Guidelines and Criteria for Granting Tax Abatements in Reinvestment Zones and Chapter 312 of the Texas Tax Code.

Passed and approved at the Scurry County Commissioners' Court meeting, at which a quorum was present on the 4th day of May, 2021.

By: 
Name: Dan R. Hicks, Jr., Scurry County Judge

Attest:


Melody Appleton, County Clerk

Zone 1

Exhibit A

Legal Description of Property to be considered for Reinvestment Zone/Tax Abatement

All of Section 546 in Block No. 97, of the H&TC Ry. Co. Survey, Cert. No. 43/5775, A-1807, Patent No. 34, Vol. 57, Scurry County, Texas, containing 640 acres, more or less, Scurry County, Texas.

All of Section 568, in Block No. 97, of the H&TC Ry. Co. Survey, Cert. No. 43/5786, Abstract Nos. 2383 and 2879, Patent No. 348, Volume 19-A and Patent No. 175, Volume 7-B, Scurry County, Texas, containing 648.1 acres, more or less;

All of the North One-half (N/2) of Section No. 547, in Block 97, of the H&TC Ry. Co. Survey, Cert. No. 43/S776, Abstract No. 2163, Patent No. 206, Volume 79-A, Scurry County, Texas, containing 326.4 acres, more or less

Being 2052.76 acres of land out of Survey 699, Abstract No. 290, H&TC Ry. Co. Survey, Block 97, Kent County, Texas and said Survey 699, Abstract No. 698, Survey 655, Abstract No. 692, Survey 656, Abstract No. 1803, Survey 610, Abstract No. 1804 and Survey 611, Abstract No. 417, H&TC Ry. Co. Survey, Block 97, Scurry County, Texas and said 2052.76 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1" iron pipe found for the northwest corner of this tract and being the intersection of the East line of Kent County Road No. 318 with the North line of said Survey 699;

THENCE with the North line of this tract and said Survey 699 with a fence S. 88° 25'35" E. 5369.48 feet to a fence corner found and occupying the Northeast corner of said Survey 699 and for the North Northeast corner of this tract;

THENCE with the East line of said Survey 699 and the Northerly East line of this tract, with a fence, S. 01° 56'12" W. 5312.99 feet to a fence corner occupying the Southeast corner of said Survey 699 and the Northwest corner of said Survey 655 and being a re-entrant corner of this tract;

THENCE with the North line of this tract and said Survey 655, with a fence S. 87°50'10" E. 5375.01 feet to a fence corner found and occupying the Northeast corner of said Survey 655 and being the East Northeast corner of this tract;

THENCE with the East line of this tract and said Survey 655, with a fence, S. 01° 45'37" W. 5299.52 feet to the occupied Southeast corner of said Survey 655 and the Northeast corner of said Survey 611;

THENCE continuing with the East of this tract and East line of said Survey 611, with a fence, S. 01° 31'42" W.

3192.71 feet to a fence corner for the Southeast corner of this tract;

THENCE with a South line of this tract, with a fence as follows, N. 80° 43'17" W. 148.12 feet to a fence corner, N. 22° 30'07" W. 158.90 feet to a fence corner, N. 47° 48'32" W. 5969.82 feet to a fence corner, N. 38° 18'14" W.

276.25 feet to a fence corner, N. 26° 22'54" W. 24.03 feet to a fence corner, S. 66° 40'13" W.

975.57 feet to a fence corner, S. 13° 18'57" E. 92.60 feet to a fence corner, S. 70° 47'39" W.

1518.49 feet to a fence corner, N. 88° 23'02" W. 2624.59 feet to a fence corner, N. 88° 22'17" W.

457.38 feet to fence corner, N. 88° 26'17" W.

139.45 feet to a fence corner, N. 88° 49'55" W. 289.71 feet to the Southwest corner of this tract;

THENCE with the West line of this tract and said Survey 610 and said Survey 656, N. 01° 54'47" E. 1466.98 feet to a fence corner in the East right-of-way line of F.M. Highway 1142;

THENCE with the East line of said F.M. Highway 1142, with a fence, N. 22° 04'45" E. 145.10 feet to a fence corner, N. 01° 15'01" E. 159.46 feet to a fence corner, N. 01° 15'51" E. 679.80 feet, N. 01° 20'30" E. 1575.36 feet to a fence corner, N. 01° 36'19" E. 2797.30 feet to a fence corner at the Intersection of the North right of way line of said F.M. Highway 1142 with the East line of Kent County Road No. 318;

THENCE continuing with the West line of this tract and the East line of said Kent County Road No. 318, N. 01° 41'07" E. 1193.09 feet to a fence corner, N. 01° 10'18" E. 2556.37 feet to a fence corner, N. 06° 14'22" W. 50.91 feet to the place of beginning and containing an area of 2052.76 acres of land.

All of Section No. 545, in Block No. 97, of the H&TC Ry. Co. Survey, Patent Volume 93-A, No. 481, Abstract No. 2565, Scurry County, Texas, containing 650.4 acres, more or less.

Zone 2

Exhibit A

Legal Description of Property to be considered for
Reinvestment Zone/Tax Abatement

Up to 3,200 acres of the below described property located in Scurry County, TX:
Sections 254, 255, and portions of Sections 252, 253, 274, 275, and the East ½ of 273, Block 2,
H&TC RR
Surveys, Abstracts 1718, 357, 1719, 356, 1721, 2780, 367 and 366.