

February 24, 2021

Via Electronic Mail: <u>Ch313.apps@cpa.texas.gov</u>
Local Government Assistance & Economic Analysis
Texas Comptroller of Public Accounts
111 E. 17th Street
Austin, Texas 78774

Re: Application for a Chapter 313 Value Limitation Agreement between the Kerens Independent School District and Fence Post Solar Project, LLC

First Year of Qualifying Time Period – 2022 First Year of Limitation – 2024

Dear Local Government Assistance and Economic Analysis Division:

The Kerens Independent School District Board of Trustees approved the enclosed Application for Appraised Value Limitation on Qualified Property at a duly called meeting held on January 25, 2021. The Application was determined to be complete on February 24, 2021. This application covers all qualified property in the reinvestment zone and the project boundary within Kerens ISD necessary for the commercial operations of the proposed solar farm. Three hundred and sixty megawatts (360 MW) will be located in Kerens ISD.

A copy is being provided to the Navarro County Appraisal District by copy of this correspondence. The Board of Trustees believes this project will be beneficial to the District and looks forward to your review and certification of this Application.

Thanks so much for your kind attention to this matter.

Respectfully submitted,

Sara Hardner Leon

SHL:vr Enclosures cc: Via Electronic Mail: <u>karenmorriscad@sbcglobal.net</u>

Ms. Karen Morris, RPA, RTA, CTA, CCA, Chief Appraiser, Navarro County Appraisal District

Via Electronic Mail: <u>brumitm@kerensisd.org</u>

Mr. Martin Brumit, Superintendent of Schools, Kerens Independent School District

Via Electronic Mail: conor.branch@enel.com

Conor Branch, Head of Development Strategy & Analytics, Enel Green Power North America, Inc.

Via Electronic Mail: steven.precopia@enel.com

Zach Precopia, Project Manager, Enel Green Power North America, Inc.

Via Electronic Mail: robert.pena@enel.com

Robert Pena, Enel Green Power North America, Inc.

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 Texas 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 completed application to the Comptroller, separating each section of the documents. 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's 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 and issue a certificate for a limitation on appraised value to the school board regarding the application 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 by the Comptroller), 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/. 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 January 25, 2021		
Date Application Received by District		
Martin	Brumit	
First Name	Last Name	
Superintendent		
Title		
Kerens Independent School District		
School District Name		
200 Bobcat Ln		
Street Address		
N/A		
Mailing Address		
Kerens	TX	75144
City	State	ZIP
903-396-2924	903-396-2334	
Phone Number	Fax Number	
N/A	brumitm@kerensisd.org	
Mobile Number (optional)	Email Address	
2. Does the district authorize the consultant to provide and obtain	information related to this application?	Yes No

Zach Precopia First Name Last Name Project Manager Enel Green Power North America, Inc. Title Organization Street Address N/A Mailing Address Lenexa KS 66219 City State ZIP 816-401-9337 N/A Phone Number N/A Mobile Number (optional) Business Email Address Business Email Address Business Email Address Business Email Address	SECTION 1: School District Information (continued)		
First Name Attorney Title Sara Leon & Associates, PLLC Firm Name 512-637-4244 512-475-0664 Fax Number 512-637-4244 512-475-0664 Fax Number Saraleongroup@saraleongrouplaw.com Fax Number Fax Number Fax Name Head of Development Strategy & Analytics File 16105 W. 113th St. KS 66219 State 7JP 778-296-6893 NA Fax Number NA Conor. Branch@enel.com Mokelle Number (pytoxa) Business Email Address Lene X Last Name Fax Number Onor. Branch@enel.com Business Email Address Last Name File Tax Name File Tax Name File Sarale Sar	3. Authorized School District Consultant (If Applicable)		
Attorney Title Sara Leon & Associates, PLLC Firm Namo 512-637-4244 Finose Number N/A Annobelia Number (poptorum) 4. On what date did the district determine this application complete? SECTION 2: Applicant Information 1. Authorized Company Representative (Applicant) Conor Fina Name Head of Development Strategy & Analytics Title 16105 W. 113th St. Steest Address City 978-296-6893 Phone Number N/A Authorized Company official other than the authorized company representative be responsible for responding to future information requests? 2. Will a company official other than the authorized company representative be responsible for responding to future information requests? 2. Will a company official other than the authorized company representative be responsible for responding to future information requests? 2. Will a company official other than the authorized company representative be responsible for responding to future information requests? 2. Will a company official other than the authorized company representative be responsible for responding to future information requests? 2. Will a company official other than the authorized company representative be responsible for responding to future information requests? 2. Will a company official other than the authorized company representative be responsible for responding to future information requests? 3. KS Enel Green Power North America, Inc. Organization Final Address Enel Green Power North America, Inc. Organization Final Authorized Final Namo Enel Green Power North America, Inc. Organization Final Namo Final Nam	Sara	Leon	
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Sara Leon & Associates, PLLC	Attorney		
Firm Name			
Phone Number NIA saraleongroup@saraleongrouplaw.com Mobile Number (optional) 4. On what date did the district determine this application complete? 2/24/21 SECTION 2: Applicant Information 1. Authorized Company Representative (Applicant) Conor Branch Firet Name Last Name Last Name Head of Development Strategy & Analytics Enel Green Power North America, Inc. Organization Title Organization KS 66219 State Zip 978-296-6893 N/A Phone Number (potional) 2. Will a company official other than the authorized company representative be responsible for responding to future information requests? Zach Procept Manager First Name Last Name Last Name Fax Number (Saraleongrouples State) V/A Phone Number (Saraleongrouples State) Zach Precopia Last Name Last Name Last Name Last Name Last Name Last Name Enel Green Power North America, Inc. Organization KS 66219 Ves No. Authorized Company official other than the authorized company representative be responsible for responding to future information requests? Last Name Enel Green Power North America, Inc. Organization KS 66219 State Zip N/A Meiling Address Lene×a KS 66219 State Zip N/A Meiling Address Lene×a KS 66219 State Zip N/A Meiling Address Lene×a KS 66219 State Zip N/A State Zip State Zip N/A State Zip Stat		512-475-0664	
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Head of Development Strategy & Analytics Title Title Torganization Title Torganization Tor	Conor	Branch	
Title			
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Street Address N/A	Title	Organization	
Mailing Address KS 66219	16105 W. 113th St.		
Mailing Address Lenexa			
Lenexa KS 66219 City State ZIP 978-296-6893 N/A Phone Number Fax Number N/A Conor. Branch@enel.com Mobile Number (optional) Business Email Address 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. Last Name Project Manager Enel Green Power North America, Inc. Title Organization 16105 W. 113th St. Street Address N/A KS 66219 Mailing Address KS 66219 Lenexa KS 66219 City State ZIP 816-401-9337 N/A Mobile Number (optional) Fax Number N/A Steven.Precopia@enel.com			
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Last Name	2a. If yes, please fill out contact information for that person.		
Last Name	Zach	Precopia	
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Street Address N/A Mailing Address KS 66219 Lenexa KS 2IP 816-401-9337 N/A Fax Number Phone Number Fax Number N/A Steven.Precopia@enel.com Mobile Number (optional) Business Email Address	Title	Organization	
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City 816-401-9337 Phone Number N/A Mobile Number (optional) State N/A Fax Number Steven.Precopia@enel.com Business Email Address		KC.	66240
816-401-9337 Phone Number N/A Mobile Number (optional) N/A Steven.Precopia@enel.com Business Email Address			
Phone Number N/A Steven.Precopia@enel.com Business Email Address	•		ZII
N/A Mobile Number (optional) Steven.Precopia@enel.com Business Email Address			
Mobile Number (optional) Business Email Address			n
3. Does the applicant authorize the consultant to provide and obtain information related to this application?			
	Does the applicant authorize the consultant to provide and obta	un information related to this application?	Yes 🗸 No

SECTION 2: Applicant Information	(continued)		
4. Authorized Company Consultar	rt (If Applicable)		
Robert		Pena	
First Name		Last Name	
N/A			
Title			
Enel Green Power North America	ı, ınc.		
956-386-9387		877-341-4474	
Phone Number		Fax Number	
Robert.Pena@enel.com			
Business Email Address			
SECTION 3: Fees and Payments			
Has an application fee been paid to th	e school district?		Yes No
The total fee shall be paid at the same be considered supplemental payments	• •	the school district. Any fees not accompanying	g the original application shall
 If yes, include all transaction in information provided will not be 		olication fee paid to the school district in Tab	2. Any confidential banking
\$ 75,000.00		Check	
Payment Amount		Transaction Type	
Enel Green Power		Kerens Independent School District	·
Payor 01/20/2021		Payee	
Date transaction was processed			
district or to any person or persons in any ation for the agreement for limitation on a 2. Will any "payments to the school distri	form if such payment or transfer of the ppraised value. ct" that you may make in order to rec	any and all payments or transfers of things of hing of value being provided is in recognition of the eive a property tax value limitation (3.027(i)?	
 If "payments to the school district" will amount being specified, could such m compliance with Tax Code §313.027(i) 	ethod result in "payments to the school	ol district" that are not in	Yes ✓ No N/A
SECTION 4: Business Applicant Info	rmation		
What is the legal name of the applicar	nt under which this application is made	e? Fence Post Solar P	roject, LLC
2. Texas Taxpayer I.D. number of entity s	subject to Tax Code, Chapter 171 (11 c	digits)	32074128326
3. Parent Company Name			Enel Green Power N.
4. Parent Company Tax ID			32049469615
5. NAICS code			221114
	ending or active Chapter 313 agreeme umber, name of school district and yea	ents?ar of agreement	Yes V No
SECTION 5: Applicant Business S	tructure		
1. Business Organization of Applicant (co	rporation, limited liability corporation, etc)	Limited Liability Corp	oration
2. Is applicant a combined group, or com	prised of members of a combined gro	oup, as defined by Tax Code §171.0001(7)?	Yes ✓ No
•	-	Comptroller Franchise Tax Form No. 05-165, I applicant's combined group membership and o	•
Form	nore information, visit our website: comptr	oller.texas.gov/economy/local/ch313/	Page 3

Data Analysis and Transparency Form 50-296-A

SI	CTIO	N 5: Applicant Business Structure <i>(continued)</i>		
	2b.	Texas Franchise Tax Reporting Entity Taxpayer Name		
		N/A		
	2c.	Reporting Entity Taxpayer Number N/A		
3.	Is the	applicant current on all tax payments due to the State of Texas?	✓ Yes	No
4.	Are al	I applicant members of the combined group current on all tax payments due to the State of Texas? Yes	No	√ N/A
SI	CTIO	N 6: Eligibility Under Tax Code Chapter 313.024		
1.	Are yo	ou an entity subject to the tax under Tax Code, Chapter 171?	✓ Yes	No
2.	The p	roperty will be used for one of the following activities:		
	(1)	manufacturing	Yes	√ No
	(2)	research and development	Yes	√ No
	(3)	a clean coal project, as defined by Section 5.001, Water Code	Yes	√ No
	(4)	an advanced clean energy project, as defined by Section 382.003, Health and Safety Code	Yes	√ No
	(5)	renewable energy electric generation	√ Yes	No
	(6)	electric power generation using integrated gasification combined cycle technology	Yes	√ No
	(7)	nuclear electric power generation	Yes	√ No
	(8)	a computer center that is used as an integral part or as a necessary auxiliary part for the activity conducted by applicant in one or more activities described by Subdivisions (1) through (7)	Yes	✓ No
	(9)	a Texas Priority Project, as defined by 313.024(e)(7) and TAC 9.1051*	Yes	✓ No
3.	Are yo	ou requesting that any of the land be classified as qualified investment?	Yes	✓ No
4.	Will a	ny of the proposed qualified investment be leased under a capitalized lease?	Yes	✓ No
5.	Will a	ny of the proposed qualified investment be leased under an operating lease?	Yes	√ No
6.	Are yo	ou including property that is owned by a person other than the applicant?	Yes	√ No
7.		ny property be pooled or proposed to be pooled with property owned by the applicant in determining the amount of qualified investment?	Yes	√ No
*No	ote: Ap	pplicants requesting eligibility under this category should note that there are additional application and reporting data subm	ission requir	ements.
SI	CTIO	N 7: Project Description		
			-£ £ .	
1.	perso	o 4, attach a detailed description of the scope of the proposed project, including, at a minimum, the type and planned use nal property, the nature of the business, a timeline for property construction or installation, and any other relevant informat dment or a reapplication please specify and provide details regarding the original project.		
2.	Check	the project characteristics that apply to the proposed project:		
	\checkmark	Land has no existing improvements Land has existing improvements (complete Sec	ction 13)	
		Expansion of existing operation on the land (complete Section 13) Relocation within Texas		

S	ECTION 8: Limitation as Determining Factor				
1.	Does the applicant currently own the land on which the proposed project v	vill occur?	Y	es ,	√ No
2.	Has the applicant entered into any agreements, contracts or letters of interesting the contracts of interesting the contracts of interesting the contract of t	nt related to the proposed project?	√ Y	es	No
3.	Does the applicant have current business activities at the location where the	he proposed project will occur?	Y	es ,	√ No
4.	Has the applicant made public statements in SEC filings or other documer proposed project location?		Y	es ,	✓ No
5.	Has the applicant received any local or state permits for activities on the p	roposed project site?	Y	es ,	✓ No
6.	Has the applicant received commitments for state or local incentives for ac	ctivities at the proposed project site?	Y	es ,	✓ No
	Is the applicant evaluating other locations not in Texas for the proposed pr		✓ Y	es	No
8.	Has the applicant provided capital investment or return on investment information with other alternative investment opportunities?		Y	es .	✓ No
9.	Has the applicant provided information related to the applicant's inputs, tran-			es .	✓ No
10	Are you submitting information to assist in the determination as to whether factor in the applicant's decision to invest capital and construct the project	the limitation on appraised value is a determining in Texas?	•	es	No.
	apter 313.026(e) states "the applicant may submit information to the C der Subsection (c)(2)." If you answered "yes" to any of the questions		tive a	etermin	ation
S	ECTION 9: Projected Timeline				
	PTE : Only construction beginning after the application review start date (the mplete) can be considered qualified property and/or qualified investment.	date the Texas Comptroller of Public Accounts deems the	пе арр	lication	
1.	Estimated school board ratification of final agreement		3 20	021	
2.	Estimated commencement of construction		1 20	022	
3.	Beginning of qualifying time period (MM/DD/YYYY)	01	/01/2	2022	
	First year of limitation (YYYY)		202	4	
٦.	4a. For the beginning of the limitation period, notate which one of the foli		2)·		
			-).		
		y 1 following the end of QTP			
	C. January 1 following the commencement of commercial operation	s			
5.	Commencement of commercial operations	C	4 20)22	
S	ECTION 10: The Property				
		Navarro County			
1.	County or counties in which the proposed project will be located	-			
2.	Central Appraisal District (CAD) that will be responsible for appraising the	property Navarro CAD			
3.	Will this CAD be acting on behalf of another CAD to appraise this property	?	Y	es ,	√ No
4.	List all taxing entities that have jurisdiction for the property, the portion of $\boldsymbol{\mu}$	project within each entity and tax rates for each entity:			
		I&S (ISD): Kerens ISD, 0.3200, 10			
	(Name, tax rate and percent of project)	(Name, tax rate and percent of p	roject)		
	County: Navarro County, 0.4922, 100% (Name, tax rate and percent of project)	City: (Name, tax rate and percent of p.	roject)		
	Fairfield Hespital Diet 0 195 100%	Water District: N/A	JJ		
	(Name, tax rate and percent of project)	(Name, tax rate and percent of p.	roject)		
	Other (describe): County R & B, 0.1038, 100% (Name, tax rate and percent of project)	Other (describe): Navarro E.S. Dist. 1, 0.5 (Name, tax rate and percent of p.		00%	

S	ECTION 1	0: The Property (continued)			
5.	List all sta	te and local incentives as an annual percentage. Include	the estimated start and er	nd year of the incentive:	
	County:	312, 80%, 2023-2032	City:	N/A	
	County	(Incentive type, percentage, start and end year)	Oity.	(Incentive type, percentage, start and end year)	
	Hospital D	istrict: N/A	Water District:	N/A	
		(Incentive type, percentage, start and end year)		(Incentive type, percentage, start and end yeart)	
	Other (desc		Other (describe):	N/A	
		(Incentive type, percentage, start and end year)		(Incentive type, percentage, start and end year)	
_					
Ь.		ect located entirely within the ISD listed in Section 1? o, attach in Tab 6 maps of the entire project (depicting a			79 10
	siz tha	e. Please note that only the qualified property within the tall information in Tabs 7 and 8 , Section 11, 12 and 13, ction 1.	ISD listed in Section 1 is e	eligible for the limitation from this application. Please veri	
7.	•	ceive a determination from the Texas Economic Developm project seeking a limitation agreement constitute a single u			۷o
	7a. If y	es, attach in Tab 6 supporting documentation from the C	Office of the Governor.		
S	ECTION 1	1: Texas Tax Code 313.021(1) Qualified Investmen	nt		
lim	nitation vary	inimum amount of qualified investment required to qualify depending on whether the school district is classified as S sistance in determining estimates of these minimums, acc	Subchapter B or Subchapte	er C, and the taxable value of the property within the school	ol
1.	At the time	e of application, what is the estimated minimum qualified	investment required for th	is school district? \$ 40,000,000.00	
2.	What is th	e amount of appraised value limitation for which you are	applying?	\$ 40,000,000.00	
		property value limitation amount is based on property va			
3.	•	qualified investment meet the requirements of Tax Code	§313.021(1)?	Ves	۷o
	Attach a d a. a s app b. a d qua c. a d	escription of the qualified investment [See §313.021(1).] pecific and detailed description of the qualified investmen or aised value limitation as defined by Tax Code §313.021 description of any new buildings, proposed new improvem alified investment (Tab 7); and etailed map of the qualified investment showing location riod and buildings to be constructed during the qualifying	The description must inclunt you propose to make with (Tab 7); ments or personal property of tangible personal prope	ude: ithin the project boundary for which you are requesting a which you intend to include as part of your minimum erty to be placed in service during the qualifying time	n
5.	-	end to make at least the minimum qualified investment re evant school district category during the qualifying time p			No
S	ECTION 1.	2: Texas Tax Code 313.021(2) Qualified Property			
1.	Attach a d	etailed description of the qualified property. [See §313.02	21(2)] The description mus	st include:	
		pecific and detailed description of the qualified property f 13.021 (Tab 8);	for which you are requesti	ng an appraised value limitation as defined by Tax Code	
	pro	escription of any new buildings, proposed new improvementy (Tab 8);			
		nap or site plan of the proposed qualified property showir undaries within a vicinity map that includes school district			
		I any of the proposed qualified property be used to renov			
		lace existing buildings or existing improvements inside o	, ,		V٥
	Note	Property used to renovate, refurbish, upgrade, maintain improvements inside or outside the project area canno			

See TAC §9.1051(16).

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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 Vo
	2a. If yes, attach complete documentation including: a. legal description of the land (Tab 9);
	b. each existing appraisal parcel number of the land on which the new improvements will be constructed, regardless of whether or not all of the land described in the current parcel will become qualified property (Tab 9);
	 c. owner (Tab 9); d. the current taxable value of the land, attach estimate if land is part of larger parcel (Tab 9); and e. a detailed map showing the location of the land with vicinity map (Tab 11).
3.	Is the land on which you propose new construction or new improvements currently located in an area designated as a reinvestment zone under Tax Code Chapter 311 or 312 or as an enterprise zone under Government Code Chapter 2303? Yes Vo
	 3a. If yes, attach the applicable supporting documentation: a. evidence that the area qualifies as an enterprise zone as defined by the Governor's Office (Tab 16); b. legal description of reinvestment zone (Tab 16);
	 c. order, resolution or ordinance establishing the reinvestment zone (Tab 16); d. guidelines and criteria for creating the zone (Tab 16); and
	e. a map of the reinvestment zone or enterprise zone boundaries with vicinity map (Tab 11)
	3b. If no, submit detailed description of proposed reinvestment zone or enterprise zone with a map indicating the boundaries of the zone on which you propose new construction or new improvements to the Comptroller's office within 30 days of the application date.
	What is the anticipated date on which you will submit final proof of a reinvestment zone or enterprise zone? March 31, 2021
S	ECTION 13: Information on Property Not Eligible to Become Qualified 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 (statement 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 statements 1 and 2 of this section, provide the following supporting information in Tab 10 : a. maps and/or detailed site plan; b. surveys; c. appraisal district values and parcel numbers; d. inventory lists; e. existing and proposed property lists; f. model and serial numbers of existing property; or g. other information of sufficient detail and description.
4.	Total estimated market value of existing property within the project boundary (that property described in response to statement 1):
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 statement 2):
	ote: Investment for the property listed in statement 2 may count towards qualified investment in Column C of Schedules A-1 and A-2, if it meets the

Data Analysis and Transparency Form 50-296-A

2	ECTION 14: Wage and Employment Information	
1	What is the number of new qualifying jobs you are committing to exacts?	7
	What is the number of new qualifying jobs you are committing to create?	0
2.	What is the number of new non-qualifying jobs you are estimating you will create? (See TAC 9.1051(14))	<u> </u>
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)?	Yes No
	3a. If yes, attach evidence of industry standard in Tab 12 documenting that the new qualifying job creation requirem of employees necessary for the operation, according to industry standards.	ent above exceeds the number
4.	Attach in Tab 13 the four most recent quarters of data for each wage calculation below, including documentation from the Commission website. The final actual statutory minimum annual wage requirement for the applicant for each qualifying from this estimate — will be based on information available at the time of the application review start date (date of a con §9.1051(21) and (22). Note : If a more recent quarter of information becomes available before the application is deeme information will be required.	job — which may differ slightly mpleted application). See TAC
	a. Non-qualified job wages - average weekly wage for all jobs (all industries) in the county is	\$ 776.75
	b. Qualifying job wage minimum option §313.021(5)(A) -110% of the average weekly wage for manufacturing jobs in the county is	\$ 952.60
	c. Qualifying job wage minimum option §313.021(5)(B) -110% of the average weekly wage for manufacturing jobs in the region is	\$ 1,448.53
5.	Which Tax Code section are you using to estimate the qualifying job wage standard required for this project?	(5)(A) or 3 §313.021(5)(B)
ô.	What is the minimum required annual wage for each qualifying job based on the qualified property?	\$ 75,323.56
7.	What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property?	\$ 75,323.56
3.	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 13 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 an entity 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**.

Proof of Payment of Application Fee

Please find on the attached page, a copy of payment for the \$75,000 application fee to Kerens ISD.

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)

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

Not Applicable.

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.

Fence Post Solar Project, LLC ("Fence Post"), is the project entity formed to facilitate the development of a utility-scale photovoltaic ("PV") solar energy project (The "Project"). Fence Post Solar is a wholly owned subsidiary of ENEL Green Power North America, Inc., ("ENEL"). ENEL is one of the most successful independent renewable energy development companies in the U.S.

ENEL is actively evaluating renewable energy project opportunities in locations across the United States at various stages of development.

Fence Post Solar seeks to develop and interconnect 240 megawatts-ac ("MWac") of power and 90MWac of battery storage into the ERCOT market. Fence Post Solar is requesting an appraised value limitation from Kerens ISD for a proposed solar energy project using PV solar energy panels and transmission facilities. Fence Post Solar has not entered into any agreements for appraised value limitation with any other ISD. The solar energy facility and its associated infrastructure will be constructed entirely within Navarro County, Texas. A map showing the location of the solar energy facility is included as Attachment 11a.

Stampede Solar applied to ERCOT and was assigned IGNR # 22INR0404. The project has not previously been known by any other names other than Fence Post Solar Project, LLC. The Project will have a total estimated capacity of 240 MWac of power and 90 MWac of battery storage all of which will be located within Kerens ISD.

The Project is located on approximately 1,300 acres of contiguous land located within Kerens ISD. Fence Post Solar has obtained a lease and option agreement with the property owner needed to construct the Project. The Project will consist of solar PV modules, connected to form strings, which are subsequently connected in parallel and mounted on rows of horizontal, single axis trackers. The Project will also feature central power inverters and transformers to convert DC power to AC electricity. In addition to the major equipment, there will be the supporting electrical collection system and supporting facilities to be constructed and improved as necessary, project battery storage facility with a capacity of 90 MWac, and overhead transmission lines.

Construction of the solar energy facility is expected to take approximately 12 months to complete, contingent upon favorable economics for the Project.

While the solar energy resource for Navarro County, Texas is excellent, there are many favorable locations for solar energy projects that could be developed across the United States. Fence Post Solar considers a Limitation of Appraised Value Agreement with Kerens ISD as a key and invaluable portion of the Project.

In today's competitive energy market, project investors and power purchasers require solar energy projects to have secured tax incentives, so that they can compete with solar energy projects across the U.S.

Solar energy facilities are operating and under development in many states throughout the country. The United States now has over 71.3 gigawatts ("GW") of installed solar capacity, enough to power millions of homes, according to the Solar Energy Industries Association ("SEIA"). In

Quarter 3 of 2019, the U.S. solar market installed over 2.6 GW, primarily driven by the utility-scale PV segment. While California has historically been the largest state market, other states are growing, such as: North Carolina, Arizona, Florida, Nevada; together



with Texas, these states make up the top six markets for highest total installations in 2019. As represented by the depiction from SEIAs 2019 report for the top 10 states.

Locations for the development of solar energy projects are abundant and the Applicant can locate a project in a wide variety of locations across the United States, should it be unable to develop a competitive project in Texas that is able to generate returns sufficient enough to attract investment capital.

As construction is one of the most significant costs in creating a solar energy facility, the physical improvements of the Project, once completed, cannot be feasibly moved to another location. The solar modules and supporting infrastructure are long-lived assets engineered and designed specifically for this Project location. The cost of installing the improvements on the site is substantial and the cost to remove, redesign, and relocate the improvements to a different location would be prohibitive.

Fence Post Solar was formed for the express purpose of developing a photovoltaic solar energy facility that could help bring significant economic development to the area. ENEL identified Texas, and in particular Navarro County and Kerens ISD, for it's strong solar energy resource, access to available transmission capacity and the ERCOT market, and favorable property tax incentives under the Tax Code for Chapter 312 abatement and Chapter 313 Appraised Value Limitation. For these reasons, Fence Post Solar seeks to develop and build the proposed Project as described throughout this Application.

As of January 2021, Fence Post Solar has no existing improvement in place. Fence Post Solar has invested additional capital in interconnecton studies with ERCOT, environmental and wildlife studies, and in leasing land for the Project, among other development activities.

Should the Appraised Value Limitation be granted, Fence Post Solar has created a development and investment plan that is capitalized to implement the Project. Without such a limitation, the Project, competing against other Texas projects that have qualified, would likely be forced to redeploy its assets and capital to other states competing for similar solar energy projects.

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.

2. Has the applicant entered into any agreements, contracts or letters of intent related to the proposed project?

Fence Post Solar Project, LLC has entered into the following representative agreements and contracts for the development of a project within Kerens ISD:

- Grants of lease and easement covering approximately 1,300 acres in Navarro County;
- Interconnect Studies and Agreement; and
- Third-party contracts for development-related work, such as resource estimation, legal review, and construction planning.

7. Is the applicant evaluating other locations not in Texas for the proposed project?

Yes. The ENEL management team is uniquely qualified to develop and construct PV solar energy projects in the United States with favorable solar energy resource. With a combined 20+ years of experience in the renewable energy industries, the ENEL team has a proven track record of developing, financing, and constructing large-scale renewable energy projects. Our collective experience includes wind and solar projects in the U.S. Based on this experience, the management team evaluates all potential projects for feasibility, finance-ability, and the economic returns they represent in comparison to other project opportunities both OUTSIDE the State of Texas as well as WITHIN the State of Texas. Other locations being evaluated include, but are not limited to:

Oklahoma
South Carolina
Georgia
Virginia
California
Nevada
Idaho
Wyoming
New Mexico

Iowa Minnesota North Dakota

Illinois

Missouri Nebraska Kansas Oklahoma New York Rhode Island Connecticut New Hampshire

Vermont

For these reasons, ENEL studies various competing sites throughout the market areas outside and inside the State of Texas where solar energy development is attractive. Without a Value Limitation program, ENEL would seek to move to alternative sites OUTSIDE of the State of Texas.

Fence Post Solar Project, LLC is currently in a period of evaluation to determine whether the identified site in Kerens ISD represents the best location or whether redeployment of its development resources and capital to other power markets in the United States is more advisable. As such, the development resources necessary to advance the planned 240 MWac Fence Post Solar could be redeployed to other renewable energy development projects in other power markets in the United States.

Therefore, a 313 Limitation of Appraised Value Agreement is a vital tax incentive necessary to ensure the Project is on a level playing field with other solar energy projects with similar incentives. Without the requested limitation, the Project will be unable to generate sufficient operating margins and net income to produce economically competitive energy and associate returns necessary to attract tax and sponsor equity investment. Such third-party investment is mandatory to finance the projected capital costs of approximately \$192.8 M needed to purchase solar modules and other infrastructure and to fund the construction of the facility.

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?

The information provided in this Attachment and throughout the Application has been assembled to provide the reviewer with the best possible information to make an assessment and determination of the critical nature of the Limitation on Appraised Value to the feasibility of Fence Post Solar Project, LLC.

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).

5a. If no, attach in Tab 6 additional information on the project scope and size to assist in the economic analysis.

Not Applicable.

Description of Qualified Investment

a. A specific and detailed description of the qualified investment you propose to make on the property for which you are requesting an appraised value limitation as defined by Tax Code 313.021(7) (Tab 7).

The Applicant is requesting an appraised value limitation on all of property constructed or placed upon the real property described and shown in Map Exhibit within Kerens ISD, which is located in Navarro County, Texas. It is anticipated that 240 MWac will be constructed within Kerens ISD.

The property for which the Applicant is requesting an appraised value limitation includes the following:

- Photovoltaic (PV) solar panels and DC-to-AC inverters,
- Tracker system infrastructure, foundations, & controllers,
- Collection substation including high voltage transformer, switch gear, transmission equipment, transmission tie line and towers, interconnection facilities and control systems,
- Medium-and High-Voltage electric cabling,
- DC and AC wiring, insulators, combiner boxes, conduit, and connectors,
- Project battery storage facility with a capacity of 90 MWac;
- Inverter boxes on concrete or gravel pads,
- Meteorological equipment to measure solar irradiance & weather conditions,
- High Voltage Transmission Line connecting the project to the grid,
- New or improved access roads and service roads, and
- Operations and Maintenance Building.

Additionally, the map provided does not present the location of the improvements; however, all of the improvements that make up the amount of Qualified Investment will be made within the Project Area as shown on Map Exhibit. The Applicant has obtained a grant of lease and easement covering approximately 1,300 acres in Navarro County, Texas within the Kerens ISD boundary.

b. A description of any new buildings, proposed new improvements, or personal property which you intend to include as part of your minimum qualified investment (Tab 7).

The applicant intends to construct an Operation and Maintenance building and electrical substation will be constructed within the project boundary. The Operations and Maintenance building will be utilized to house associated equipment relative to the Project. This includes junction boxes, PV panel connectors and mounting and tracking systems.

The Applicant will be placing a project battery storage facility with a capacity of 90 MWac. This <u>permanent</u> battery storage facility will allow excess solar energy collected from The Project to be stored and distributed when the transmission network has available capacity.

Description of Qualified Property

Fence Post Solar Project, LLC plans to construct an estimated 240 MWac photovoltaic solar energy facility in Navarro County, located within Kerens ISD. The additional improvements of Qualified Property includes:

- Photovoltaic (PV) solar panels and DC-to-AC inverters,
- Tracker system infrastructure, foundations, & controllers,
- Collection substation including high voltage transformer, switch gear, transmission equipment, transmission tie line and towers, interconnection facilities and control systems,
- Medium-and High-Voltage electric cabling,
- DC and AC wiring, insulators, combiner boxes, conduit, and connectors,
- Project battery storage facility with a capacity of 90 MWac;
- Inverter boxes on concrete or gravel pads,
- Meteorological equipment to measure solar irradiance & weather conditions,
- High Voltage Transmission Line connecting the project to the grid,
- New or improved access roads and service roads, and
- Operations and Maintenance Building.

The exact placement of units is subject to ongoing planning, solar energy resource evaluation, engineering, and land leasing. All equipment outlined above is expected to be located within Kerens ISD. The final number and location of units and supporting structures will be determined before construction begins. Current plans are to install all equipment in one phase. Fence Post Solar anticipates interconnecting an internal collection substation to the existing Oncor 138-kV Goodloe to Trinidad Transmission line. The map in Attachment 11b shows the proposed project area with the anticipated improvement locations.

Description of Land

Not Applicable.

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

The existing property within the Fence Post Solar project boundary consists of agricultural sheds/barns owned and utilized by the landowner for housing farm equipment. None of the existing structures will be included as or become part of the Qualified Property/Investment for Fence Post Solar Project, LLC.

Navarro CAD Property Search

To view 2020 Certified Values, please select For Year: 2020 from the dropdown.

Property ID: 41522 For Year 2021

♦ Map



■ Property Details

Account	
Property ID:	41522
Legal Description:	ABS A10536 W MURRAY ABST TRACT 1A 1.0 ACRES
Geographic ID:	10536.00.0001A.000.00.0
Agent:	LERETA LLC (38282)
Type:	Real
Location	
Address:	501 FM 1393 TX
Map ID:	Q8
Neighborhood CD:	
Owner	
Owner ID:	109698
Name:	COWLES RUTH CHAPMAN & ANDREW G CHARITABLE TRUST
Mailing Address:	C/O ICG PO BOX 35605 DALLAS, TX 75235-0605
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

■ Property Values

Improvement Homesite Value:	N/A			
Improvement Non-Homesite Value:	N/A			
Land Homesite Value:	N/A			
Land Non-Homesite Value:	N/A			
Agricultural Market Valuation:	N/A			
Market Value:	N/A			
Ag Use Value:	N/A			
Appraised Value:	N/A			
Homestead Cap Loss:	N/A			
Assessed Value:	N/A			

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

■ Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	Appr Dist	N/A	N/A	N/A	N/A	N/A
GNV	NAVARRO COUNTY	N/A	N/A	N/A	N/A	N/A
JCN	NAVARRO COLLEGE	N/A	N/A	N/A	N/A	N/A
NCESD	NC EMERGENCY SERVICES DIST #1	N/A	N/A	N/A	N/A	N/A
NFL	NAVARRO FLOOD CONTROL	N/A	N/A	N/A	N/A	N/A
RBC	NAVARRO ROAD AND BRIDGE	N/A	N/A	N/A	N/A	N/A
SKE	KERENS ISD	N/A	N/A	N/A	N/A	N/A

 $\textbf{Total Tax Rate: N/A Estimated Taxes With Exemptions: N/A Estimated Taxes Without E$

■ Property Improvement - Building

Description: Appr type: RS Type: Residential State Code: E1 Living Area: 3,080.00sqft Value: N/A

Туре	Description	Class CD	Exterior Wall	Year Built	SQFT	Assessed Value
MA	MAIN AREA	NS4	EW-F	1950	3,080.00	N/A
PCH	PORCH	NS4		1950	300.00	N/A
GA	GARAGE	NS4		1950	864.00	N/A
CPT	CARPORT	NS4		1950	900.00	N/A
CPT	CARPORT	NS4		1950	160.00	N/A

■ Property Land

Туре	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RES LOT	RESIDENTIAL LOT	1	43,560.00	0.00	0.00	N/A	N/A

■ Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2021	N/A	N/A	N/A	N/A	N/A	N/A
2020	\$102,130	\$1,800	\$0	\$103,930	\$0	\$103,930
2019	\$98,060	\$1,800	\$0	\$99,860	\$0	\$99,860
2018	\$98,060	\$1,800	\$0	\$99,860	\$0	\$99,860
2017	\$71,800	\$1,800	\$0	\$73,600	\$0	\$73,600
2016	\$66,530	\$1,560	\$0	\$68,090	\$0	\$68,090
2015	\$66,530	\$5,500	\$0	\$72,030	\$0	\$72,030
2014	\$66,530	\$5,500	\$0	\$72,030	\$0	\$72,030
2013	\$66,530	\$5,500	\$0	\$72,030	\$0	\$72,030
2012	\$66,530	\$5,500	\$0	\$72,030	\$0	\$72,030
2011	\$66,530	\$5,500	\$0	\$72,030	\$0	\$72,030

■ Property Deed History

Deed Date	Туре	Description	Grantor	Grantee	Volume	Page	Number
12/3/2019	PROBATE	PROBATE	COWLES RUTH & ANDREW	COWLES RUTH CHAPMAN & ANDREW G CHARITABLE TRUST	2019	10181	
	ОТ	Owner Transfer	COWLES RUTH CHAPMAN	COWLES RUTH & ANDREW			0

DISCLAIMER

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Navarro CAD Property Search

To view 2020 Certified Values, please select For Year: 2020 from the dropdown.

Property ID: 41523 For Year 2021

♀ Map



■ Property Details

Account					
Property ID:	41523				
Legal Description:	ABS A10536 W MURRAY ABST TRACT 1B 1.0 ACRES				
Geographic ID:	10536.00.0001B.000.00.0				
Agent:	LERETA LLC (38282)				
Туре:	Real				
Location					
Address:	503 FM 1393 TX				
Map ID:	Q8				
Neighborhood CD:					
Owner					
Owner ID:	109698				
Name:	COWLES RUTH CHAPMAN & ANDREW G CHARITABLE TRUST				
Mailing Address:	C/O ICG PO BOX 35605 DALLAS, TX 75235-0605				
% Ownership:	100.0%				
Exemptions:	For privacy reasons not all exemptions are shown online.				

■ Property Values

Improvement Homesite Value:	N/A
Improvement Non-Homesite Value:	N/A
Land Homesite Value:	N/A
Land Non-Homesite Value:	N/A
Agricultural Market Valuation:	N/A
Market Value:	N/A
Ag Use Value:	N/A
Appraised Value:	N/A
Homestead Cap Loss:	N/A
Assessed Value:	N/A

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

■ Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	Appr Dist	N/A	N/A	N/A	N/A	N/A
GNV	NAVARRO COUNTY	N/A	N/A	N/A	N/A	N/A
JCN	NAVARRO COLLEGE	N/A	N/A	N/A	N/A	N/A
NCESD	NC EMERGENCY SERVICES DIST #1	N/A	N/A	N/A	N/A	N/A
NFL	NAVARRO FLOOD CONTROL	N/A	N/A	N/A	N/A	N/A
RBC	NAVARRO ROAD AND BRIDGE	N/A	N/A	N/A	N/A	N/A
SKE	KERENS ISD	N/A	N/A	N/A	N/A	N/A

 $\textbf{Total Tax Rate: N/A Estimated Taxes With Exemptions: N/A Estimated Taxes Without E$

■ Property Improvement - Building

Description: Appr type: RS Type: Residential State Code: E1 Living Area: 1,008.00sqft Value: N/A

Туре	Description	Class CD	Exterior Wall	Year Built	SQFT	Assessed Value
MA	MAIN AREA	NS3	EW-F	1960	1,008.00	N/A

■ Property Land

Туре	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RES LOT	RESIDENTIAL LOT	1	43,560.00	0.00	0.00	N/A	N/A

■ Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2021	N/A	N/A	N/A	N/A	N/A	N/A
2020	\$21,290	\$1,800	\$0	\$23,090	\$0	\$23,090
2019	\$20,160	\$1,800	\$0	\$21,960	\$0	\$21,960
2018	\$20,160	\$1,800	\$0	\$21,960	\$0	\$21,960
2017	\$18,900	\$1,800	\$0	\$20,700	\$0	\$20,700
2016	\$14,720	\$5,050	\$0	\$19,770	\$0	\$19,770
2015	\$14,720	\$5,500	\$0	\$20,220	\$0	\$20,220
2014	\$14,720	\$5,500	\$0	\$20,220	\$0	\$20,220
2013	\$14,720	\$5,500	\$0	\$20,220	\$0	\$20,220
2012	\$14,720	\$5,500	\$0	\$20,220	\$0	\$20,220
2011	\$14,720	\$5,500	\$0	\$20,220	\$0	\$20,220

■ Property Deed History

Deed Date	Туре	Description	Grantor	Grantee	Volume	Page	Number
12/3/2019	PROBATE	PROBATE	COWLES RUTH & ANDREW	COWLES RUTH CHAPMAN & ANDREW G CHARITABLE TRUST	2019	10181	
	ОТ	Owner Transfer	COWLES RUTH CHAPMAN	COWLES RUTH & ANDREW			0

DISCLAIMER

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Navarro CAD Property Search

To view 2020 Certified Values, please select For Year: 2020 from the dropdown.

Property ID: 41525 For Year 2021

Map



■ Property Details

Account					
Property ID:	41525				
Legal Description:	ABS A10536 W MURRAY ABST TRACT 3 270.329 ACRES				
Geographic ID:	10536.00.00030.000.00				
Agent:					
Туре:	Real				
Location					
Address:					
Map ID:	Q8				
Neighborhood CD:					
Owner					
Owner ID:	24555				
Name:	HONATH ELMER C				
Mailing Address:	7802 OAKVIEW DR AMARILLO, TX 79119				
% Ownership:	100.0%				
Exemptions:	For privacy reasons not all exemptions are shown online.				

■ Property Values

Improvement Homesite Value:	N/A
Improvement Non-Homesite Value:	N/A
Land Homesite Value:	N/A
Land Non-Homesite Value:	N/A
Agricultural Market Valuation:	N/A
Market Value:	N/A
Ag Use Value:	N/A
Appraised Value:	N/A
Homestead Cap Loss: ②	N/A
Assessed Value:	N/A

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

■ Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	Appr Dist	N/A	N/A	N/A	N/A	N/A
GNV	NAVARRO COUNTY	N/A	N/A	N/A	N/A	N/A
JCN	NAVARRO COLLEGE	N/A	N/A	N/A	N/A	N/A
NCESD	NC EMERGENCY SERVICES DIST #1	N/A	N/A	N/A	N/A	N/A
NFL	NAVARRO FLOOD CONTROL	N/A	N/A	N/A	N/A	N/A
RBC	NAVARRO ROAD AND BRIDGE	N/A	N/A	N/A	N/A	N/A
SKE	KERENS ISD	N/A	N/A	N/A	N/A	N/A

 $\textbf{Total Tax Rate: N/A Estimated Taxes With Exemptions: N/A Estimated Taxes Without E$

■ Property Improvement - Building

■ Property Land

Туре	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
DC-A	DRY CROP- AVERAGE	270.329	11,775,531.24	0.00	0.00	N/A	N/A

■ Property Roll Value History

Year	I mprovements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2021	N/A	N/A	N/A	N/A	N/A	N/A
2020	\$0	\$594,720	\$66,690	\$66,690	\$0	\$66,690
2019	\$0	\$594,720	\$57,420	\$57,420	\$0	\$57,420
2018	\$0	\$594,720	\$89,210	\$89,210	\$0	\$89,210
2017	\$0	\$594,720	\$90,830	\$90,830	\$0	\$90,830
2016	\$0	\$555,530	\$91,640	\$91,640	\$0	\$91,640
2015	\$0	\$223,020	\$48,255	\$48,255	\$0	\$48,255
2014	\$0	\$182,470	\$48,255	\$48,255	\$0	\$48,255
2013	\$0	\$182,470	\$33,385	\$33,385	\$0	\$33,385
2012	\$0	\$182,470	\$36,495	\$36,495	\$0	\$36,495
2011	\$0	\$182,470	\$29,195	\$29,195	\$0	\$29,195

■ Property Deed History

Deed Date	Туре	Description	Grantor	Grantee	Volume	Page	Number
11/23/2019	QCD	OUIT CLAIM DEED	HONATH ELMER C & DOROTHY H	HONATH ELMER C	2020	471	
12/7/2015	SWD	SPECIAL WARRANTY DEED	NELSON CHESTER G	HONATH ELMER C & DOROTHY H	2015	8774	
5/23/2003	SWD	SPECIAL WARRANTY DEED	VICTORIA BANK & TRUST- CORPUS	NELSON CHESTER G	1633	329	0
5/23/2003	SWD	SPECIAL WARRANTY DEED	VICTORIA BANK & TRUST- CORPUS	HONATH ELMER C	1633	329	0
	ОТ	Owner Transfer	HIGHT ROXANNA TTR	AMERITRUST-CORPUS C/O ICG			0
	ОТ	Owner Transfer	AMERITRUST-CORPUS C/O ICG	VICTORIA BANK & TRUST- CORPUS			0
	ОТ	Owner Transfer	HIGHT ROGER TEST TR	AMERITRUST-CORPUS C/O ICG			0
	ОТ	Owner Transfer	AMERITRUST-CORPUS C/O ICG	VICTORIA BANK & TRUST- CORPUS			0

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Navarro CAD Property Search

To view 2020 Certified Values, please select For Year: 2020 from the dropdown.

Property ID: 44679 For Year 2021

♦ Map



■ Property Details

Account				
Property ID:	44679			
Legal Description:	ABS A10636 F PROCELLO ABST TRACT 23 441.715 ACRES			
Geographic ID:	10636.00.00230.000.00.0			
Agent:				
Type:	Real			
Location				
Address:	320 FM 1393 POWELL, TX 75153			
Map ID:	Q8			
Neighborhood CD:				
Owner				
Owner ID:	23897			
Name:	NELSON CHESTER G			
Mailing Address:	8738 KING RANCH DR CORPUS CHRISTI, TX 78414			
% Ownership:	100.0%			
Exemptions:	For privacy reasons not all exemptions are shown online.			

■ Property Values

Improvement Homesite Value:	N/A
Improvement Non-Homesite Value:	N/A
Land Homesite Value:	N/A
Land Non-Homesite Value:	N/A
Agricultural Market Valuation:	N/A
Market Value:	N/A
Ag Use Value:	N/A
Appraised Value:	N/A
Homestead Cap Loss:	N/A
Assessed Value:	N/A

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■ Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	Appr Dist	N/A	N/A	N/A	N/A	N/A
GNV	NAVARRO COUNTY	N/A	N/A	N/A	N/A	N/A
JCN	NAVARRO COLLEGE	N/A	N/A	N/A	N/A	N/A
NCESD	NC EMERGENCY SERVICES DIST #1	N/A	N/A	N/A	N/A	N/A
NFL	NAVARRO FLOOD CONTROL	N/A	N/A	N/A	N/A	N/A
RBC	NAVARRO ROAD AND BRIDGE	N/A	N/A	N/A	N/A	N/A
SKE	KERENS ISD	N/A	N/A	N/A	N/A	N/A

 $\textbf{Total Tax Rate: N/A Estimated Taxes With Exemptions: N/A Estimated Taxes Without E$

■ Property Improvement - Building

Description: Appr type: RS Type: Residential State Code: E1 Living Area: 944.00sqft Value: N/A

Туре	Description	Class CD	Year Built	SQFT	Assessed Value
MA	MAIN AREA	NS3	1970	944.00	N/A
SHED	SHED	NS3	1970	1,660.00	N/A

■ Property Land

Туре	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
DC-A	DRY CROP- AVERAGE	441.715	19,241,105.40	0.00	0.00	N/A	N/A

■ Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2021	N/A	N/A	N/A	N/A	N/A	N/A
2020	\$23,560	\$971,770	\$108,970	\$132,530	\$0	\$132,530
2019	\$22,630	\$971,770	\$93,820	\$116,450	\$0	\$116,450
2018	\$22,630	\$971,770	\$145,770	\$168,400	\$0	\$168,400
2017	\$21,160	\$971,770	\$148,420	\$169,580	\$0	\$169,580
2016	\$17,060	\$907,720	\$149,740	\$166,800	\$0	\$166,800
2015	\$8,530	\$364,415	\$78,845	\$87,375	\$0	\$87,375
2014	\$8,530	\$298,160	\$78,845	\$87,375	\$0	\$87,375
2013	\$8,530	\$298,160	\$19,875	\$28,405	\$0	\$28,405
2012	\$8,520	\$298,160	\$18,995	\$27,515	\$0	\$27,515
2011	\$8,520	\$298,160	\$19,875	\$28,395	\$0	\$28,395

■ Property Deed History

Deed Date	Туре	Description	Grantor	Grantee	Volume	Page	Number
12/7/2015	SWD	SPECIAL WARRANTY DEED		NELSON CHESTER G	2015	8773	
5/23/2003	SWD	SPECIAL WARRANTY DEED	VICTORIA BANK & TRUST- CORPUS	NELSON CHESTER G	1633	329	0
5/23/2003	SWD	SPECIAL WARRANTY DEED	VICTORIA BANK & TRUST- CORPUS	HONATH ELMER C	1633	329	0
	ОТ	Owner Transfer	HIGHT ROXANNA TTR	AMERITRUST-CORPUS C/O ICG			0
	ОТ	Owner Transfer	AMERITRUST-CORPUS C/O ICG	VICTORIA BANK & TRUST- CORPUS			0
	ОТ	Owner Transfer	HIGHT ROGER	AMERITRUST-CORPUS C/O ICG			0
	ОТ	Owner Transfer	AMERITRUST-CORPUS C/O ICG	VICTORIA BANK & TRUST- CORPUS			0

DISCLAIMER

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Navarro CAD Property Search

To view 2020 Certified Values, please select For Year: 2020 from the dropdown.

Property ID: 52023 For Year 2021

♦ Map



■ Property Details

Account				
Property ID:	2023			
Legal Description:	BS A10536 W MURRAY ABST TRACT 1-1 (IMP ONLY)			
Geographic ID:	10536.00.00010.001.00.0			
Agent:	LERETA LLC (38282)			
Туре:	Real			
Location				
Address:				
Map ID:				
Neighborhood CD:				
Owner				
Owner ID:	109698			
Name:	COWLES RUTH CHAPMAN & ANDREW G CHARITABLE TRUST			
Mailing Address:	C/O ICG PO BOX 35605 DALLAS, TX 75235-0605			
% Ownership:	100.0%			
Exemptions:	For privacy reasons not all exemptions are shown online.			

■ Property Values

Improvement Homesite Value:	N/A
Improvement Non-Homesite Value:	N/A
Land Homesite Value:	N/A
Land Non-Homesite Value:	N/A
Agricultural Market Valuation:	N/A
Market Value:	N/A
Ag Use Value:	N/A
Appraised Value:	N/A
Homestead Cap Loss:	N/A
Assessed Value:	N/A

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■ Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	Appr Dist	N/A	N/A	N/A	N/A	N/A
GNV	NAVARRO COUNTY	N/A	N/A	N/A	N/A	N/A
JCN	NAVARRO COLLEGE	N/A	N/A	N/A	N/A	N/A
NCESD	NC EMERGENCY SERVICES DIST #1	N/A	N/A	N/A	N/A	N/A
NFL	NAVARRO FLOOD CONTROL	N/A	N/A	N/A	N/A	N/A
RBC	NAVARRO ROAD AND BRIDGE	N/A	N/A	N/A	N/A	N/A
SKE	KERENS ISD	N/A	N/A	N/A	N/A	N/A

 $\textbf{Total Tax Rate: N/A Estimated Taxes With Exemptions: N/A Estimated Taxes Without E$

■ Property Improvement - Building

Description: Appr type: RS Type: Residential State Code: E1 Living Area: 0.00sqft Value: N/A

Туре	Description	Class CD	Year Built	SQFT	Assessed Value
BRN	BARN	os	1975	3,300.00	N/A
SHED	SHED	os	1975	2,000.00	N/A

■ Property Land

Туре	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
	•	-			· ·		

■ Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2021	N/A	N/A	N/A	N/A	N/A	N/A
2020	\$9,550	\$0	\$0	\$9,550	\$0	\$9,550
2019	\$9,550	\$0	\$0	\$9,550	\$0	\$9,550
2018	\$9,550	\$0	\$0	\$9,550	\$0	\$9,550
2017	\$9,550	\$0	\$0	\$9,550	\$0	\$9,550
2016	\$9,550	\$0	\$0	\$9,550	\$0	\$9,550
2015	\$9,550	\$0	\$0	\$9,550	\$0	\$9,550
2014	\$9,440	\$0	\$0	\$9,440	\$0	\$9,440
2013	\$9,440	\$0	\$0	\$9,440	\$0	\$9,440
2012	\$9,440	\$0	\$0	\$9,440	\$0	\$9,440
2011	\$9,440	\$0	\$0	\$9,440	\$0	\$9,440

■ Property Deed History

Deed Date	Туре	Description	Grantor	Grantee	Volume	Page	Number
12/3/2019	PROBATE	PROBATE	COWLES RUTH & ANDREW	COWLES RUTH CHAPMAN & ANDREW G CHARITABLE TRUST	2019	10181	
	ОТ	Owner Transfer	COWLES RUTH CHAPMAN	COWLES RUTH & ANDREW			0

DISCLAIMER

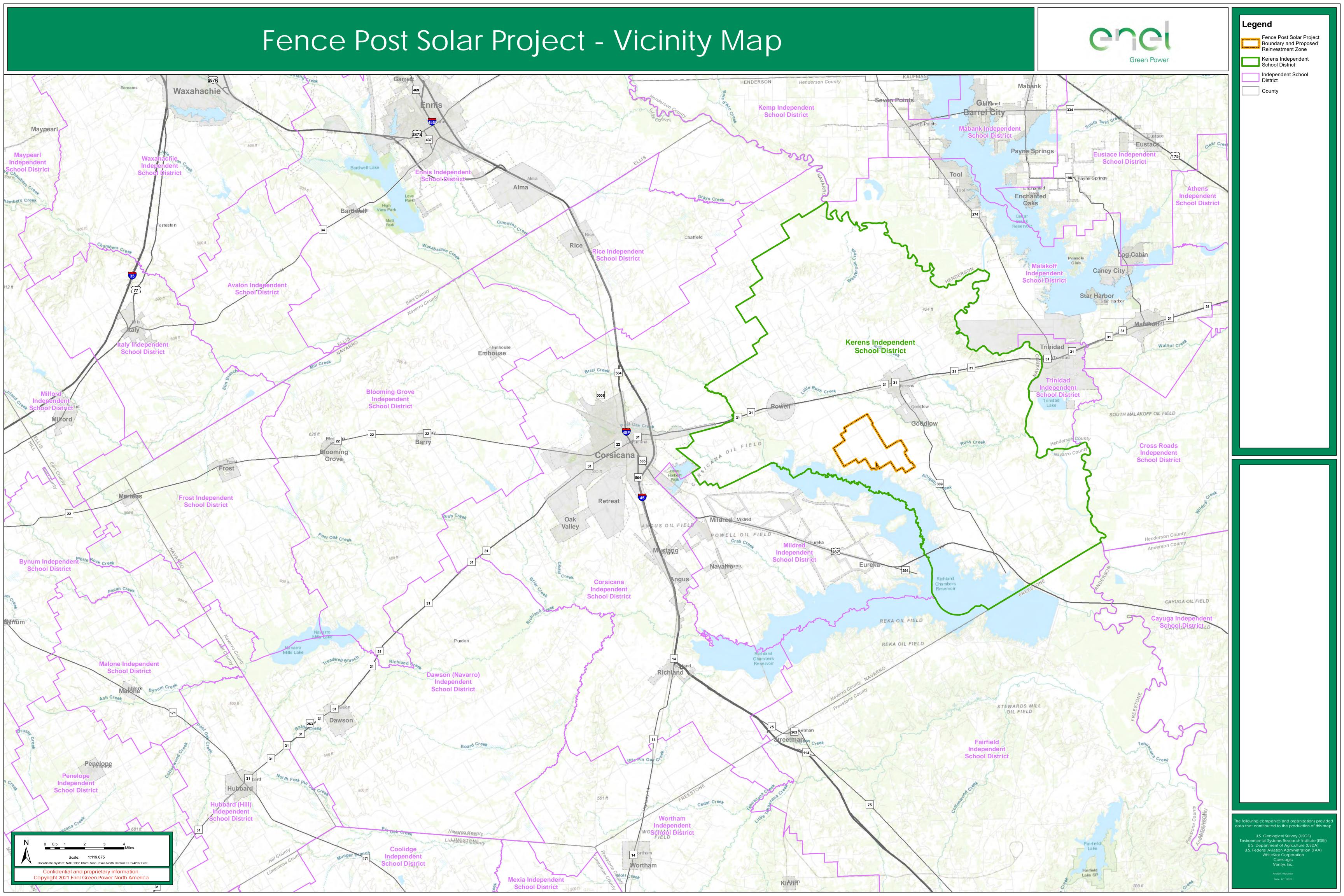
Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Tab 11

Maps that clearly show:

- a) Project boundary and project vicinity, including county and school district boundaries.
- 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
- c) Qualified property including location of new buildings or new improvements
- d) Any existing property within the project area
- e) Any facilities owned or operated by the applicant having interconnections to the proposed project
- f) Location of project, and related nearby projects within vicinity map
- g) Reinvestment or Enterprise Zone within vicinity map, showing the actual or proposed boundaries and size

	Tab 11a
a.	Project boundary and project vicinity, including county and school district boundaries.
	Please see attached map.







100 Brickstone Square, Suite 300 – Andover, MA 01810 – USA T +1 978 681 1900

January 25, 2021

Re: Confidentiality of Maps Submitted with Fence Post Solar Project, LLC Chapter 313 Appraised Value limitation Application with Kerens ISD

To Whom It May Concern:

As an attachment to the Fence Post Solar Project, LLC Chapter 313 Appraised Value Limitation Application submitted to Kerens ISD on January 25, 2021 ("Application"), we designated certain maps, the Qualified Investment and Qualified Property maps, attached thereto ("Maps") as "Confidential". We submit this letter to comply with the requirements by which both Kerens ISD and the Comptroller's office can withhold confidential or proprietary information from public release while the Application is pending. This letter is submitted to identify the documents for which confidentiality is sought and provide the specific reasons, stating why the material is believed to be confidential.

The Maps reflect the proposed specific site plan and the location of tangible personal property to be located on real property covered by the Application- all of which continue to be refined. In addition, and at this time, disclosure of the Maps could be potentially valuable to our competitors and any disclosure could negatively impact the project. The Maps include commercially valuable geological or geophysical information regarding the exploration or development of natural resources and is protected from disclosure under Section 552.113 of the Texas Government Code.

As required, the Maps were submitted as segregated in the application from other information in the application and specifically notated as "Confidential".

It is our intention to complete negotiations relating to both the location of the property and the tangible personal property during the time the Application is pending and understand that the Maps can only remain confidential and withheld from public release unless and until the governing body of the school district acts on the application.

To the extent you have any questions regarding this letter, please contact me for further clarification.

Sincerely,

Robert Pena, \(\forall r\).
Development

Tab 11b

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

CONFIDENTIAL - FOR SEPARATE FILING.

Tab 11c

CONFIDENTIAL – FOR SEPARATE FILING.

c. Qualified property including location of new buildings or new improvements

Tab 11d

d. Any existing property within the project area

Please see attached map.

Fence Post Solar Project - Existing Property Map Existing Building Unoccupied Kerens Independent School District Coordinate System: NAD 1983 StatePlane Texas North Central FIPS 4202 Feet

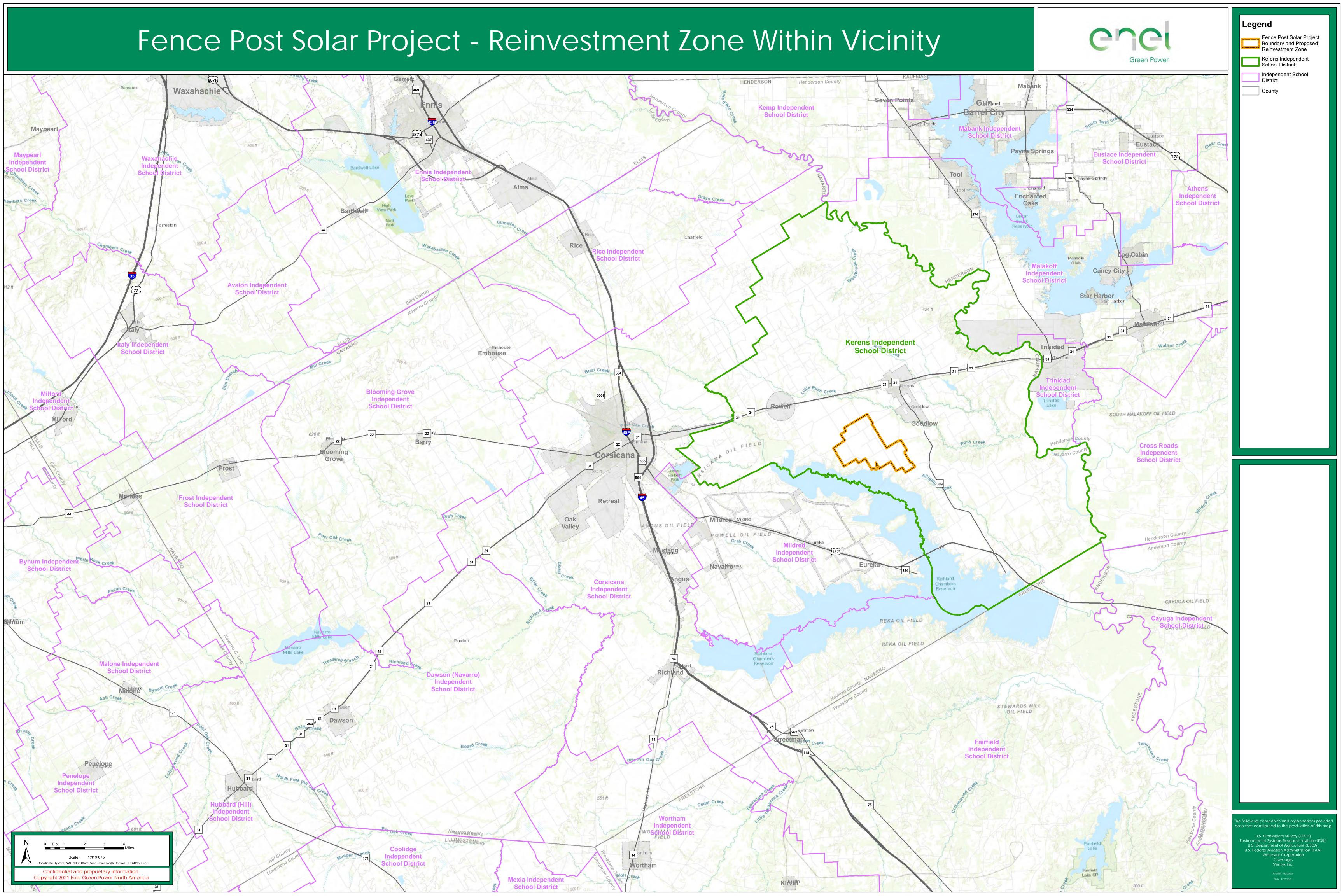
Tab 11e
e. Any facilities owned or operated by the applicant having interconnections to the proposed project.
Not Applicable.

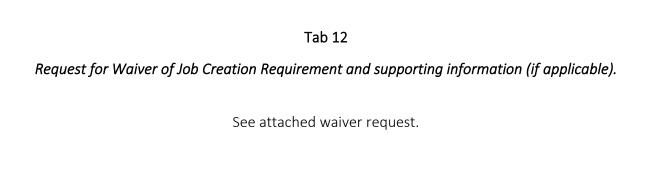
Tab 11f

f. Location of project, and related nearby projects within vicinity map

Not Applicable.

	Tab 11g
g. R	einvestment or Enterprise Zone within vicinity map, showing the actual or proposed boundaries and size
	Please see attached map.







Enel Green Power North America, Inc.

100 Brickstone Square, Suite 300 – Andover, MA 01810 – USA T +1 978 681 1900

January 25, 2021

Martin Brumit Superintendent, Kerens Independent School District 200 Bobcat Lane Kerens, TX 75144

Re: Chapter 313 Application for Appraised Value Limitation – Job Waiver Request

Dear Superintendent,

This letter is to advise you that Fence Post Solar Project, LLC is submitting its Chapter 313 Application for Appraised Value Limitation on Qualified Property with a request for a waiver of the jobs creation requirement.

House Bill 1470 altered the jobs requirement be adding Section 313-025 (f-I) to permit a school district's board of trustees to make a finding that the job requirement could be waived if the job requirement exceeds the industry standard for the number of employees reasonably necessary for the operation of the facility of the property owner that is described in the application. Fence Post Solar Project, LLC, requests that Kerens ISD's Board of Trustees make such a finding and waive the job creation requirement for the permanent jobs. Based on the industry standard, the size and scope of this project will require approximately seven (7) permanent jobs.

As background information on the creation of the full-time jobs by solar energy projects, these types of projects create a large number of full-time, temporary jobs during the construction phase, but require a small number of highly skilled technicians to operate a solar energy project once construction operations cease and commercial operations begin. The permanent employees of a solar energy project maintain, and service solar energy units, underground electrical connections, substations, and other infrastructure associated with the safe and reliable operation of the project. Typically, solar PV projects of 100 to 200 MW in size require one to two full-time onsite employees, although this number varies depending on the units selected as well as the support and technical assistance offered by the PV manufacturer. In addition to the onsite employees described, there may be asset managers or technicians who supervise, monitor, and support the solar energy project operations from offsite locations.

Sincerely,

Robert Pena, Jr. Development

Tab 13

Calculation of Wage Requirements – Navarro County

Supporting data for Section 14(7)(a)

Average weekly wage for all jobs (all industries) in the county

Year	Period	Area	Ownership	Ind. Code	Industry	Avg. Weekly Wages			
2020	1 st Qtr	Navarro	Total All	10	Total, All	\$765.00			
2020	ı Qtı	County	Total All	10	Industries	٧/٥٥.٥٥			
2020	2 nd Qtr	Navarro Total All	and Otr Navarro	Total All	o Total All	10	Total, All	\$782.00	
2020	Z Qti	County	Total All	10	Industries	\$762.00			
2019	3 rd Qtr	Navarro Total All	Tatal All	Total All	10	Total, All	\$756.00		
2019		County	TOTAL ALL	10	Industries	\$750.00			
2019	4 th Qtr	Navarro	avarro		Total, All	\$804.00			
2019	4 Qti	County	Total All	10	Industries	3004.00			
	Average weekly wage for previous four quarters								

Source: Quarterly Employment and Wages (QCEW) data for Navarro County, https://texaslmi.com/LMlbyCategory/QCEW

Supporting Data for Section 14(7)(b)

110% of the average weekly wage for manufacturing jobs in the county

Year	Period	Area	Ownership	Ind. Code	Industry	Avg. Weekly Wages	
2020	1 st Qtr	Navarro County	Private	31-33	Manufacturing	\$908.00	
2020	2 nd Qtr	Navarro County	Private	31-33	Manufacturing	\$864.00	
2019	3 rd Qtr	Navarro County	Private	31-33	Manufacturing	\$840.00	
2019	4 th Qtr	Navarro County	Private	31-33	Manufacturing	\$852.00	
	\$866.00						
	110% of Average Weekly Wages						

Source: Quarterly Employment and Wages (QCEW) data for Navarro County, https://texaslmi.com/LMlbyCategory/QCEW

Supporting Data for Section 14(7)(c)

110% of the average weekly wage for manufacturing jobs in the region

Average Annual Wages	\$68,476.00
Average Weekly Wages @40hrs/week	\$1,316.85
110% of Average Weekly Wages	\$1,448.53

Source: 2019 Manufacturing Average Wages by Council of Government Region Wages for All Occupations. Project location region: 5. North

Central Texas Council of Governments.

https://texaslmi.com/Downloads/COGWages.pdf

Year	Period	Area	Ownership	Industry Code	Industry	Level	Average Wee	kly Wage
2020	01	Navarro	Total All	10	Total, All Industries	0	\$	765.00
2020	02	Navarro	Total All	10	Total, All Industries	0	\$	782.00
2019	03	Navarro	Total All	10	Total, All Industries	0	\$	756.00
2019	04	Navarro	Total All	10	Total, All Industries	0	\$	804.00

Year	Period	Area	Ownership	dustry Co	d Industry	Level	Averag	ge Weekly Wage
2020	01	Navarro	Private	31-33	Manufacturing	2	\$	908.00
2020	02	Navarro	Private	31-33	Manufacturing	2	\$	864.00
2019	03	Navarro	Private	31-33	Manufacturing	2	\$	840.00
2019	04	Navarro	Private	31-33	Manufacturing	2	\$	852.00

2019 Manufacturing Average Wages by Council of Government Region Wages for All Occupations

	pations	Waş	ges
COG	COG Number	Hourly	Annual
Panhandle Regional Planning Commission	1	\$22.31	\$46,399
South Plains Association of Governments	2	\$18.97	\$39,448
NORTEX Regional Planning Commission	3	\$20.38	\$42,395
North Central Texas Council of Governments	4	\$32.92	\$68,476
Ark-Tex Council of Governments	5	\$20.09	\$41,780
East Texas Council of Governments	6	\$28.95	\$60,211
West Central Texas Council of Governments	7	\$21.83	\$45,406
Rio Grande Council of Governments	8	\$18.15	\$37,749
Permian Basin Regional Planning Commission	9	\$21.87	\$45,499
Concho Valley Council of Governments	10	\$26.74	\$55,625
Heart of Texas Council of Governments	11	\$22.41	\$46,614
Capital Area Council of Governments	12	\$29.37	\$61,091
Brazos Valley Council of Governments	13	\$17.60	\$36,613
Deep East Texas Council of Governments	14	\$21.06	\$43,796
South East Texas Regional Planning Commission	15	\$25.52	\$53,079
Houston-Galveston Area Council	16	\$28.85	\$60,015
Golden Crescent Regional Planning Commission	17	\$21.43	\$44,565
Alamo Area Council of Governments	18	\$26.64	\$55,401
South Texas Development Council	19	\$18.70	\$38,889
Coastal Bend Council of Governments	20	\$34.94	\$72,668
Lower Rio Grande Valley Development Council	21	\$20.05	\$41,698
Texoma Council of Governments	22	\$18.40	\$38,280
Central Texas Council of Governments	23	\$21.07	\$43,821
Middle Rio Grande Development Council	24	\$22.74	\$47,296
Texas		\$27.25	\$56,673

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

Data published: August 2020.

Data published annually, next update will likely be July 31, 2021

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 implementing Chapter 313, Texas Tax Code.



Schedules A1, A2, B, and C completed and signed Economic Impact (if applicable).

Please see attached Schedules.

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

Date Applicant Name Fence Post Solar Project, LLC Form 50-296A

					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 new investment made during this year that will <u>not</u> become Qualified Property [SEE NOTE]	Other new investment made during this year that may become Qualified Property [SEE NOTE]	Total Investment (Sum of Columns A+B+C+D)		
Investment made before filing complete application with district				Not eligible to become	ne 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	1	2021-2022	2021							
nvestment made after final board approval of pplication and before Jan. 1 of first complete tax year of qualifying time period				\$0.00	\$0.00	\$0.00	\$0.00	\$0.0		
	QTP1	2022-2023	2022	\$102,800,000.00	\$0.00	\$0.00	\$0.00	\$102,800,000.0		
Complete tax years of qualifying time period	QTP2	2023-2024	2023	\$ 90,000,000.00	\$0.00	\$0.00	\$0.00	\$ 90,000,000.00		
Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]			row in Schedule A2]	\$ 192,800,000.00	\$0.00	\$0.00	\$0.00	\$ 192,800,000.00		
					Ent	ter amounts from TOTAL row above in Schedule	A2			
Total Qualified Investment (sum of green cells)			(sum of green cells)	\$ 192,800,000.00						

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

2/3/2021

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.

Form 50-296A

2/3/2021

Applicant Name

Fence Post Solar Project, LLC Revised February 2020 ISD Name Kerens ISD

PROPERTY INVESTMENT AMOUNTS (Estimated Investment in each year. Do not put cumulative totals.) Column E Column A Column B Column C Column D New investment made during this year in New investment (original cost) in tangible Other investment made during this year that buildings or permanent nonre Other investment made during this year that Total Investment will not become Qualified Property [SEE personal property placed in service during ents of buildings that will become will become Qualified Property (SEE NOTE) (A+B+C+D) School Year (Fill in actual tax year this year that will become Qualified Property Qualified Property (YYYY-YYYY) YYYY Enter amounts from TOTAL row in Schedule A1 in the row below Total Investment from Schedule A1* TOTALS FROM SCHEDULE A1 138 000 000 00 \$0.00 \$0.00 \$0.00 138 000 000 00 2022-2023 2022 \$102,800,000.00 \$0.00 \$0.00 \$0.00 \$102,800,000.00 Qualified Investment Period 2 2023-2024 2023 90,000,000,00 \$0.00 \$0.00 \$0.00 \$ 90,000,000,00 1 2024-2025 2 2025-2026 2025 3 2026-2027 2026 4 2027-2028 2027 5 2028-2029 2028 Value limitation period*** 6 2029-2030 2029 7 2030-2031 2030 8 2031-2032 2031 9 2032-2033 2032 10 2033-2034 2033 Total Investment made through limitation \$ 192.800.000.00 192,800,000.00 2034-2035 11 12 2035-2036 2035 Continue to maintain viable presence 13 2036-2037 2036 2037-2038 14 2037 15 2038-2039 2038 16 2039-2040 2039 2040-2041 17 2040 18 2041-2042 2041 19 2042-2043 2042 20 2043-2044 2043 Additional years for 25 year economic impact as required by 313.026(c)(1) 2044-2045 2044 21 22 2045-2046 2045 23 2046-2047 2046 24 2047-2048 25 2048-2049 2048

- * 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.

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

Date 2/3/2021

Applicant Name Fence Post Solar Project, LLC Form 50-296A

ISD Name Kerens ISD Revised February 2020

		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
Qualified Investment	1	2022-2023	2022						
Period	2	2023-2024	2023	N/A	N/A	\$ 192,800,000.00	\$ 192,800,000.00	\$ 192,800,000.00	\$192,800,000.00
	1	2024-2025	2024	N/A	N/A	\$ 177,376,000.00	\$ 177,376,000.00	\$ 177,376,000.00	\$ 40,000,000.00
	2	2025-2026	2025	N/A	N/A	\$ 161,952,000.00	\$ 161,952,000.00	\$ 161,952,000.00	\$ 40,000,000.00
	3	2026-2027	2026	N/A	N/A	\$ 146,528,000.00	\$ 146,528,000.00	\$ 146,528,000.00	\$ 40,000,000.00
	4	2027-2028	2027	N/A	N/A	\$ 131,104,000.00	\$ 131,104,000.00	\$ 131,104,000.00	\$ 40,000,000.00
Value Limitation Period	5	2028-2029	2028	N/A	N/A	\$ 115,680,000.00	\$ 115,680,000.00	\$ 115,680,000.00	\$ 40,000,000.00
value Limitation Period	6	2029-2030	2029	N/A	N/A	\$ 100,256,000.00	\$ 100,256,000.00	\$ 100,256,000.00	\$ 40,000,000.00
	7	2030-2031	2030	N/A	N/A	\$ 84,832,000.00	\$ 84,832,000.00	\$ 84,832,000.00	\$ 40,000,000.00
	8	2031-2032	2031	N/A	N/A	\$ 69,408,000.00	\$ 69,408,000.00	\$ 69,408,000.00	\$ 40,000,000.00
	9	2032-2033	2032	N/A	N/A	\$ 53,984,000.00	\$ 53,984,000.00	\$ 53,984,000.00	\$ 40,000,000.00
	10	2033-2034	2033	N/A	N/A	\$ 38,560,000.00	\$ 38,560,000.00	\$ 38,560,000.00	\$ 40,000,000.00
	11	2034-2035	2034	N/A	N/A	\$ 38,560,000.00	\$ 38,560,000.00	\$ 38,560,000.00	\$ 38,560,000.00
	12	2035-2036	2035	N/A	N/A	\$ 38,560,000.00	\$ 38,560,000.00	\$ 38,560,000.00	\$ 38,560,000.00
Continue to maintain viable presence	13	2036-2037	2036	N/A	N/A	\$ 38,560,000.00	\$ 38,560,000.00	\$ 38,560,000.00	\$ 38,560,000.00
,	14	2037-2038	2037	N/A	N/A	\$ 38,560,000.00	\$ 38,560,000.00	\$ 38,560,000.00	\$ 38,560,000.00
	15	2038-2039	2038	N/A	N/A	\$ 38,560,000.00	\$ 38,560,000.00	\$ 38,560,000.00	\$ 38,560,000.00
	16	2039-2040	2039	N/A	N/A	\$ 38,560,000.00	\$ 38,560,000.00	\$ 38,560,000.00	\$ 38,560,000.00
	17	2040-2041	2040	N/A	N/A	\$ 38,560,000.00	\$ 38,560,000.00	\$ 38,560,000.00	\$ 38,560,000.00
	18	2041-2042	2041	N/A	N/A	\$ 38,560,000.00	\$ 38,560,000.00	\$ 38,560,000.00	\$ 38,560,000.00
Additional years for	19	2042-2043	2042	N/A	N/A	\$ 38,560,000.00	\$ 38,560,000.00	\$ 38,560,000.00	\$ 38,560,000.00
Additional years for 25 year economic impact	20	2043-2044	2043	N/A	N/A	\$ 38,560,000.00	\$ 38,560,000.00	\$ 38,560,000.00	\$ 38,560,000.00
as required by 313.026(c)(1)	21	2044-2045	2044	N/A	N/A	\$ 38,560,000.00	\$ 38,560,000.00	\$ 38,560,000.00	\$ 38,560,000.00
313.020(0)(1)	22	2045-2046	2045	N/A	N/A	\$ 38,560,000.00	\$ 38,560,000.00	\$ 38,560,000.00	\$ 38,560,000.00
	23	2046-2047	2046	N/A	N/A	\$ 38,560,000.00	\$ 38,560,000.00	\$ 38,560,000.00	\$ 38,560,000.00
	24	2047-2048	2047	N/A	N/A	\$ 38,560,000.00	\$ 38,560,000.00	\$ 38,560,000.00	\$ 38,560,000.00
	25	2048-2049	2048	N/A	N/A	\$ 38,560,000.00	\$ 38,560,000.00	\$ 38,560,000.00	\$ 38,560,000.00
	N 4 L			al faith and Constant of Color	an Carralela calca Can the	nurnoses of property to	(*		

Notes: Market value in future years is good faith estimate of future taxable value for the purposes of property taxation.

Schedule C: Employment Information

Date 2/3/2021

Applicant Name Fence Post Solar Project, LLC

ISD Name Kerens ISD Revised February 2020

			Const	ruction	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)	A nnual wage of new qualifying jobs
Qualified Investment Period	1	2022-2023	2022	150 FTE's	\$ 48,932.00	0	0	N/A
Qualified investment Period	2	2023-2024	2023	N/A	N/A	0	0	N/A
	1	2024-2025	2024	N/A	N/A	0	7	\$ 75,323.56
	2	2025-2026	2025	N/A	N/A	0	7	\$ 75,323.56
	3	2026-2027	2026	N/A	N/A	0	7	\$ 75,323.56
	4	2027-2028	2027	N/A	N/A	0	7	\$ 75,323.56
Value Limitation Period The qualifying time period could overlap the	5	2028-2029	2028	N/A	N/A	0	7	\$ 75,323.56
value limitation period.	6	2029-2030	2029	N/A	N/A	0	7	\$ 75,323.56
	7	2030-2031	2030	N/A	N/A	0	7	\$ 75,323.56
	8	2031-2032	2031	N/A	N/A	0	7	\$ 75,323.56
	9	2032-2033	2032	N/A	N/A	0	7	\$ 75,323.56
	10	2033-2034	2033	N/A	N/A	0	7	\$ 75,323.56
Years Following Value Limitation Period	11 through 25	2034-2049	2034-2048	N/A	N/A	0	7	\$ 75,323.56

Notes: See TAC 9.1051 for definition of non-qualifying jobs.

Only include jobs on the project site in this school district.

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Economic Impact Analysis, other payments made in the state or other economic information (if applicable).

Not applicable.

Tab 16

Description of Reinvestment 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 establishing the reinvestment zone
- d. Guidelines and criteria for creating the zone

	Tab 16a
a.	Evidence that the area qualifies as an enterprise zone as defined by the Governor's Office
	Not Applicable.

Tab 16b

b.	Legal description of Project Are	ea within Reinvestment Zone
υ.	Legar accompaint of Trojectriic	a within henryestricht zone

To be submitted upon final approval by Navarro County Commissioners Court.

Tab 16c

Order, resolution or ordinance establishing the reinvestment zone

To be submitted upon final approval by Navarro County Commissioners Court.

Tab 16d

Guidelines and criteria for creating the zone

To be supplemented before final date of approval.

Tab 17

Signature and Certification Page, signed and dated by Authorized School District Representative and Authorized Company Representative (applicant).

Please see attached.

Texas Comptroller of Public Accounts

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 Martin Brumit	Superintendent
Signature (Authorized School District Representative) Signature (Authorized School District Representative)	7 /23 /2021 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	Benjamin Branch	Head of Development Strategy & Analytics
	Print Name (Authorized Company Representative (Applicant))	Title
sign here	Benjamin Branch	2/3/2021
	Signature (Authorized Company Representative (Applicanti))	Date



(Notary Seal)

GIVEN under my hand and seal of office this, the

Alwandria Alwis Hausmaw
Notary Public in and for the State of Texas

My Commission expires: 08.09.2021

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.